



**TOQUERVILLE CITY  
CITY COUNCIL MEETING MINUTES  
February 7, 2024 at 6:00 pm  
212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Gary Chaves, Chuck Williams, Joey Campbell, Todd Sands, Wayne Olsen; Staff: Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, City Attorney Matt Ekins, Recorder Daisy Fuentes, Planning Chair Protemp Val Preslar; Absent: City Manager Afton Moore, Planning Chairman Stacey Eaton

**A. CALL TO ORDER:**

Mayor Sip called the meeting to order at 6:00 p.m. Councilman Olsen led the Pledge of Allegiance. Invocation was led by Councilman Sands.

**B. APPROVAL OF AGENDA:**

<https://www.youtube.com/live/3wwiAN4ZnHM?si=0H-UE6lrm-YF-mmX&t=122>

The Council reviewed the agenda.

*Councilman Campbell motioned to approve the order of the agenda. Councilman Williams seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

No conflicts or declarations.

**C. CONSENT AGENDA:**

[https://www.youtube.com/live/3wwiAN4ZnHM?si=n1QGvXKE\\_w6bIRrV&t=141](https://www.youtube.com/live/3wwiAN4ZnHM?si=n1QGvXKE_w6bIRrV&t=141)

Review and possible approval of meeting minutes from January 17, 2024 Regular Business Meeting and February 5, 2024 Special City Council Meeting.

The council discussed this item.

*Councilman Olsen motioned approve the meeting minutes. Councilman Chaves seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

**D. CITY DEPARTMENT REPORTS:**

[https://www.youtube.com/live/3wwiAN4ZnHM?si=E8xTMGDJq\\_talCyT&t=229](https://www.youtube.com/live/3wwiAN4ZnHM?si=E8xTMGDJq_talCyT&t=229)

1. Ash Creek Special Services District Representative – Absent.
2. Hurricane Valley Fire District Representative – Merlin Spendlove  
Merlin gave a report on call volume, gave an update on the inner facility transport contract with the hospital and training happening within the district.
3. Planning Commission Chair – Stacey Eaton  
Absent. Val did not have anything to report. The Mayor called on Ryker Steglich. Ryker reported on the upcoming planning commission meeting. Brad Robbins with Sunrise Engineering spoke briefly about the subdivision ordinance update and answered questions from

council. Ryker continued his report to include updates on current Toquerville City code such as criminalizing code, site plan and time limited parking. He gave the council a brief legislative update.

**E. PUBLIC FORUM:**

<https://www.youtube.com/live/3wwiAN4ZnHM?si=LeFySBwjyhwUBy4y&t=743>

The Mayor opened the Public Forum.

Ray Bence spoke during the public forum.

Mayor Sip closed the Public Forum.



**F. PUBLIC HEARING:**

<https://www.youtube.com/live/3wwiAN4ZnHM?si=6qzKRuNn9g6O5OyK&t=832>

Brad Robbins with Sunrise Engineering gave a brief presentation on the General Plan Amendment before the public hearing.

Mayor Sip opened the public hearing.

Kathy Bence and Ray Bence spoke during the public hearing.

**G. BUSINESS:**

1. **Discussion and ratification** on appointing Gallian Welker & Associates as interim General Legal Counsel for Toquerville City.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=tGVQGHdWS8RprNaS&t=1400>

Mayor Sip presented this item to the public.

*Councilman Campbell motioned to ratify our decision for the interim general counsel for Toquerville. Councilman Chaves seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

2. **Discussion and ratification** authorizing the circulation of an RFP for General Legal Counsel for Toquerville City.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=MYEkrdci4B1dXPtR&t=1449>

Mayor Sip presented this item to the public.

*Councilman Chaves motioned to ratify business item G2 authorizing circulation of an RFP for general legal counsel for the City of Toquerville. Councilman Williams seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

3. **Discussion and possible action** on authorizing the Mayors signature on a contract between Toquerville City and the State of Utah authorizing the acceptance of a \$4.5 million grant for CFP #24 Toquerville West Off-Site Water Tank.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=8xuX7TLybkmrP6DY&t=1517>

Mayor Sip presented this item to the public. Interim counsel Matt Ekins answered questions and addressed concerns from the council.

*Councilman Sands motioned approve business item 3 authorizing the mayors signature on contract between Toquerville City and the state of Utah authorizing the acceptance of the \$4.5 million grant for the Toquerville West offsite water tank after legal review. Councilman Campbell seconded the motion. Roll Call Vote: 5-0. Chuck Williams – aye,*



*Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

**Discussion and possible action** on the Toquerville City General Plan Amendment.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=xGLZXHsCGcGrL4K1&t=2044>

Mayor Sip, council, staff and city attorney discussed this item and addressed their concerns. Daniel Jensen with Sunrise Engineering joined the meeting via Zoom and answered questions from council.

*Councilman Campbell motioned to approve the general plan with the changing of the map and the changing of the names of the council members and planning commission members and the date. Councilman Olsen seconded the motion. Motion carried, 4-1. Chuck Williams – aye, Gary Chaves – nay, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

5. **Discussion and possible action** on Ordinance 2024.XX – Water Efficient Landscaping and Conservation Standards amending and restating Toquerville City Code 10-21-5 to conform with the WCWCD Water Efficiency Standards.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=56e7COOE5wKUmYeL&t=4501>

Darrin introduced this item to the public. Doug Towler with the Washington County Water Conservancy District spoke on this item. Mayor Sip, council, staff and city attorney discussed this item and addressed their concerns.

*Councilman Sands motioned to approve business item 5 water efficiency landscape conservation standards and amending and restating Toquerville City Code 10-21-5 to conform to the water district efficiency standards. Councilman Williams seconded the motion. Councilman Sands amended his motion to include pending legal review. Councilman Williams seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye.*

6. **Discussion** on deannexing the roadway leading to Toquerville Falls.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=OpgKIXTlAZzJsdzG&t=4878>

Mayor Sip, council and staff discussed this item.

7. **Discussion** on Nephi’s Twist.

<https://www.youtube.com/live/3wwiAN4ZnHM?si=oUIJerOeQ7M2db7Y&t=5180>

Mayor Sip, council Attorney Ekins and staff discussed this item.

## **H. CALENDAR OF EVENTS:**

<https://www.youtube.com/live/3wwiAN4ZnHM?si=3SLq8WPxaFqFb5yo&t=6372>

Mayor Sip reviewed the calendar of events.

**I. CLOSED SESSION:**

[https://www.youtube.com/live/\\_afMB0R-Gd8?si=PQ5JhYit3N7Nig9G&t=5420](https://www.youtube.com/live/_afMB0R-Gd8?si=PQ5JhYit3N7Nig9G&t=5420)

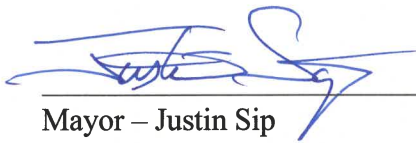
*Councilman Campbell motioned to go into a closed session for strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Councilman Olsen seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.*

Minutes of the Closed Session were recorded and are now on file as a Protected Record.

*Councilman Williams motioned to move out of a closed session. Councilman Campbell seconded the motion. Motion carried, 5-0. Chuck Williams – aye, Gary Chaves – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.*

**J. ADJOURN:**

Mayor Sip adjourned the meeting at 8:03 p.m.

  
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Mayor – Justin Sip

3-27-24  
Date

  
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Attest: City Recorder – Daisy Fuentes

