

TOQUERVILLE CITY COUNCIL
Regular Business Meeting Agenda
May 20, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at <https://www.youtube.com/@toquervillecity>

A. CALL TO ORDER:

1. Call to Order – Mayor Dan Catlin
2. Pledge of Allegiance – Councilman Campbell
3. Statements of Belief/Opening Prayer – Councilwoman Chamberlain

B. APPROVAL OF AGENDA:

1. Approval of Agenda Order
2. Disclosures and Declarations of Conflicts from Council Members and Mayor.

C. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from May 6, 2026, City Council Meeting.
2. Review and possible approval of City Expenditures from April 2026.

D. REPORTS:

1. City Council Board Reports

E. PRESENTATION:

1. Washington County Sheriff's Office

F. PUBLIC FORUM:

Limit three (3) minutes per person; please address the microphone and state full name and address. Please note there may be no response by any city official during this time. For specific questions, please contact staff directly.

G. PUBLIC HEARING:

1. Tentative Budget for Fiscal Year 2026-2027
2. Fiscal Year 2026-2027 Compensation Schedule for Executive Municipal Officers

H. BUSINESS ITEMS:

1. **Statement** that Toquerville City is considering levying a property tax rate for Fiscal Year 2026-2027 that exceeds the certified tax rate, which would generate approximately \$98,000 in additional ad valorem tax revenue, an approximate increase of 33.8%, for the purpose of funding legal expenses, pavement preservation, and General Fund department operations. If the City proceeds with the proposed tax rate increase, the City will provide notice of and conduct a public hearing at which members of the public will have an opportunity to comment on the proposed tax rate increase.

2. **Discussion and possible action** on a 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).All Star Zone Change.
3. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending the official zoning map of Toquerville City for Tax ID: T-125-H from Agricultural A-1 District to Agricultural A-0.5 District. Zone Change Application submitted by All Star Excavating, LLC.
4. **Discussion and possible action** on a 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.
5. **Discussion and possible action** 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) located on Tax ID: 3151-A-1-HV.
6. **Discussion and possible action** on 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.
7. **Discussion and review** of the Annual Fraud Risk Assessment.
8. **Discussion and possible action** to replace a community representative on the Chief Toquer Reservoir Recreation Committee.
9. **Discussion and possible action** 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.
10. **Discussion and possible action** on Ordinance 2026.XX – an ordinance imposing a local option sales and use tax pursuant to Utah Code § 59-12-2215; providing for the tax rate, effective date, and use of revenues; and related matters.
11. **Discussion and possible action** on 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.
12. **Discussion and possible action** on Change Order #002 in the amount of \$16,216.20 for additional excavation work in Westfield Park.

I. WORK ITEMS:

1. **Discussion** on joining the Zion Regional Collaborative.
2. **Discussion** on tree height and maintenance.

J. CALENDAR OF EVENTS:

1. Memorial Day Commemoration Program – Saturday, May 23 at the Toquerville Cemetery – 10:00 a.m.
2. Summer Community Clean-up – Saturday and Sunday, June 6 and 7 at Center Street Park, Westfield Park, TRE Park & Toquerville Heights.
3. Movies in the Park – Friday, June 12 at Center Street Park.
4. VOLUNTEERS NEEDED for Ash Creek Streambank Clean-up – Saturday, June 13 at Center Street Park – 8:00 a.m.

K. CLOSED MEETING: Discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual (*if needed*).

L. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.org and posted at the City Office Building at 212 N Toquer Blvd. Posted May 19, 2026, by Toquerville City Recorder, Emily Teaters.