



**TOQUERVILLE CITY
SPECIAL PLANNING COMMISSION MEETING MINUTES**

**October 22, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER:

<https://www.youtube.com/live/EO2ZobGYAqA?si=BxRmvHQm9kiSyHQZ&t=86>

Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Christensen led the Pledge of Allegiance. The invocation was led by Commissioner Haymore. Commissioner Chamberlain disclosed she received two emails from Kathy Bence on the agenda item. The rest of the Planning Commission have also received emails regarding the agenda item.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/EO2ZobGYAqA?si=GRixWC7SbuewUE1j&t=237>

The Commissioners reviewed the agenda.

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

C. BUSINESS ITEM(S):

- 1. Discussion and possible recommendation** on Ordinance 2025.XX – an ordinance adopting/designating anew the highway commercial zone district for the subject Lichfield property as reflected in the 2024 General Plan.

https://www.youtube.com/live/EO2ZobGYAqA?si=Adk_zpMTQfg1xtcz&t=253

Attorney Gothard introduced this item. Commissioner Haymore brought up his concerns with the General Plan and explained why he feels the zoning doesn't comply. Commissioner Chamberlain asked why the Council recommended the Planning Commission review the ordinance. The commissioners discussed this item further.

Commissioner Leavitt made a motion to open the public hearing. Commissioner Chamberlain seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

- A. Public Hearing: Public input is sought** on Ordinance 2025.XX – an ordinance adopting/designating anew the highway commercial zone district for the subject Lichfield property as reflected in the 2024 General Plan.

- Lynn Williams asked for clarification on why the zone designation is needed.
- Brian McNary listed reasons he believes the zoning does not comply with City Code.
- Duane Ostler with Dunn Law Firm spoke on behalf of Kathy Bence.
- Leif Bjarnson agreed with previous comments, referenced the lawsuit and concerns about the City process, and stated his opposition to the proposed ordinance.
- Michael Franzes stated that no environmental studies were done for the highway, referenced prior proposals for the Lichfield property, and expressed concerns about noise.

- Charlotte Potter stated she has lived in the area longer than the Lichfields and expressed concerns about the zone change and the parkway's impact on the valley.
- Ray Bence provided his background on the lawsuit and referenced a prior meeting with City staff.
- Chair Preslar read a letter submitted by Kathy Bence.
- Anita Eaton provided more history on the Lichfield property and addressed previously made comments.

Commissioner Leavitt made a motion to close the public hearing. Commissioner Chamberlain seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

The Planning Commission resumed discussion on this item. Commissioner Allinson spoke on why she thinks the zoning doesn't comply with code. Commissioner Chamberlain shared her opinion on the zoning and her research on the item. Attorney Gothard answered questions from the commissioners as they continued their discussion.


Commissioner Haymore made a motion to recommend denial to the City Council based on the fact it does not meet the 9 requirements. Commissioner Leavitt seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

D. ADJOURN:

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

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

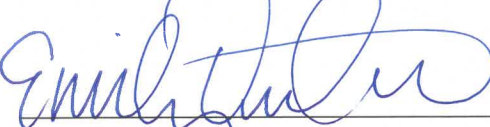
Chair Preslar adjourned the meeting at 7:27 pm.



Planning Chair – Valerie Preslar

11-18-25

Date



Attest: City Recorder – Emily Teaters

