

**TOQUERVILLE CITY  
CITY COUNCIL MEETING MINUTES**  
**June 4<sup>th</sup>, 2025, at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Chuck Williams, Joey Campbell, Gary Chaves, Todd Sands, Wayne Olsen; Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, Recorder/Planning and Zoning Administrator Emily Teaters, City Attorney Kayla Gothard.

**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 Chaves.

**B. APPROVAL OF AGENDA:**

[https://www.youtube.com/live/BXojb42jbsI?si=Knvdm2tAMtReg\\_KA&t=1](https://www.youtube.com/live/BXojb42jbsI?si=Knvdm2tAMtReg_KA&t=1)

1. The Council reviewed the agenda.

2. Declarations of Conflicts.

Councilman Williams stated that he is the Chairman of the Board of the Utah Military Academy and that the Academy is acquiring property between Firelight and Bureau of Land Management land. He added that he would abstain from voting on any related issues.

**C. CONSENT AGENDA:**

<https://www.youtube.com/live/BXojb42jbsI?si=GUR20tFBtzUzIxoG&t=52>

1. Review and possible approval of meeting minutes from May 21, 2025, City Council Meeting.

*Councilman Campbell motioned to approve the meeting minutes from May 21<sup>st</sup>, 2025. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.*

**D. CITY DEPARTMENT REPORTS**

<https://www.youtube.com/live/BXojb42jbsI?si=bcvf8PdY9okqJAHY&t=77>

1. Ash Creek Special Services District Representative – Mike Chandler

Mayor Sip gave an overview of what was discussed at the last board meeting including the new sewer treatment plant in Confluence Park, the re-use pump station, and new development on the east side of the county.

2. Hurricane Valley Fire District Representative – Merlin Spendlove

Merlin gave a report stating that the department received an average of 19.35 calls a day in May. He also noted that the fire department's wildfire crew is actively working on mitigating and cutting down trees.

3. Planning Commission Chair – Valerie Preslar

Val had no reports.

4. Planning & Zoning Administrator – Emily Teaters  
Emily gave a summary of what she's been working on including the MPDO Modification Application and General Plan Amendment, both which were on the agenda. She also received a Simple Subdivision application and is currently working on the Sign Ordinance draft. Emily reminded everyone that it was Declaration of Candidacy week and noted which seats were available.
5. Assistant City Manager – Darrin LeFevre  
Darrin provided a report on the Engineering side of projects within the City. He talked about the Boulder Ridge development, Sapp Bros, and the Toquerville Bypass, which is estimated to be done in the next two months.
6. City Manager – Ben Billingsley  
Ben reported on the activities of the Public Works Department, noting that three leaks were identified and repaired over the past week. He also highlighted a new 'Public Safety' section added under 'Services' on the website, which will feature quarterly reports on law enforcement incidents. Additionally, Ben provided a brief update on the state legislature.

**E. PUBLIC FORUM:**

<https://www.youtube.com/live/BXojb42jbsI?si=Nn-cjYhsZa384Iio&t=934>

Mayor Sip opened the Public Forum. There were no comments from the public. Mayor Sip closed the Public Forum.

**F. PUBLIC HEARING:**

<https://www.youtube.com/live/BXojb42jbsI?si=wrEFB4UXGSoILPac&t=933>

1. Public input sought on a General Plan Amendment Application submitted by Jason Harris of Fieldstone Homes. The application purposes modifying the Future Land Use map to update the designation for Tax ID: T-3-0-22-3212-BR2 from Commercial to Residential. This may allow the area to support various residential uses, including the R-1-12, R-1-15, R-1-20, RM-1, and RM-2 zoning districts.

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

Rick Caldwell, partnering with Jerry Eves on the Boulder Ridge Development, spoke about the retail they want to bring into the development and how that relates to the General Plan Amendment application. Lori Cole expressed a concern that converting commercial-designated areas to residential could reduce the City's potential commercial tax base. She noted that the area was originally set aside for commercial use with that consideration in mind.

*Councilman Olsen made a motion to close the public hearing. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.*

**G. BUSINESS:**

1. **Discussion and possible action** on a General Plan Amendment Application submitted by Jason Harris of Fieldstone Homes.  
<https://www.youtube.com/live/BXojb42jbsI?si=MCWNsitNSVEL5F9&t=1580>

The Council and applicant discussed this item. Jenny Chamberlain, a member of the Planning Commission, spoke about the Commission's discussion at their last meeting. Council members asked for clarification on the proposed type of housing and the definition of affordable housing. Rick Caldwell responded to questions from the Council, with additional comments provided by Jerry Eves and Jason Harris via Zoom. Staff and the Council discussed the application in more detail, going over the General Plan.

***Councilman Olsen made a motion to deny business item G1. Councilman Chaves seconded the motion. Motion carried, 3-2. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Todd Sands – nae, Gary Chaves – aye, Chuck Williams – nae.***

2. **Discussion and possible action** on Resolution 2025.XX supporting the Browse Solar Project.

[https://www.youtube.com/live/BXojb42jbsI?si=EpwgbQ5Ftk\\_84CAM&t=5659](https://www.youtube.com/live/BXojb42jbsI?si=EpwgbQ5Ftk_84CAM&t=5659)

Adam Long, via Zoom, summarized the proposed resolution and its primary purpose, which is to express the City's support. The Council and staff discussed the item, asked questions, and received clarifications from Adam on how the City's support would benefit the developer.

***Councilman Campbell motioned to approve Resolution 2025.xx after striking #2 and #4, the recital about royalites, and the title. Councilman Chaves seconded the motion. Motion carried, 5-0. Roll Call Vote: Chuck Williams – aye, Gary Chaves – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.***

3. **Discussion and possible action** on an MPDO Modification Application and Site Plan for Residential Planning Area 6 within the Firelight MPDO.

<https://www.youtube.com/live/BXojb42jbsI?si=fnUOQ0amFztJr9Iz&t=6625>

Emily introduced the item by providing an overview of the submitted site plan. Councilman Campbell shared his concerns with the plan and posed questions, which were addressed by Sunriver Firelight representatives Adam Allen and Stephen Wood. The Council, staff, and Firelight representatives discussed the bonus density, trail ERU's, and open space requirements.

***Councilman Campbell motioned to table business item G3. Councilman Olsen seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.***

4. **Discussion and possible action** adopting the Fiscal Year 2025-2026 Final Budget.

<https://www.youtube.com/live/BXojb42jbsI?si=v8uwZxGVkNY1hXAP&t=7928>

Ben introduced the item by giving a brief overview of the discussions that led to the creation of the budget and elaborated on specific budget categories previously addressed in earlier meetings. He also provided clarification on the budget changes outlined in the agenda item sheet for the Council.

***Councilman Olsen motioned to approve Resolution 2025.XX adopting fiscal year 2025-2026 final budget. Councilman Williams seconded the motion. Motion carried, 5-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Todd Sands – aye, Gary Chaves – aye, Chuck Williams – aye.***

5. **Discussion and possible action** on Ordinance 2025.XX – An ordinance adopting the Toquerville City Compensation Schedule for Fiscal Year 2025-2026.

<https://www.youtube.com/live/BXobj42jbsI?si=sXYGYsLoEogCdKr&t=8744>

Ben introduced the item, explaining that it is a new statutory requirement for cities to adopt their compensation schedules by ordinance. He then discussed the details of the compensation schedule with the council.

*Councilman Chaves motioned to approve business item G5 related to adopting the Toquerville Compensation Schedule which includes exhibit A that's submitted for the ranges for each position. Councilman Campbell seconded the motion. Motion carried, 5-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Todd Sands – aye, Gary Chaves – aye, Chick Williams – aye.*

6. **Discussion and possible action** on Ordinance 2025.XX – An ordinance amending Title 4 of Toquerville City Code by creating Chapter 6 establishing burning regulations.

<https://www.youtube.com/live/BXobj42jbsI?si=hokvf73zKAwHIGIO&t=9298>

The council and staff briefly discussed the item, and Attorney Gothard outlined the changes she had made to the ordinance.

*Councilman Campbell motioned to approve Ordinance 2025.XX amending Title 4 of Toquerville City Code by creating Chapter 6 establishing burn regulations with the modifications stated by the City Attorney and red lines approved. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.*

7. **Discussion and possible action** on Resolution 2025.XX – A resolution amending and restating subsection 4.4.2.5(M) (Meter Boxes) and the Road Cross Section standards in the Toquerville City Standards and Specifications to clarify meter box location requirements and to update the roadway dimensions table and standard cross section drawings.

[https://www.youtube.com/live/BXobj42jbsI?si=cYMINRLfAan1GA\\_t&t=9446](https://www.youtube.com/live/BXobj42jbsI?si=cYMINRLfAan1GA_t&t=9446)

Darrin gave a summary of the proposed resolution, and the changes made to the City's Standards and Specifications.

*Councilman Chaves motioned to approve item G7 related to the Road Cross Sections and the meter boxes. Councilman Olsen seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.*

8. **Discussion and possible action** on an applicable water rate for the contractor on the Cottam to Virgin Water Line Project.

<https://www.youtube.com/live/BXobj42jbsI?si=irjzAizsL622XJTj&t=9842>

Ben introduced the item, explaining that the contractor had requested to be charged the Municipal Contract Rate for hydrant meter water usage instead of the City's standard rate. The Council discussed the request and associated costs.

*Councilman Chaves motioned to approve business item G8 related to the water rate for the contractor on the Cottam to Virgin water line project at a rate of \$3 per 1,000 gallons. Councilman Campbell seconded the motion. Motion carried, 5-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Todd Sands – aye, Gary Chaves – aye, Chuck Williams – aye.*

9. **Discussion and possible action** on Resolution 2025.XX Commemorating the United States' Semiquincentennial Celebration.

<https://www.youtube.com/live/BXojb42jbsI?si=quqgfUr7pVXgksfc&t=10402>

The Council briefly discussed this item.

***Councilman Olsen motioned to approve business item G9. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.***

**H. CALENDAR OF EVENTS:**

<https://www.youtube.com/live/BXojb42jbsI?si=01Va6Qe1cIjDFe6E&t=10473>

Mayor Sip reviewed the calendar of events.

**I. CLOSED SESSION:**

***Councilman Sands motioned to move into a closed session to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – 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 Olsen seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.***

The Council moved back into an open meeting at 9:37

**J. ADJOURN:**

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

Mayor Sip adjourned the meeting at 9:38 pm

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Mayor – Justin Sip

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Date

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Attest: City Recorder – Emily Teaters