

PLANNING COMMISSION

May 13, 2026, at 6:00 p.m.

212 N. Toquer Blvd.
Toquerville, Utah 84774

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING WILL BE HELD TO TAKE COMMENTS ON THE FOLLOWING ITEMS DURING THE REGULAR PLANNING COMMISSION MEETING ON MAY 13, 2026, BEGINNING AT 6:00 P.M.:

1. **Zoning Change Application** submitted by All Star Excavating, LLC for the property located at Tax ID: T-125-H. The current zoning is Agricultural (A-1 District), and the proposed zoning is Agricultural (A-0.5 District).
2. **General Plan Amendment Application** submitted by Nolan Pearson. The application proposes a Future Land Use Map amendment to change the designation for Tax ID: T-149 from Residential to Agricultural. If approved, the designation would support open space and agricultural uses. This may include zoning such as Agricultural (A-0.5 and A-1), other zones that permit agricultural uses (such as MU-20), open space, large lot residential, and agricultural or open space-related uses.
3. **Zone Change Application** submitted by Nolan Pearson for the property located at Tax ID: T-149. The current zoning is Single-Family Residential (R-1-20 District), and the proposed zoning is Agricultural (A-0.5 District).
4. **Nightly Rental Application** for 220 W Old Church Road, submitted by Jared Darger. Tax ID: T-91-B-4, current zoning is Agricultural (A-1 District).
5. **Preliminary Plat Application** submitted by Firelight Development for phases one through three of Residential Planning Area 11 (PA-11) within the Firelight MPDO (Tax IDs T-3-1-11-340, T-3-1-11-342, T-3-1-11-330, T-182-A, T-182-B, and T-1237). The site, located south of Sunset Avenue and west of Mulberry Drive, is currently zoned Single Family Residential (R-1-20).
6. **Pre-Annexation Agreement** between Toquerville City and Solara Communities, LLC and RE Developers, LLC for Tax ID: 3151-A-1-HV, a 200-acre property currently located in unincorporated Washington County, Utah, proposed for residential development.
7. **Development Agreement** between Toquerville City, Solara Communities, LLC, and RE Developers, LLC for the Solara Project, a proposed 200-acre development including up

to 1,500 residential units (single-family homes, townhomes, and multi-family units) located on Tax ID: 3151-A-1-HV.

8. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 3, Section 1 of the Toquerville City Code to add provisions establishing a process for the removal of any Planning Commission member.
9. **Ordinance 2026.XX** – an ordinance amending and restating Title 10, Chapter 19D, Section 16 of the Toquerville City Code to update improvement completion assurance requirements and clarify installation warranty obligations.
10. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 17, Section 4, Subsection H of the Toquerville City Code to provide that the City’s standard cap on nightly rental licenses will not apply to developments where nightly rentals are specifically authorized in a development agreement that has been approved by City Council through the required legislative process for land use regulations (Utah Code 10-20-508(20-508(2)(a)(iii)). In such cases, the number and terms of nightly rentals will be governed by the applicable development agreement.

Copies of applications, plans, and ordinance drafts are available for review at the Toquerville City Office located at 212 N. Toquer Blvd.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Recorder’s Office at (435) 635-1094, at least 48 hours in advance. This Notice will be posted on the State website at <http://pmn.utah.gov>, the Toquerville City website at www.toquerville.org, and the City Office Boards. Posted April 30, 2026, by Toquerville City Recorder, Emily Teaters.