



TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
November 1, 2023 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Mayor Justin Sip; Councilmembers: Joey Campbell, Gary Chaves, Chuck Williams, Todd Sands, Ty Bringhurst; Staff: Planning & Zoning Administrator Darrin LeFevre, Planning and Zoning Official Ryker Steglich, Recorder Daisy Fuentes, Attorney Heath Snow; Virtually: City Manager Afton Moore

A. CALL TO ORDER:

https://www.youtube.com/live/X85T95CDNjs?si=g13lhQfaAEMeWN8_&t=1

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/X85T95CDNjs?si=O0JZN3tAFNuENxMm&t=66>

The Council reviewed the agenda.

Councilman Campbell moved approve the order of the agenda. Councilman Williams seconded the motion. Motion carried, 4-0. Joey Campbell – aye, Gary Chaves – absent, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

No disclosures and/or declarations of conflicts from councilmembers and mayor.

C. CONSENT AGENDA:

https://www.youtube.com/live/X85T95CDNjs?si=FkjQhP0oc_9FDJti&t=90

1. Review and possible approval of meeting minutes from October 18, 2023 Special City Council Meeting, October 18, 2023 City Council Meeting and October 30, 2023 Special City Council Meeting.

Councilman Sands motioned approve the meeting minutes from October 18 and also the October 30 Special Council Meeting. Councilman Campbell seconded the motion. Motion carried, 4-0. Joey Campbell – aye, Gary Chaves – absent, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

D. CITY DEPARTMENT REPORTS:

<https://www.youtube.com/live/X85T95CDNjs?si=J3tU5uhTDFQnm4xX&t=167>

1. Ash Creek Special Services District Representative
Matt Goodrich reported on Ash Creek SSD projects.

Councilman Chaves entered the meeting at 6:03 pm.
Attorney Heath Snow entered the meeting at 6:05 pm.

2. Hurricane Valley Fire District Representative – Merlin Spendlove
Merlin Spendlove reported on the call volume for the month of October, burn season and gave an IHC ER transportation update.
3. Planning Commission Chair Pro Tempore – Shaun Huntsman
Shaun Huntsman was absent. Mayor Sip asked Ryker Steglich if he had anything to report. Ryker Steglich gave a report on the Housing Action Coalition Conference, the American



Planners Association Conference, and the One Utah Summit conference and gave a legislative update. He also gave an update on ordinances to modify Toquerville City Code.

4. City Manager – Afton Moore
Afton reported on the following items: Financial, Grant Applications, Cemetery, Community projects and Economic Growth.
5. City Attorney – Heath Snow
Nothing to report outside of the agenda items.

E. PUBLIC FORUM:

https://www.youtube.com/live/X85T95CDNjs?si=fuJvf_YEev--QzFV&t=1393

Kathy Bence and Ray Bence spoke during the public forum.

F. BUSINESS:

1. **Discussion and possible action** on Resolution 2023.XX – Uniform Fee Schedule to modify GRAMA request fees and updating culinary water meter installation fee.

<https://www.youtube.com/live/X85T95CDNjs?si=PnfzaLuQFx8n8PyB&t=1604>

Afton Moore presented this item to council and reviewed the proposed redlines.

Councilman Bringhurst motioned to approve item F1, Resolution 2023 Uniform Fee Schedule. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

2. **Discussion and possible action** on a Lot Line Adjustment for Jay Maxwell and Pecan Lane.

<https://www.youtube.com/live/X85T95CDNjs?si=UIPTHWEeILszCFHL&t=1706>

Darrin LeFevre presented this item to council. Ryker read the possible Toquerville City Code violations. Staff and council discussed this item. Council gave direction to staff to speak with the applicant.

3. **Discussion and possible action** on BLM Right-of-way application for the Solara project.

https://www.youtube.com/live/X85T95CDNjs?si=5oRri3t_IJp3Nku&t=2456

Afton Moore presented this item to council. Applicants, Rick Myers and Doug Towler spoke on this item and answered questions from council. The council, staff and city attorney discussed this item.

Councilman Bringhurst motioned to approve business item F3, the BLM right-of-way application for the Solara project, and that it would include a roadway maintenance agreement be completed prior to our accepting the grant of the road right-of-way. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

4. **Discussion and possible action** on Ordinance 2023.XX – Planned Commercial Zone to establish an allowed use table for permitted uses and to clarify the application requirements.

<https://www.youtube.com/live/X85T95CDNjs?si=we6GLYyISNSY7GbF&t=3454>

Afton Moore discussed this item.



Councilman Sands motioned to approve business item F4 for the Planned Commercial Zone adding back tattoo parlor and the tavern as well as correcting the legend and also direct staff to come up with a definition for tavern. Councilman Bringham seconded the motion. Motion carried, 4-1. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – nay, Todd Sands – aye, Ty Bringham – aye.

5. **Discussion and possible action** on Resolution 2023.XX – Limiting the number of Public Infrastructure Districts (PID) within Toquerville City.

<https://www.youtube.com/live/X85T95CDNjs?si=bz3ufRe5D13aOimU&t=3655>

Afton Moore and Heath Snow presented this item to the council. The council discussed this item. Matt Ence shared his thoughts on the proposed resolution.

Councilman Campbell motioned to approve business item F5 for the resolution 2023.XX limiting the number of public infrastructure districts with the changes stated by Attorney Snow in 3-I to add ‘for a non-binding project sequencing narrative’ and five years on J and the date of adoption being November not October and any reference to ‘development agreement’ should be ‘interlocal agreement’. Councilman Bringham seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringham – aye.

6. **Discussion and possible action** on Resolution 2023.XX – A resolution of the City Council (the “Council”) of Toquerville City, Utah (the “City”), providing for the creation of Boulder Ridge Public Infrastructure District Nos. 1 and 2 (the “Districts”) each as an independent body corporate and politic; authorizing and approving a Governing Document, Notices of Boundary Action, and form of Interlocal Agreement; delegating to certain officers of the City the authority to approve and execute the final terms and provisions of the Governing Document, the Notices of Boundary Action, the Interlocal Agreements, and any other documents related thereto; approving of an Annexation Area; authorizing the Districts to provide services relating to the financing and construction of public infrastructure within the District Area; authorizing the Districts to provide services relating to the financing and construction of public infrastructure within the District Area; appointing a Board of Trustees for each of the Districts; authorizing other documents in connection therewith; and related matters.

https://www.youtube.com/live/X85T95CDNjs?si=2W4J332QT_QRL7AO&t=5577

Afton Moore presented this item to the council. Darrin LeFevre explained this item and answered questions from the council. The council reviewed the resolution and governing document.

Councilman Bringham motioned to approve business item F6 with the modifications to the documents that were described: in the resolution paragraphs 8, 9 and 13 the elimination of council member or city attorney such that the authorization is only to the mayor to make the adjustments and add to the resolution that the governing document must be amended to include a provision where the PID though its board would consent to the dissolution of the PID if no bond or improvement is commenced within five years of the creation and before we force them to that they have the opportunity to justify explain and ask for a longer period of time. Councilman Williams seconded the motion.

Motion carried, 3-2. Joey Campbell – nay, Gary Chaves – nay, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

G. CALENDAR OF EVENTS:

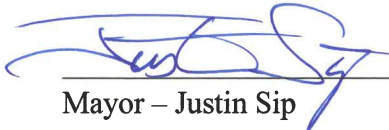
<https://www.youtube.com/live/X85T95CDNjs?si=Sjs1obObedHL2QVu&t=7887>

1. Veterans Day – Thursday, November 9th, 2023 9:00 AM to 4:00 PM
2. Community Readiness Meeting – Thursday, November 9th, 2023 7:00 PM – 9:00 PM
3. Toquerville Turkey Trot Trails Run – Thursday, November 23, 2023 at Center Street Park 8:30 AM
4. Wreaths Across America – Saturday, December 16, 2023 at Toquerville Cemetery at 10:00 AM

Mayor Sip reviewed the calendar of events.

H. ADJOURN:

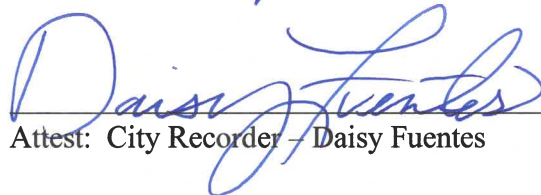
Mayor Sip adjourned the meeting at 8:13 p.m.



Mayor – Justin Sip

11-20-23

Date



Attest: City Recorder – Daisy Fuentes

