

**TOQUERVILLE CITY  
PLANNING COMMISSION MEETING MINUTES**

**March 11, 2026, at 6:00 pm  
212 N. Toquer Blvd, Toquerville Utah**

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

**A. CALL TO ORDER – 6:00 PM**

<https://www.youtube.com/live/4VsaR5ofWro?si=kz18Hq7kq5kzmVhL&t=6>

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

**B. APPROVAL OF AGENDA:**

[https://www.youtube.com/live/4VsaR5ofWro?si=RLv\\_vuaQR-DpPjss&t=144](https://www.youtube.com/live/4VsaR5ofWro?si=RLv_vuaQR-DpPjss&t=144)

1. The Commissioners reviewed the agenda.

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

**C. CONSENT AGENDA:**

[https://www.youtube.com/live/4VsaR5ofWro?si=As4EyMb0LZqD\\_2Li&t=156](https://www.youtube.com/live/4VsaR5ofWro?si=As4EyMb0LZqD_2Li&t=156)

1. Review and possible approval of meeting minutes from January 14, 2026, Planning Commission Meeting.

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

**D. BUSINESS:**

1. **Discussion and possible recommendation** as the Hillside Review Board 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/4VsaR5ofWro?si=DmPBm2kRC6jrThIL&t=187>

Darrin LeFevre introduced the item by providing an overview of the submitted application and the review process. He listed several requirements for a Hillside Development Permit and answered the commissioner's questions regarding the construction plans. Adam Allen, with American Consulting and Engineering, answered the commissioner's questions regarding retaining walls and ownership. Attorney Kayla Gothard answered questions regarding future maintenance of the walls. The commissioners continued their discussion of the Hillside Development Permit with input from Tad Griffiths in the audience. Attorney Gothard reviewed corrections needed on the plans.

*Commissioner Harrison made a motion to recommend approval of the Hillside Development Permit for Phase 1 of the Indigo at Firelight subdivision, with the changes of removing note 10 on page 1 and showing access to the easement. Commissioner Leavitt seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mark Welker – aye.*

2. **Discussion and possible approval** of a preliminary site plan for a parking lot extension at Sapp Bros Travel Center, submitted by Tad Griffiths of Royal T Enterprises, Inc. Tax ID: T-3-0-27-3410 and T-3-0-27-315.  
<https://www.youtube.com/live/4VsaR5ofWro?si=pepVQun4uXcC0KHY&t=1886>  
Emily Teaters introduced this item. She went over the site plan submitted, summarizing the work to be done, also going over previously submitted items. Both Darrin and Emily answered questions from the commissioners regarding the parking lot extension. Emily noted adding a 1-year expiration of the site plan in the motion. Attorney Gothard also recommended adding an expiration date.

*Commissioner Leavitt made a motion to approve the preliminary site plan for the Sapp Bros Travel Center parking lot expansion subject to staff comments, commercial design standards, JUC review, all applicable Toquerville City standards and specifications, and approval of the final site plan and construction drawings prior to development, also a 1-year expiration. Commissioner Harrison seconded the motion. Motion carried 5-0. Dean Haymore – aye, Glenn Leavitt – aye, Angela Harrison – aye, Lonnie Christensen – aye, Mark Welker – aye.*

3. **Discussion** of the purpose and key elements of Toquerville City’s General Plan.  
<https://www.youtube.com/live/4VsaR5ofWro?si=3mhqtfPrwmlsJpES&t=2272>  
Emily gave a presentation on the City’s General Plan, providing a high-level overview of the key elements that apply to Planning Commission. Emily, along with Darrin, answered questions from the commissioners while going over modern income housing, water conservation, land use goals, future growth, transportation, and economic development.

#### **E. REPORTS:**

<https://www.youtube.com/live/4VsaR5ofWro?si=b7fWcs3wEHeckMxj&t=4742>


1. Planning Commission Chair  
Chair Haymore brought up concerns regarding Rocky Mountain Power and the Solid Waste District.
2. Planning Commissioners  
There were no reports from the commissioners.
3. Planning & Zoning Administrator, Emily Teaters  
Emily reported on current development applications under review and code revisions that will be on future agendas.
4. Assistant City Manager, Darrin LeFevre  
Darrin provided updates on Boulder Ridge Development, a water line project in Anderson Junction, Chief Toquer Reservoir, and the new pump house for the water district.

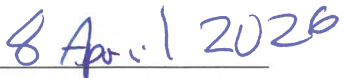
#### **F. ADJOURN:**


<https://www.youtube.com/live/4VsaR5ofWro?si=onx55oV8f2djDMs0&t=5400>

**Commissioner Christensen 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, Mark Welker – aye.**

Chair Haymore adjourned the meeting at 7:30pm.

  
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Planning Chair – Dean Haymore

  
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Date

  
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Attest: ~~City Recorder – Emily Teaters~~  
Deputy Recorder Mary Dockstader