

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
March 18, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/6aTZvzmRp9o?si=zL8mbd2S86m_E1-Z&t=15

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

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/6aTZvzmRp9o?si=DO_Y1x_AWwG3J44s&t=104

1. The Council reviewed the agenda.

Councilman Campbell made a motion to approve the order of the agenda. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Todd Sands – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – aye.

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

C. CONSENT AGENDA:

https://www.youtube.com/live/6aTZvzmRp9o?si=KDtagRrCS-xaw_58&t=125

1. Review and possible approval of meeting minutes from March 4, 2026, City Council Meeting.

Councilman Sands made a motion to approve the meeting minutes from March 4, 2026, City Council Meeting. Councilwoman Chamberlain seconded the motion. Motion carried 3-0. Todd Sands – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – abstain.

2. Review and possible approval of City Expenditures from February 2026.

Councilman Campbell made a motion to approve the expenditures for February 2026. Councilman Sands seconded the motion. Motion carried 3-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – abstain, Todd Sands – aye.

D. PRESENTATION:

https://www.youtube.com/live/6aTZvzmRp9o?si=BWSH_RqH9gpFkXWj&t=188

1. Audit Presentation – Marcus Arbuckle, Keddington and Christensen
Marcus Arbuckle presented the audit report for Toquerville City and provided an overview of the reports included in the audit. He reviewed the financial statements, internal controls, and

state compliance, and summarized the findings. Marcus also answered the council's questions regarding internal control opinions and a notice from the State Auditor's Office regarding PIDs (Public Infrastructure Districts).

E. PUBLIC FORUM:

<https://www.youtube.com/live/6aTZvzmRp9o?si=sGDT9s-Jr57o4T15&t=1010>

Mayor Catlin opened the public forum. There were no comments from the public. Mayor Catlin closed the public forum.

F. BUSINESS:

1. **Discussion and possible action** on a Conditional Use Permit Application for the maximum height of an accessory building located at 184 S Ash Creek Drive, submitted by Spencer Richins. Tax ID: T-11-B, current zoning is R-1-20 Single Family Residential.

<https://www.youtube.com/live/6aTZvzmRp9o?si=MST8D7QJmiPqPY4G&t=1040>

Spencer Richins spoke during this item providing more detail on the accessory building and answered questions from the council. Councilman Olsen brought up concerns with the application process. Attorney Gothard explained the purpose of a Conditional Use Permit.

Councilwoman Chamberlain made a motion to approve the conditional use permit for the maximum height of an accessory building located at 184 S Ash Creek Drive, with no conditions. Councilman Campbell seconded the motion. Motion carried 4-0. Todd Sands – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – aye.

2. **Discussion and possible action** on a Conditional Use Permit Application for a radio tower located at 370 W Shangri-La Drive, submitted by Brandon Nielsen on behalf of Ray and Kathy Bence. Tax ID: T-163-C-1-A, current zoning is MU-20 Multiple Use.

<https://www.youtube.com/live/6aTZvzmRp9o?si=hCpwEcYwbCq2Wxz7&t=1455>

Brandon Nielsen introduced himself to the Council as the contractor who built the radio tower. Brandon gave an overview of the tower and property. Emily summarized the application and the purpose of a review from City Council, also noting that any approval given should be conditional on a variance for the height of the tower. Attorney Gothard recommended another condition for completing the boundary adjustment. The council discussed the use of the radio tower and the license for the FM radio station.

Councilman Campbell made a motion to approve the conditional use permit for a radio tower at 370 W Shangri-La Drive, with the setbacks presented and the conditions that the variance of the height of the tower be approved and that the lot line adjustment and conveyance documents be recorded. Councilwoman Chamberlain seconded the motion. Motion carried 3-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – nay.

3. **Discussion and possible action** on a Hillside Development Permit submitted by Firelight Development Inc./SRC Landholdings, LLC for Indigo @ Firelight, Phase 1. Tax ID: T-182-A and T-3-15-110.

<https://www.youtube.com/live/6aTZvzmRp9o?si=hgXnDaWHKkpXWU1m&t=2266>

Darrin introduced the item by providing additional detail on the submitted application, including the applicable hillside ordinance and the reviews completed. Darrin and Adam Allen, with American Consulting and Engineering, answered Councilman Olsen's questions regarding limitations on the lots. Attorney Gothard listed conditions to be included in the motion and noted the Planning Commission's discussion regarding retaining walls.

Councilman Campbell made a motion to approve the Hillside Development Permit submitted by Firelight Development Inc./SRC Landholdings, LLC for Indigo at Firelight, Phase 1, with the conditions that the restoration bond is in place, that note 10 page 1 is removed, and proof of the CCR's and Final Plat of who will be maintaining rock walls. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Todd Sands – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – aye.

4. **Discussion and possible action** on Resolution 2026.XX – a resolution amending meeting frequency for the Chief Toquer Reservoir Recreation Committee.
https://www.youtube.com/live/6aTZvzmRp9o?si=6QMWU5iNIK80w_vi&t=2997
The Council briefly discussed this item.

Councilman Olsen made a motion to approve Business item F4 for moving the meeting dates. Councilman Campbell seconded the motion. Motion carried 4-0. Todd Sands – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – aye.

5. **Discussion and possible action** on the appointment of the Chief Toquer Reservoir Recreation Committee.
<https://www.youtube.com/live/6aTZvzmRp9o?si=zDMUIGdXzNLWTZNB&t=3151>
Mayor Catlin listed the appointed members of the Chief Toquer Reservoir Committee.

Dan Catlin (mayor), Bailey Guthrie (staff), Corey Cram (WCWCD), Matt Goodrich (ACSSD), Jack Alexander (resident), Lynn Olds (resident), Mike Walker (resident).

The Council discussed the appointed members.

Councilman Campbell made a motion to approve the committee for Chief Toquer Reservoir. Councilwoman Chamberlain seconded the motion. Motion carried 3-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Todd Sands – aye.

G. WORK ITEMS:

1. **Discussion** on the FY26-27 Strategic Plan.
<https://www.youtube.com/live/6aTZvzmRp9o?si=jbNBO0hRNDw7sca7&t=3395>
Ben Billingsley introduced the item by providing a summary of the strategic plan. Darrin and Ben answered the council's questions regarding comments from the open house. Councilman Sands raised concerns regarding some of the listed priorities. The council and staff discussed emergency services, community trail development, and progress on Westfield Park.
2. **Discussion** on circulating an RFP for Economic Development.
<https://www.youtube.com/live/6aTZvzmRp9o?si=reqTBdlDrhFdnFfR&t=4272>
Ben shared a presentation on the item. He reviewed the City's current approach to economic development, related objectives, options for an RFP, and the possibility of forming a selection committee. He also outlined next steps moving forward. The Council discussed concerns about issuing an RFP for economic development and what types of commercial development they want. Ben answered the Council's questions regarding the RFP circulation process.
3. **Discussion** on Ordinance 2026.XX – Property Tax Revenue and Truth in Taxation Policy.
<https://www.youtube.com/live/6aTZvzmRp9o?si=uD4PSDY9J3suoavF&t=6537>

Ben presented a slideshow on this item, noting that it was part of a strategic directive from the previous year. He reviewed the importance of property tax revenue, provided an overview of truth in taxation, and summarized the proposed policy. Councilman Campbell raised his concerns and Ben answered the Council's questions regarding truth in taxation and property tax increases in relation to new growth.

H. CALENDAR OF EVENTS:

<https://www.youtube.com/live/6aTZvzmRp9o?si=bRzprLbUJ8bkrG1y&t=7920>

Mayor Catlin reviewed the calendar of events.

I. CLOSED SESSION:

<https://www.youtube.com/live/6aTZvzmRp9o?si=c5XlxzMtkZ3RL6sW&t=7985>

The Council moved into a closed session at 8:14pm.

Councilman Campbell 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 Chamberlain seconded the motion. Motion carried 4-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

The Council moved out of a closed session at 8:20pm

Councilman Campbell made a motion to move out of a closed session. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

J. ADJOURN:

Mayor Catlin adjourned the meeting at 8:20pm.

Councilwoman Chamberlain made a motion to adjourn. Councilman Campbell seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters