



**TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES**

**May 1, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Gary Chaves, Todd Sands, Wayne Olsen, Chuck Williams, Joey Campbell; Staff: Assistant City Manager Darrin LeFevre, Recorder Daisy Fuentes, City Attorney Matt Ekins, Planning Chair Stacey Eaton. Absent: City Manager Afton Moore, Planning & Zoning Administrator Ryker Steglich, and Public Safety Director Jason Leavitt.

A. CALL TO ORDER:

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/TLmJzRb43eU?si=WuFOSixU1W5Fvaqt&t=113>

The Council reviewed the agenda.

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

Gary Chaves declared a conflict on item F3. He has a nightly rental within city limits.

C. CONSENT AGENDA:

<https://www.youtube.com/live/TLmJzRb43eU?si=ILK0d2WfQ5pb8vLP&t=148>

1. Review and possible approval of meeting minutes from April 19, 2024 Special City Council Meeting.

Councilman Chaves motioned to approve the meeting minutes from April 19th. Councilman Williams seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

D. CITY DEPARTMENT REPORTS:

https://www.youtube.com/live/TLmJzRb43eU?si=sC3dChw3N68muv_K&t=168

1. City Manager – Afton Moore
Excused. Mayor Sip asked Darrin LeFevre if he had anything to report. Darrin reported on various city projects including the Cholla Creek Turn Lanes and the 2MG Water Tank.
2. Planning & Zoning Administrator – Ryker Steglich
Excused. Darrin gave a brief report on the Planning & Zoning department.
3. Planning Commission Chair – Stacey Eaton
Stacey reported on various ordinances being modified.
4. Public Safety Director – Jason Leavitt
Excused. Matt Goodrich with Ash Creek Sewer District gave a report on sewer pipes and the Confluence Park treatment facility.

5. City Attorney – Matt Ekins
Nothing to report.



E. PUBLIC FORUM:

<https://www.youtube.com/live/TLmJzRb43eU?si=BugZphg5JaTVYxLp&t=911>

Mayor Sip opened the Public Forum.

Linda Lipper spoke about the general plan. Ray Bence spoke about public comments and the Toquerville radio station and Lonnie Christensen spoke about the city cemetery.

Lynn Williams addressed his concerns with the southern emergency exit in Trail Ridge Estates.

Mayor Sip closed the Public Forum.

F. BUSINESS:

1. **Discussion** on West Creekside Drive to address safety concerns.

<https://www.youtube.com/live/TLmJzRb43eU?si=TS53jNbbwXAIeN7z&t=1162>

The council and staff discussed this item. No action was taken.

2. **Discussion and possible action on a zone change application submitted by Troy Wall. Tax ID: #T-91-A-1-A-2. Current zoning is R-1-20 Single Family Residential. Requested zoning is R-1-12 Single Family Residential.**

<https://www.youtube.com/live/TLmJzRb43eU?si=Gfq1LJjqYTdvE3vD&t=1494>

The council and staff discussed this item. The applicant addressed the council.

Councilman Olsen made a motion to deny the zone change application submitted by Troy Wall. Tax ID #T-91-A-1-A-2 F2, of the business items. Councilman Chaves seconded the motion. Motion carried, 4-1. Gary Chaves – aye, Chuck Williams – abstain, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

3. **Discussion and possible action on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-17-3: Nightly Rental to modify the application process.**

<https://www.youtube.com/live/TLmJzRb43eU?si=P3Tt4xQMfZ9mtM1J&t=2927>

The council and staff discussed this item.

Councilman Chaves made a motion to approve business item F3 with the changes that were made related to parking and fire inspections. Councilman Olsen seconded the motion. The council had a discussion.

Councilman Chaves modified his motion to table this item between business items 4 and 5. Councilman Campbell seconded this motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

**<https://www.youtube.com/live/TLmJzRb43eU?si=nssrvxgMzEWkCXZ8&t=5103>*

The council discussed this item.

Councilman Campbell made a motion to approve business item F3 with the changes made and noted by the attorney and the city recorder. Councilman Chaves seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

4. **Discussion and possible action on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-5-4: Penalty to modify the penalty for land use violations.**

<https://www.youtube.com/live/TLmJzRb43eU?si=PrfKH7aZuLT--JfJ&t=4477>

The council and staff discussed this item.



Councilman Chaves made a motion to table item number F4 amending and restating the city code penalty to modify the penalty for land use violations. Councilman Campbell seconded the motion. Motion carried, 4-1. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – nay, Wayne Olsen – aye, Joey Campbell – aye.

The council returned to business item F3 *

Councilman Chaves made a motion to reconsider a decision on business item F4. Councilman Campbell seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

The council discussed this item.

Councilman Chaves made a motion approve business item F4 amending and restating the city code penalty to modify the penalty for land use violations with the minor change related to the class of the misdemeanor. Councilman Williams seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

5. **Discussion and possible action on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-2-1:General Definitions to establish a definition for the term ‘Tavern’.**

<https://www.youtube.com/live/TLmJzRb43eU?si=z4ONa3-708i59Bfl&t=5621>

The council and staff discussed this item.

Councilman Campbell made a motion to approve business item F5. Councilman Chaves seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

6. **Discussion and possible action on Resolution 2024.XX – Amending and restating sections 4 and 6 the Toquerville City Standards and Specifications to address Water Pipe and Fittings and to establish Streetlight Standard Drawings.**

https://www.youtube.com/live/TLmJzRb43eU?si=-e4KDwnW1_S26Xda&t=6060

The council and staff discussed this item.

Councilman Chaves made a motion to approve business item F6 amending and restating sections 4 and 6 the Toquerville City Standards and Specifications to address Water Pipe and Fittings and to establish Streetlight Standard Drawings. Councilman Olsen seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

7. **Discussion and possible action on waiving Town Hall Fees for Handheld Radio Training by Raymond Bence.**

<https://www.youtube.com/live/TLmJzRb43eU?si=-0ug4JMSyHPWz9ir&t=7007>

The council and staff discussed this item.

Councilman Williams made a motion to approve business item F7. Councilman Chaves seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

8. **Discussion and possible action on a Reuse Authorization Contract with WCWCD.**

<https://www.youtube.com/live/TLmJzRb43eU?si=G50luoU6lG9WfrgZ&t=7139>

The council and staff discussed this item. Morgan Drake with the WCWCD addressed the council.

Councilman Campbell made a motion to approve business item F8. Councilman Williams seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

G. CALENDAR OF EVENTS:

<https://www.youtube.com/live/TLmJzRb43eU?si=oRzFWDhiI8um9iVY&t=7947>

Mayor Sip reviewed the calendar of events.

H. CLOSED SESSION:

Councilman Campbell motioned to go into a closed session for the discussion of the character, professional competence, or physical or mental health of an individual and also for strategy session to discuss the purchase exchange release of real property including any form of water rights or water shares. Councilman Chaves seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

The open meeting closed at 8:14 pm. Mayor Sip called for a five-minute recess.

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

I. ADJOURN:

Mayor Sip adjourned the meeting.



Mayor – Justin Sip

6/6/24

Date



Attest: City Recorder – Daisy Fuentes

