



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**April 8, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/iTvG9_eJ7co?si=q6ROV42uChv-zTxF&t=66

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

B. APPROVAL OF AGENDA:

1. Approval of agenda order.

https://www.youtube.com/live/iTvG9_eJ7co?si=Ksuu7sC57K-4sYQl&t=167

Chair Haymore brought up his concerns with agenda items #3 and #4. Attorney Gothard recommended that the Commissioners consolidate agenda items #2 and #3 into one discussion with separate votes and clarified the difference between pre-annexation and normal annexation. The Commissioners discussed the agenda items. Chair Haymore also shared his concerns with the Commissioners being contacted individually regarding agenda items.

Commissioner Leavitt made a motion to adopt the agenda and consolidate items two and three as one discussion item. Commissioner Harrison seconded the motion. Motion carried 4-1.

Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Mila Allinson – aye, Dean Haymore – nay.

C. CONSENT AGENDA:

https://www.youtube.com/live/iTvG9_eJ7co?si=xCpznrcOaFm1TVjZ&t=610

1. Review and possible approval of meeting minutes from March 11, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to accept the minutes as posted from the March 11, 2026, Planning Commission meeting. Commissioner Harrison seconded the motion.

Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Haymore – aye, Mila Allinson – abstain.

D. BUSINESS:

1. **Discussion and possible recommendation** as the Hillside Review Board on a Hillside Development Permit submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.

https://www.youtube.com/live/iTvG9_eJ7co?si=4ULwn2F0i5py1844&t=665

Darrin LeFevre requested the item be tabled on behalf of the applicant.

Commissioner Harrison made a motion to table the item based on what Mr. LeFevre described. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn



Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Haymore – aye, Mila Allinson – aye.

Discussion and possible recommendation on a Pre-Annexation Agreement between Toquerville City and Solara Communities, LLC for Tax ID: 3151-A-1-HV, a 200-acre property currently located in unincorporated Washington County, Utah, proposed for residential and commercial development.

https://www.youtube.com/live/iTvG9_eJ7co?si=4dBgEqUD2ffBoFLa&t=716

Attorney Gothard summarized the pre-annexation agreement and development agreement. Aaron Tilton with Solara Communities presented a high-level overview of the proposed development and provided additional details regarding the approximately 200-acre property. He reviewed approvals previously granted by Washington County and discussed prior meetings with the Washington County Water Conservancy District (WCWCD). Aaron stated that the item was being presented at the request of Toquerville City and WCWCD officials and noted that DR Horton would serve as the home builder.

Chair Haymore asked questions regarding the proposed PID, and Ben Billingsley clarified that the PID would be through Washington County rather than Toquerville City. Aaron also stated that multiple studies had been completed and responded to questions from Commissioner Welker regarding access to the development.

The Planning Commission discussed housing opportunities in Toquerville, the proposed nightly rental concept, project density, and potential impacts and benefits to the City. Aaron reviewed conceptual layouts showing the various housing product types and noted that the development agreement with Washington County includes ultra-efficient water standards. The commission and staff discussed scheduling a field visit to the property and compiling a list of additional items for further review. Attorney Gothard also responded to questions from Commissioner Allinson regarding the creation of a new zoning district and outlined additional agreement items that would require further review.

Commissioner Harrison made a motion to table the item for more information including access provision, the development agreement for 75 units, last unapproved redline agreement, environmental impact study, cost of water, latest agreement with Washington County Water Conservancy District, correction on page 4 section F, and a tour of the land, as well as the ‘will serve’ letters, PID formation documents, and that its added to the agenda for May 13th.

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

- A. Public Hearing:** Public input is sought on a Pre-Annexation Agreement between Toquerville City and Solara Communities, LLC for Tax ID: 3151-A-1-HV, a 200-acre property currently located in unincorporated Washington County, Utah, proposed for residential and commercial development.

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

Commissioner Allinson made a motion to close the public hearing.

Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt –



aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – aye.

Discussion and possible recommendation on a 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) and commercial space, located on Tax ID: 3151-A-1-HV.

https://www.youtube.com/live/iTvG9_eJ7co?si=4dBgEqUD2ffBoFLa&t=716

The Planning Commission discussed this item in conjunction with item #2.

Commissioner Harrison made a motion to table item 3, the development agreement, as per everything previously listed in item 2. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – aye.

A. Public Hearing: Public input is sought on a 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) and commercial space, located on Tax ID: 3151-A-1-HV.

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

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

4. Discussion and possible recommendation on Ordinance 2026.XX – an ordinance amending Title 10, Chapter 17, Section 4, Subsection H of the Toquerville City Code to exempt residential culinary connections covered by the Solara Project Development Agreement from the nightly rental license cap.

https://www.youtube.com/live/iTvG9_eJ7co?si=5CDyULHpLGgI3DYT&t=7673

The commissioners briefly discussed this item. Attorney Gothard recommended to table the item until more information is received.

Commissioner Leavitt made a motion to table the item pending further information. Commissioner Harrison seconded the motion. Motion carried 5-0. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – aye.

A. Public Hearing: Public input is sought on Ordinance 2026.XX – an ordinance amending Title 10, Chapter 17, Section 4, Subsection H of the Toquerville City Code to exempt residential culinary connections covered by the Solara Project Development Agreement from the nightly rental license cap.

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.



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

5. **Discussion and possible recommendation** on Ordinance 2026.XX – an ordinance amending the Official Zoning Map of Toquerville City to reflect previously approved rezonings.

https://www.youtube.com/live/iTvG9_eJ7co?si=dlxiHclSBRCQWmR9&t=7891

Attorney Gothard summarized the ordinance and listed the previously approved rezonings. The Commissioners and staff briefly discussed this item.

Commissioner Allinson made a motion to recommend approval of Ordinance 2026.XX amending the Official Zoning Map of Toquerville City to reflect previously approved rezonings. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – aye.

- A. **Public Hearing:** Public input is sought on Ordinance 2026.XX – an ordinance amending the Official Zoning Map of Toquerville City to reflect previously approved rezonings.

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

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

6. **Discussion and possible recommendation** on Ordinance 2026.XX – an ordinance amending and restating Title 10, Chapter 19D, Section 16 of the Toquerville City Code to updated improvement completion assurance requirements and clarify installation warranty obligations.

https://www.youtube.com/live/iTvG9_eJ7co?si=byDfO37T0fT19FGw&t=8084

Darrin LeFevre introduced this item and noted that the Ordinance brings the City into compliance with state statute. Attorney Gothard noted this isn't the most recent version and recommended tabling the item.

Commissioner Leavitt made a motion to table this agenda item until next month so all the changes can be updated. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila

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

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

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

E. REPORTS:

https://www.youtube.com/live/iTvG9_eJ7co?si=L35JvaHGZ7lp4pvE&t=8270

1. Planning Commission Chair
No reports.
2. Planning Commissioners
No reports.
3. Assistant City Manager, Darrin LeFevre
Darrin provided updates on IME Automations, Sapp Bros grand opening, the Anderson Junction waterline project, and a groundbreaking at Indigo at Firelight.

F. ADJOURN:

https://www.youtube.com/live/iTvG9_eJ7co?si=Yfue3riWC7s5Vqhb&t=8423

Commissioner Leavitt motioned to adjourn. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – aye.

Chair Haymore adjourned the meeting at 8:20pm.



Planning Chair – Dean Haymore

13 MAY 2026
Date



Attest: City Recorder – Emily Teaters

