



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**November 12, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER:

<https://www.youtube.com/live/TjYNkvVXw2k?si=8vW7OXsspd9uOVpw&t=79>

Chair Val Preslar called the meeting to order at 6:00 p.m. Commissioner Haymore led the Pledge of Allegiance. The invocation was led by Commissioner Harrison. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/TjYNkvVXw2k?si=wUs-IrPephaPVIdL&t=172>

The Commissioners reviewed the agenda.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/TjYNkvVXw2k?si=tbdu-TwRuZ9T77C1&t=183>

1. Review and possible approval of meeting minutes from October 22, 2025, Special Planning Commission Meeting.

Chair Preslar noted there was a mistake on the minutes that needs to change from “open” to “close.”

Commissioner Christensen made a motion to approve the minutes with the change. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

D. REPORTS:

<https://www.youtube.com/live/TjYNkvVXw2k?si=RtbCYtTBRaxAvH1j&t=227>

1. Planning Commissioners

Commissioner Chamberlain reported that she attended the Housing Action Coalitions Forum and they had a lot of information on affordable housing, including some upcoming programs the state is considering helping with. Commissioner Christensen noted that he had received the packet for the forum and has been reviewing it.

2. Planning & Zoning Administrator, Emily Teaters
Emily had nothing to report.

3. Assistant City Manager, Darrin LeFevre
Darrin shared some photos showing the damage from the recent flood going over repairs the Public Works crew is currently working on, the new pavilions at Westfield Park, and the progress of Firelight.



BUSINESS ITEM(S):

Discussion and possible recommendation on an MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands, LLC for Tax ID's: T-3-1-4-230, T-3-1-4-231, and T-3167.

<https://www.youtube.com/live/TjYNkvVXw2k?si=V0QafHRDxqtw-zBf&t=885>

Emily introduced the item with background on the Devils Hole property and an overview of the MPDO review process, noting that the focus for the meeting was the Conceptual Review stage. Paul Morris, manager of Babylon Lands and chair of the former Grapevine Wash Local District (now the Land Enhancement and Development Special District), reviewed the district's history and outlined his goals for Devils Hole, including a potential field trip for anyone interested in walking the site and discussing boundary locations. The commissioners discussed visiting the area and talked through possible development and preservation approaches. Paul and Adam Allen with American Consulting and Engineering shared preliminary development ideas. Emily identified the professionals involved in the MPDO. The commissioners then reviewed their questions for the developer, and Attorney Gothard explained the MPDO requirements and what must be included in the Concept Plan. Discussion continued among the developers, commissioners, and staff.

Commissioner Haymore made a motion to recommend tabling the item until the information is received and satisfactory to staff. Commissioner Harrison Seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.

The commissioners again discussed planning a field trip to go out to Devils Hole.

- 2. Discussion and possible approval** of a Preliminary Site Plan submitted by Joe Gibb with Maverik on behalf of Desert Sands Development, LLC.

<https://www.youtube.com/live/TjYNkvVXw2k?si=bfK5M7gDXfRbop05&t=6380>

Emily introduced this item by summarizing the site plan and introducing Joe Gibb with Maverik. Both Joe and Darrin answered questions from the commissioners regarding the location of the Maverik. Commissioner Christensen brought up concerns with truck parking. The commissioners discussed the concept plan included in the packet.

Commissioner Harrison made a motion to approve the preliminary site plan for the Maverik convenience store and gas station on future lot three of Boulder Ridge, contingent upon compliance with staff comments, commercial design standards, JUC review, and all applicable Toquerville City standards and specifications with development of the site plan contingent upon recording of the subdivision final plat. Commissioner Chamberlain Seconded the motion. Motion carried, 4-1. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – nay.

- 3. Discussion** on pre-annexation agreements.

<https://www.youtube.com/live/TjYNkvVXw2k?si=Cv8Oe9CHogh7-G15&t=6936>

City Manager Ben Billingsley introduced this item providing an overview of annexations and the process for reviewing them. The commissioners discussed the potential annexation with staff going over what it would look like in the future, the financial perspective, and studies to be done.

F. ADJOURN:

https://www.youtube.com/live/TjYNkvVXw2k?si=4_2B3MWtEPUJRN5&t=8367

Commissioner Haymore motioned to adjourn the meeting. Commissioner Christensen seconded the

motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Val Preslar – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye.


Chair Preslar adjourned the meeting at 8:18 pm.



Planning Chair – Valerie Preslar

12-10-25

Date



Attest: City Recorder – Emily Teaters

