



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

September 10, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:

<https://www.youtube.com/live/EWtBoBbKaCE?si=C80m79f6Q8kQ-7kx&t=21>

Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Harrison 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/EWtBoBbKaCE?si=Gc7F8c5xiwBgVj2r&t=156>

The Commissioners reviewed the agenda.

Commissioner Harrison made a motion to approve the agenda order. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

C. CONSENT AGENDA:

<https://www.youtube.com/live/EWtBoBbKaCE?si=BIXuLEmL0CjStUn0&t=178>

1. Review and possible approval of meeting minutes from August 13, 2025, Planning Commission Meeting.

Commissioner Chamberlain made a motion to approve the meeting minutes from August 13, 2025. Commissioner Harrison seconded the motion. Motion carried, 3-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye.

D. REPORTS:

<https://www.youtube.com/live/EWtBoBbKaCE?si=xMTQW3klzL-VQoYc&t=209>

1. Planning Chair, Val Preslar
Val had no reports.
2. Planning Commissioners
There were no reports from the Planning Commissioners.
3. Planning and Zoning Administrator Emily Teaters
Emily reported on a recent Southern Utah Land Use Task Force meeting she attended and its relation to code she is currently drafting on Accessory Dwelling Units.
4. Assistant City Manager Darrin LeFevre
Darrin shared photos and reported on the progress of projects/development happening in Toquerville including the Toquerville Bypass, Sun River Firelight, Chief Toquer Reservoir, Boulder Ridge, and IME Automations.

E. BUSINESS ITEM(S):

1. **Discussion and possible approval** of lot widths and sizes on a MPDO Modification Application and Site Plan for Residential Planning Area 1 within the Firelight MPDO.
<https://www.youtube.com/live/EWtBoBbKaCE?si=tgbgm9AIJGLzxIXs&t=980>



Emily introduced this item explaining that Planning Commission is looking at the lot sizes and widths for the next planning area within the Firelight MPDO. She, along with attorney Gothard, answered questions from the commissioners regarding the difference between open and bonus space. Darrin discussed the trail going into Firelight providing more detail on how it will look in the future along the bypass. The commissioners discussed the lot widths and sizes with Firelight Representative Adam Allen.

Commissioner Chamberlain made a motion to approve the lot widths and sizes on the MPDO Modification Application and Site Plan for Residential Planning Area 1 within the Firelight MPDO. Commissioner Harrison seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

2. **Discussion and possible recommendation** on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential District.

<https://www.youtube.com/live/EWtBoBbKaCE?si=5WZ3Z5W0HDjJd71O&t=1569>

Emily provided background information on this item explaining why the zone change is needed. Attorney Gothard summarized the application a little more and explained its consistency with the General Plan. Emily clarified the difference between a Multiple Use zone and R-1-20. Adam Allen with American Consulting Engineering spoke during this item explaining their reasoning for wanting a zone change and answered questions from the Commissioners. Paul Morris also spoke during this item sharing their plan to preserve Devils Hole.

Chair Preslar opened the Public Hearing.

- A. **Public Hearing: Public input is sought** on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential District.

There were no comments from the public.

Chair Preslar closed the Public Hearing.

Commissioner Chamberlain motioned to recommend approval of the zone change application for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Commissioner Harrison seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

3. **Discussion and possible recommendation** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.

<https://www.youtube.com/live/EWtBoBbKaCE?si=4f-m4po9H1rimT6P&t=3035>

Emily summarized the changes made.

Chair Preslar opened the Public Hearing.

- A. **Public Hearing: Public input is sought** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.

Chair Preslar closed the Public Hearing.

The Commissioners discussed the penalties and fines for land use violations with staff.

Commissioner Chamberlain made a motion to recommend approval of the ordinance amending title 10, chapter 5, to clarify penalties for land use violations. Commissioner Allinson seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – 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/EWtBoBbKaCE?si=s83VYs-DBYxCQIYm&t=3243>

Emily provided background information on what was previously decided on this item, explaining it was denied, and Clovis Signs applied for a variance. Lynn Creswell, via zoom, went over the submitted variance application. Lynn went over all the different signs and why he recommended approval of them.

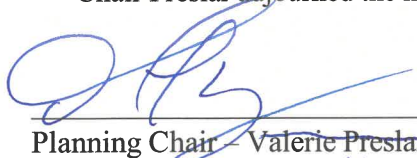
Commissioner Harrison motioned to approve the Sign Permit for Sinclair company as presented based on the findings and recommendations outlined in the September 2nd, 2025, decision issued by administrative law judge Lynn Creswell. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

F. ADJOURN:

https://www.youtube.com/live/EWtBoBbKaCE?si=J-0zkZMpDFuw_cGO&t=4364

Commissioner Chamberlain motioned to adjourn the meeting. Commissioner Allinson seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

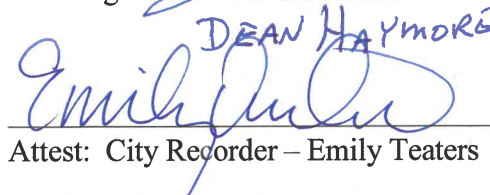
Chair Preslar adjourned the meeting at 7:13 pm.



Planning Chair – Valerie Preslar

8 oct 2025

Date

DEAN HAYMORE


Attest: City Recorder – Emily Teaters

