



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

August 13, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Commissioners: Dean Haymore, Jenny Chamberlain, Angela Harrison, Lonnie Christensen;
Commissioner Alternates: Mila Allinson, Glenn Leavitt; Staff: Assistant City Manager Darrin
LeFevre, Planning and Zoning Administrator/Recorder Emily Teaters; Absent: Chair: Val Preslar.

A. CALL TO ORDER:

<https://www.youtube.com/live/e5FbBA0GKVI?si=yLBmzewAtKaRxcCl&t=5>

Chair Pro Tempore Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Christensen led the Pledge of Allegiance. The invocation was led by Commissioner Chamberlain. There were no disclosures or declarations of conflicts from the commissioners.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/e5FbBA0GKVI?si=Z3Smwy3UbRnY9Cep&t=97>

The Commissioners reviewed the agenda.

Commissioner Christensen made a motion to approve the agenda order. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/e5FbBA0GKVI?si=G4EH86AH2rSVq_jj&t=118

1. Review and possible approval of meeting minutes from July 9th, 2025, Planning Commission Meeting.

Commissioner Harrison made a motion to approve the minutes from the last meeting on July 9th, 2025. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Glenn Leavitt – aye, Lonnie Christensen – abstain.

D. REPORTS:

<https://www.youtube.com/live/e5FbBA0GKVI?si=RKfkR40c05SG0Ryu&t=166>

1. Planning Commissioners
There were no reports from the Commissioners.
2. Planning and Zoning Administrator Emily Teaters
Emily provided updates on the sign ordinance, ADU Code, and land use applications. She also mentioned that Mary and John met with some representatives from Firelight to discuss permitting and provided an update on Building Permits. Emily also gave a report on an upcoming ‘Meet the Candidates’ and noted financial disclosures for those running in the election.
3. Assistant City Manager Darrin LeFevre
Darrin provided an update on the engineering side of projects happening in Toquerville, including IME Automations, Boulder Ridge, and the Toquerville Bypass.

E. BUSINESS ITEM(S):

1. **Discussion and possible recommendation** on a zone change application submitted by Raymond and 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).

https://www.youtube.com/live/e5FbBA0GKVI?si=CFrkG_FnIj4WuU6L&t=1454



Emily and Commissioner Haymore provided some background information on the application.

Commissioner Leavitt motioned to move into a Public Hearing. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

- A. **Public Hearing: Public input is sought 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). There were no comments from the public.

Commissioner Chamberlain motioned to close the Public Hearing. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

Commissioner Harrison motioned to recommend approval of the zone change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G) changing the zoning from Multiple Use (MU-20) to Agricultural (A-1 District), with the condition that the zone change applies to the parcel as it will exist following the lot line adjustment, contingent on that adjustment receiving approval and being recorded. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

2. **Discussion and possible approval** of a Lot Line Adjustment Application submitted by Ray & Kathy Bence for Tax ID: T-163-C-1-A & T-168-G.
<https://www.youtube.com/live/e5FbBA0GKVI?si=PiLGoV7mOWEgFfA1&t=1826>
Emily introduced this item summarizing the proposed lot line adjustment. The Planning Commission discussed this item.

Commissioner Chamberlain motioned to approve the Lot Line Adjustment Application for parcels T-163-C-1-A & T-168-G, contingent on City Council approval of the associated zone change for the parcel, and contingent on their submission of the conveyance document as approved by city staff and the Planning Commission Chair. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

3. **Discussion and possible approval** of lot widths and size on a MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO.
https://www.youtube.com/live/e5FbBA0GKVI?si=eMe-9MXBkkQJhJ_k&t=2060
Emily provided a summary of the application. Darrin elaborated on the site plan providing more detail to the Planning Commission. American Consulting & Engineering representative Jeff Thomas and Firelight representative Stephen Wood answered questions from the Planning Commission regarding the site plan and connecting Westfield to the new Bypass. Dan Catlin got up during this item and spoke about the Westfield connection to Firelight.

Commissioner Chamberlain motioned to approve the lot sizes and widths submitted with the MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO based on the consistency with the adopted MPDO ordinance and the applicable restrictions. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

4. **Discussion and possible approval** of a Sign Permit Application submitted by Clovis Signs on behalf of Sinclair Co.

<https://www.youtube.com/live/e5FbBA0GKVI?si=kKDzUuzwoIpoPD5H&t=3045>

Emily introduced the item, summarizing the application and outlining what is needed from the Planning Commission. She and Attorney Gothard responded to questions from the Commission and elaborated on how the proposed signs do and don't comply with code.

Commissioner Chamberlain motioned to approve the color scheme of the compliant signs. Commissioner Leavitt seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

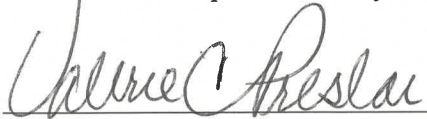
Commissioner Chamberlain motioned to deny the application based on the elements that don't comply. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

F. ADJOURN:

<https://www.youtube.com/live/e5FbBA0GKVI?si=5Wx8YKUPm36yatC0&t=3834>

Commissioner Christensen motioned to adjourn. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

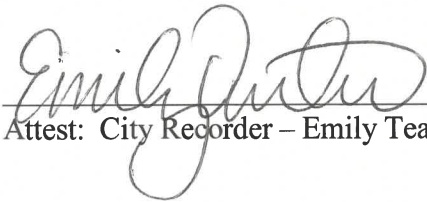
Chair Pro Tempore Dean Haymore adjourned the meeting at 7:04 pm.



Planning Chair – Valerie Preslar



Date



Attest: City Recorder – Emily Teaters

