

**TOQUERVILLE CITY**  
**CITY COUNCIL MEETING MINUTES**  
**January 21, 2026, at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Dan Catlin; Councilmembers: Joey Campbell, Todd Sands, Wayne Olsen, Jenny Chamberlain, Val Preslar; Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, Record/Planning & Zoning Administrator Emily Teaters, City Attorney Bruce Jenkins, City Prosecutor Jerry Jaeger.

**A. CALL TO ORDER – 6:00 PM**

<https://www.youtube.com/live/TmRvZ44TvyQ?si=6CCJSCTBh6k9P7nr&t=29>

Mayor Catlin called the meeting to order at 6:00 p.m. Councilman Sands led the Pledge of Allegiance. Invocation was led by Councilwoman Chamberlain.

**B. APPROVAL OF AGENDA:**

<https://www.youtube.com/live/TmRvZ44TvyQ?si=S1zyqhpNXGDyGwLy&t=106>

1. The Council reviewed the agenda.

*Councilwoman Preslar made a motion to approve the agenda as written. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.*

2. There were no declarations of conflicts from the Council.

**C. CONSENT AGENDA:**

[https://www.youtube.com/live/TmRvZ44TvyQ?si=\\_yww1af10ZhRQ6rN&t=126](https://www.youtube.com/live/TmRvZ44TvyQ?si=_yww1af10ZhRQ6rN&t=126)

1. Review and possible approval of meeting minutes from January 7, 2026, City Council Meeting.

*Councilman Campbell made a motion to approve the meeting minutes from January 7<sup>th</sup>, 2026. Councilwoman Preslar seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.*

2. Review and possible approval of City Expenditures from December 2025.

*Councilman Olsen made a motion to table this item. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.*

**D. PUBLIC FORUM:**

<https://www.youtube.com/live/TmRvZ44TvyQ?si=l7V28biIwmbUJNBH&t=204>

Mayor Catlin opened the public forum. Dean Haymore spoke during this time commenting on the lots approved for Firelights in relation to more churches. Mayor Catlin closed the public forum.

## E. BUSINESS:

1. **Discussion and possible action** on a Nightly Rental Application for 2 W Willow Lane, submitted by Travis and Janiece Olds. Tax ID: T-WLAN-1, current zoning is R-1-20 Single Family Residential.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=n5tzYxiz37RPdCGy&t=308>

Planning Commission Chair Dean Haymore summarized the comments from the Public Hearing at the last meeting. The Council briefly discussed the item with staff.

*Councilwoman Chamberlain made a motion to approve the Nightly Rental Permit Application submitted by Travis and Janiece Olds for number 2 W Willow Lane. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.*

2. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending Title 8, Chapter 1, updating the utility billing process.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=gyb149SDmsBHeJXY&t=472>

Ben Billingsley provided background information on the ordinance, went over the corrections made, and answered questions from the Council. The Council discussed the motion.

*Councilman Sands made a motion to adopt Ordinance 2026.XX amending Title 8, Chapter 1 of City Code, billing delinquency discontinuation of service, as presented on the redline version, updating the utility billing delinquency and discounted procedures.*

*Councilwoman Preslar seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.*

3. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending Title 9, Chapter 4, adopting the Wildland-Urban Interface Code.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=Y1Z495LFICpEiX23&t=788>

Ben introduced this item by presenting a slideshow going over the requirements established in the 2025 House Bill 48. He provided a high-level overview of HB48, explained the Wildland-Urban Interface (WUI) code, and outlined how it will affect the citizens and the actions the city will need to take moving forward. Ben responded to questions from Mayor Catlin regarding building permits and code officials. Councilman Olsen brought up his concerns with adopting the WUI code. The Council discussed the code, risk maps, and fees.

*Councilwoman Preslar made a motion to adopt Ordinance 2026.XX amending Title 9 Building Code Regulations, Chapter 4 Fire Code Adopted, to adopt the Utah Wildland-Urban Interface Code. Councilwoman Chamberlain seconded the motion. Motion carried, 5-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.*

4. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending Title 3, Chapter 1, Section 5, clarifying the business license renewal deadline.

[https://www.youtube.com/live/TmRvZ44TvyQ?si=CbPjKpuLn51xk\\_dM&t=2569](https://www.youtube.com/live/TmRvZ44TvyQ?si=CbPjKpuLn51xk_dM&t=2569)

Emily introduced this item summarizing the Ordinance and proposed deadline, also answering questions from Councilman Sands regarding business license renewals.

*Councilman Campbell made a motion to approve Ordinance 2026.XX amending Title 3, Chapter 1, Section 5, clarifying the business license renewal deadline. Councilwoman*

*Chamberlain seconded the motion. Motion carried, 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – ay, Joey Campbell – aye.*

5. **Discussion** on Water Shortage Contingency Planning.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=wCutHWmo6Esd2cNq&t=2866>

Ben introduced this item, noting that the purpose of the discussion is to get direction on moving forward with policy development for a water shortage contingency plan. Ben presented a slideshow going over drought stage establishment, water budget and usage reduction, and Toquerville’s Secondary Water System (TSWS). The Council discussed the WCWCD contingency plan and drought stages. Ben continued his presentation discussing different options for developing a drought policy with the Council and staff.

6. **Discussion** on continuation of Yoppify services.

[https://www.youtube.com/live/TmRvZ44TvyQ?si=6-ItDFV\\_KUyeQy9h&t=5344](https://www.youtube.com/live/TmRvZ44TvyQ?si=6-ItDFV_KUyeQy9h&t=5344)

Ben summarized the use of Yoppify and its cost, answering questions from the council. The council discussed this item with staff.

7. **Discussion** on Toquerville Code Enforcement.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=c3zt5aNdim5XfcLc&t=5659>

Mayor Catlin went over the City’s current code enforcement process and suggested combining it with the building inspector position. The Council and staff discussed enforcement. City Prosecutor Jerry Jaeger offered his input and continued into his presentation of item #8.

8. Update from City Prosecutor Jaeger and 2025 Summary.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=rJHK1-3JQfoeL8WC&t=6896>

City Prosecutor Jerry Jaeger went over the process of taking complaints to the Justice Court and answered questions from Council.

9. Open and Public Meetings Act Training facilitated by Attorney Jenkins.

<https://www.youtube.com/live/TmRvZ44TvyQ?si=r8cFuJYwo7ehwSLx&t=8482>

The Council took a quick break. City Attorney Bruce Jenkins provided Open and Public Meetings Act training for the City Council.

**F. CLOSED SESSION:**

The Council moved into a closed session at 8:40 pm.

*Councilman Sands made a motion to move into a closed session to discuss litigation, security, property acquisition or sale of the character and professional competence of physical or mental health of an individual. Councilwoman Preslar seconded the motion. Motion carried 5-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.*

The Council moved out of a closed session at 9:23 pm.

*Councilwoman Chamberlain made a motion to move out of a closed session. Councilwoman Preslar seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.*

**G. ADJOURN:**

Mayor Catlin adjourned the meeting at 9:23 pm.

***Councilman Campbell made a motion to adjourn the City Council meeting. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.***

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Mayor – Dan Catlin

Date

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Attest: City Recorder – Emily Teaters

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