



**TOQUERVILLE CITY  
PLANNING COMMISSION MEETING MINUTES**

**January 14, 2026, at 6:00 pm  
212 N. Toquer Blvd, Toquerville Utah**

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

**A. CALL TO ORDER:**

[https://www.youtube.com/live/XJWGfDCiBX0?si=gnS\\_xsmV3AktVGTB&t=7](https://www.youtube.com/live/XJWGfDCiBX0?si=gnS_xsmV3AktVGTB&t=7)

Chair Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Leavitt 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/XJWGfDCiBX0?si=kdp6dAx0x10nb7N7&t=108>

The Commissioners reviewed the agenda.

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

**C. CONSENT AGENDA:**

<https://www.youtube.com/live/XJWGfDCiBX0?si=DPhvrP9L5bGGZ8vu&t=125>

1. Review and possible approval of meeting minutes from December 10, 2025, Planning Commission Meetings.

*Commissioner Harrison made a motion to approve the meeting minutes from December 10, 2025. Commissioner Christensen seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

**D. BUSINESS ITEM(S):**

1. **Discussion and possible approval** 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/XJWGfDCiBX0?si=GGCwpM86FZbRcTXn&t=160>

Emily Teaters introduced this item by summarizing the submitted application. She provided clarification on how the distance between rentals is measured. The Commissioners moved into a Public Hearing.

*Commissioner Leavitt made a motion to move into a Public Hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

**A. Public Hearing:** Public input is sought 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.

Gary Lunt brought up concerns with a potential conflict of wanting to rent out a long-term next door. The Commissioners moved back into the regular meeting.



*Commissioner Allinson made a motion to close the public hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

Chair Haymore brought up his concerns with the rental.

*Commissioner Harrison made a motion to recommend approval of the Nightly Rental Permit Application submitted by Travis and Janiece Olds for 2 W Willow Lane.*

*Commissioner Leavitt seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

2. **Discussion and possible approval** of a Preliminary Plat Application submitted by Firelight Development for phases four through seven of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-3-1-10-441-PV1 & T-3-1-10-442-PV1).

<https://www.youtube.com/live/XJWGfDCiBX0?si=rbS4x15L7pPt7C7q&t=549>

Emily introduced the item, displaying phases 4-7 on a map and noting mistakes that should be clarified in the motion. Darrin LeFevre answered commissioners' questions regarding road maintenance. Stephen Wood from Firelight Development addressed questions about private streets and parking. Emily conveyed a question from the Attorney about rock wall maintenance responsibilities. Chair Haymore expressed concerns about drainage. Adam Allen from American Consulting and Engineering addressed questions about the design plans for detention ponds and drainage within the community. The Commissioners moved into a Public Hearing.

*Commissioner Leavitt made a motion to open the Public Hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

- A. **Public Hearing:** Public input is sought on a Preliminary Plat Application submitted by Firelight Development for phases four through seven of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-3-1-10-441-PV1 & T-3-1-10-442-PV1). Lynn Olds spoke during this time regarding the Westfield Connection Road. Adam responded to Lynn's comments stating the road tie-in will be shown on the next plat. The commissioners further discussed the Westfield connection with Adam and Stephen. Gary Lunt spoke regarding whether the ponds are reviewed by the state hydrologist. The Commissioners moved back into the regular meeting.

*Commissioner Christensen made a motion to close the Public Hearing. Commissioner Allinson seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

The commissioners further discussed this item. Commissioner Allinson brought up bonus densities.

*Commissioner Christensen made a motion that Planning Commission as a preliminary land use authority approve the Preliminary Plat for phases four through seven in Residential Planning Area 1 of the Firelight MPDO, with the corrections of the private to public right of way and cross-section as well as the easement added. Also noting that this approval is preconditioned upon a hillside development permit being approved prior to final plat approval if required. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.*

3. **Discussion and possible approval** of a Preliminary Plat Application submitted by Firelight



Development for phases eight through sixteen of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-100-A, T-3-1-10-142-A, T-3-1-3-200-PV1, T-199-PV1, T-196-PV1, T-1231, T-3-1-3-201-PV1, T-101-PV1, T-197- PV1, & T-104-A-1, T-3-1-10-140-PV1, T-3-1-3-232-PV1).

<https://www.youtube.com/live/XJWGfDCiBX0?si=yA-vvsb4zzdxYBMg&t=2613>

Emily introduced this item sharing a map that showed phases eight through sixteen. She went over the preliminary plat noting is has area that isn't owned by Firelight yet, also noting some newer Tax IDs weren't included on the agenda item. Chair Haymore asked for some clarification on the Preliminary Plat. The Commissioners moved into a Public Hearing.

***Commissioner Leavitt made a motion to open the Public Hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.***

- A. Public Hearing:** Public input is sought on Preliminary Plat Application submitted by Firelight Development for phases eight through sixteen of Residential Planning Area 1 within the Firelight MPDO (Tax ID's T-100-A, T-3-1-10-142-A, T-3-1-3-200-PV1, T-199-PV1, T-196-PV1, T-1231, T-3-1-3-201-PV1, T-101-PV1, T-197- PV1, & T-104-A-1, T-3-1-10-140-PV1, T-3-1-3-232-PV1).
- There were no comments from the public. The Commissioners moved back into the regular meeting.

***Commissioner Harrison made a motion to close the Public Hearing. Commissioner Allison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.***

The Commissioners further discussed this item

***Commissioner Harrison made a motion that the Planning Commission as a preliminary land use authority give conditional approval of the Preliminary Plat for phases eight through sixteen in Residential Planning Area 1 of the Firelight MPDO, finding that the application is complete under 10-19C-3 and the City Subdivision Submittal Policy, and that this approval is preconditioned upon a Hillside Development Permit being approved prior to final plat approval, as well as the addendum to the Firelight Development Agreement allowing for conditional approvals is recorded. Commissioner Christensen seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.***

## **E. REPORTS:**

[https://www.youtube.com/live/XJWGfDCiBX0?si=OB\\_kWZoLahShMSUi&t=3314](https://www.youtube.com/live/XJWGfDCiBX0?si=OB_kWZoLahShMSUi&t=3314)

### **1. Planning Commission Chair**

Chair Haymore noted that reports will now be at the end of the meetings moving forward as requested by Mayor Catlin.

### **2. Planning Commissioners**

Commissioner Leavitt brought up concerns with speed limits throughout the city.

### **3. Planning & Zoning Administrator, Emily Teaters**

Emily reported on the code revisions she's working on in between applications. Commissioner Leavitt mentioned concerns with a home that received a Certificate of Occupancy while out of compliance.

4. Assistant City Manager, Darrin LeFevre

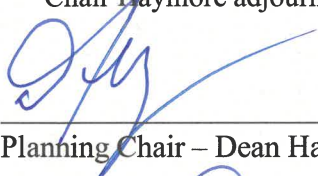
Darrin provided updates on projects in Toquerville. A TDS line was moved on the South cut, Boulder Ridge subdivision is progressing toward paving, and IME Automations is behind on construction. He also shared progress pictures from Sunriver Firelight. Darrin answered questions from Commissioner Christensen about the opening of the new Ash Creek Special Service District Facility.

Gary Lunt brought up concerns regarding flooding.

**F. ADJOURN:**

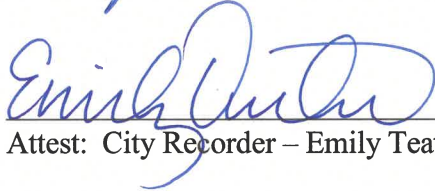
***Commissioner Leavitt made a motion to Adjourn. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mila Allinson – aye.***

Chair Haymore adjourned the meeting at 7:22 pm.



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Planning Chair – Dean Haymore

11 March 2026  
Date



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Attest: City Recorder – Emily Teaters

