

TOQUERVILLE CITY COUNCIL
Regular Business Meeting Agenda
September 3, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at
<https://www.youtube.com/@toquervillecity>

A. CALL TO ORDER:

1. Call to Order – Mayor Justin Sip
2. Pledge of Allegiance – Councilman Olsen
3. Statements of Belief/Opening Prayer – Councilman Chaves

B. APPROVAL OF AGENDA:

1. Approval of Agenda Order
2. Disclosures and Declarations of Conflicts from Council Members and Mayor.

C. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from August 6, 2025, City Council Meeting.
2. Review and possible approval of City Expenditures from July 2025.

D. CITY DEPARTMENT REPORTS:

1. Ash Creek Special Services District Representative – Mike Chandler
2. Hurricane Valley Fire District Representative
3. Stanley Consultants – Bob Lamoreaux
4. Assistant City Manager – Darrin LeFevre
5. City Manager – Ben Billingsley

E. PUBLIC FORUM:

Limit three (3) minutes per person; please address the microphone and state full name and address. Please note there will be no response by any city official during this time. For specific questions, please contact staff directly.

F. BUSINESS:

1. **Discussion possible action** on a Zone Change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G). Current zoning is Multiple Use (MU-20), and the proposed zoning is Agricultural (A-1 District).
2. **Discussion and possible action** on the Employee Policies and Procedures Manual.
3. **Discussion and possible action** on an MPDO Modification application and Site Plan for Residential Planning Area 11 within the Firelight MPDO.
4. **Discussion and possible action** on a proposed addendum to the Firelight Development Agreement allowing conditional approvals on select land use applications.
5. **Discussion** on recreational opportunities at Chief Toquer Reservoir.
6. **Discussion and possible action** on Westfield Park completion plan.

7. **Discussion and possible action** on a trail installation payment in lieu agreement with Sapp Bros.
8. **Discussion** of proposed sign regulations for the I-15 Corridor.
9. **Discussion and possible action** on refunding the Conditional Use Permit application fee for Richard and Sarah Derrick.
10. **Discussion and possible action** on approving Change Order #20 in the amount of \$111,188.64 from JP Excavating for shouldering and temporary pavement tabs.
11. **Discussion and possible action** on Resolution 2025.XX – a resolution to support Constitution Week as proposed by the National Society Daughters of the American Revolution Color Country Chapter.

G. CALENDAR OF EVENTS:

1. Meet the Candidates Night – Tuesday, September 9th – Old Town Hall.
2. Miss Toquerville Pageant – Thursday, September 18th – Hurricane High School.

H. CLOSED SESSION: Discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual (*if needed*).

I. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.org and posted at the City Office Building at 212 N Toquer Blvd. Posted September 2, 2025, by Toquerville City Recorder, Emily Teaters.