



**TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES**

**May 20, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/gVgnC9uk03w?si=CEYkmb64PFoqw2Vm&t=11>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/gVgnC9uk03w?si=PIJyJU6tKQrLzGSi&t=97>

1. The Council reviewed the agenda.

Councilman Campbell made a motion to approve the agenda order as is. Councilwoman Preslar seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/gVgnC9uk03w?si=BBWx44GMBLuwzUdl&t=120>

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

Councilwoman Preslar made a motion to approve the meeting minutes from May 6, 2026, City Council meeting. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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

Councilman Sands made a motion to approve the City Expenditures from April 2026. Councilwoman Preslar seconded the motion. Motion carried 4-1. Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

D. REPORTS:

<https://www.youtube.com/live/gVgnC9uk03w?si=ftw8-023OsGuZQg&t=188>

1. City Council Board Reports

Councilman Sands reported on the Hurricane Valley Fire District Board meeting he attended, as well as the Southwest Mosquito Abatement Board. Councilwoman Chamberlain reported on the Zion Regional Collaborative meeting she attended.



PRESENTATION:

<https://www.youtube.com/live/gVgnC9uk03w?si=pWL-hi4cySgN5KYi&t=524>

1. Washington County Sheriff's Office

Sergeant Obray with the Washington County Sheriff's Office provided some updates on the designated contract patrol time in Toquerville as well as new traffic and cover units. Sergeant Obray answered questions from the Council regarding the Drug Task Force and new development.

F. PUBLIC FORUM:

<https://www.youtube.com/live/gVgnC9uk03w?si=s4BYZ3inlVhmST93&t=996>

Mayor Catlin opened the public forum. Kathy Bence spoke during this item regarding the last Planning Commission meeting and items on the agenda. Dave Esquer spoke about the Solara development annexation. Mayor Catlin closed the public forum.

G. PUBLIC HEARING:

<https://www.youtube.com/live/gVgnC9uk03w?si=xo0-LQgLXJvBTkj2&t=1294>

1. Tentative Budget for Fiscal Year 2026-2027

City Manager Ben Billingsley shared changes made to Fund 41, an increase in the Westfield Park budget, and a reduction in the projection of building permits. Mayor Catlin opened the public hearing. There were no comments from the public. Mayor Catlin closed the public hearing.

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

Ben explained that every year cities are required to hold a public hearing as it relates to compensation for municipal officers. Ben noted this will be on the agenda for the next City Council meeting. The cost of living adjustment is proposed at 2.7% and the merit is 4%. Mayor Catlin opened the public hearing. There were no comments from the public. Mayor Catlin closed the public hearing.

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 and 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 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.

<https://www.youtube.com/live/gVgnC9uk03w?si=DPSdawrOEkadAdJY&t=1529>

Mayor Catlin introduced this item noting that it was part of the Truth in Taxation process.

- 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).

<https://www.youtube.com/live/gVgnC9uk03w?si=hkZEE95AFpk2ubtc&t=1579>

Emily Teaters introduced this item summarizing the completion of the application and Planning Commission's recommendation of approval.

Councilman Sands made a motion to approve the nightly rental application for 220 W Old Church Road submitted by Jared Darger. Councilman Campbell seconded the motion.



Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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.

https://www.youtube.com/live/gVgnC9uk03w?si=xl32jl_1JF-0fLYf&t=1691

Emily summarized the completed application and its review from Planning Commission. The Council briefly discussed this item.

Councilman Sands made a motion to approve Ordinance 2026.XX 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. Councilwoman Preslar seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – abstain, Val Preslar – aye, Todd Sands – aye.

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.

<https://www.youtube.com/live/gVgnC9uk03w?si=BgGGDCRznBGsYWhm&t=1866>

Attorney Gothard recommended items #4 and #5 be consolidated into one discussion and voted on separately. The Council discussed combining the Pre-Annexation and Development Agreement discussions.

Councilman Sands made a motion to combine the discussion for business items #4 and #5. Councilman Campbell seconded the motion. Motion carried 4-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

Aaron Tilton, representing Solara Communities, LLC, provided an overview of the proposed development, including site tours and reviews conducted with the Planning Commission. Mr. Tilton also discussed concerns regarding the City's review process and project timeline. Mayor Catlin expressed concerns related to both the proposed pre-annexation agreement and development agreement. Ben Billingsley gave an overview of the fiscal impact analysis and responded to questions from Councilman Sands regarding discussion at a previous Planning Commission meeting about the timing of City expenses and revenues associated with the development. The Council, staff, and applicant discussed the potential impacts of the development on the City, including proposed nightly rentals. The Council then discussed potential motions.

Councilman Campbell made a motion to approve Ordinance 2026.XX approving the pre-annexation agreement with changes to the development agreement that will be stated in the next motion. Councilman Sands seconded the motion. Motion carried 4-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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.

<https://www.youtube.com/live/gVgnC9uk03w?si=66jMFpAn780NfyAQ&t=6675>

This item was discussed alongside item #4. The Council and staff discussed nightly rentals in the development agreement and impact fees. The Council discussed what to include in the motion.

Councilman Campbell made a motion to approve Ordinance 2026.XX, the Development Agreement with Solara, with the changes or removing Exhibit E and re-stating that impact fee credits can be discussed on a case-by-case basis and allowing nightly rentals at 10% of the total density.

The Council continued their discussion regarding the total number of nightly rentals allowed. Councilman Campbell re-stated his motion adding the number of nightly rentals.

Councilman Campbell made a motion to approve the development agreement between Solara and Toquerville City, Ordinance 2026.XX, with the changes of removing exhibit E from the development agreement and stating that future impact fee credits will be discussed on a case-by-case basis, and that we lower the actual nightly rentals down to 150 units or 10% of the total ERU's.

The Council continued to discuss this item and the terms of the motion. Councilman Sands stated he would second the motion if amended to 100 units. Councilman Campbell amended his motion.

Councilman Campbell made a motion to approve the development agreement between Solara and Toquerville City, Ordinance 2026.XX, with the changes of removing exhibit E from the development agreement and stating that future impact fee credits will be discussed on a case-by-case basis, and that we lower the actual nightly rentals down to 100 units. Councilman Sands seconded the motion. Motion failed 3-2. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – nay, Val Preslar – nay, Todd Sands – aye.

Motion failed. The Council clarified the terms included in Councilman Campbell's motion and discussed re-considering the prior motion.

Councilman Campbell made a motion to reconsider his prior motion. Councilman Sands seconded the motion. Motion carried 4-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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.

<https://www.youtube.com/live/gVgnC9uk03w?si=RltvDgHoBgYTgqOX&t=8622>

Attorney Gothard summarized the proposed ordinance. The Council discussed the nightly rental limit.



Councilman Sands made a motion to approve Ordinance 2026.XX, amending Title 10, Chapter 17 to exempt residential culinary connection covered by a development agreement, approved through the process for establishing a land use regulation. Councilman Campbell seconded the motion. Motion carried 4-1. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – nay, Joey Campbell – aye.

7. **Discussion and review** of the Annual Fraud Risk Assessment.

<https://www.youtube.com/live/gVgnC9uk03w?si=aT5xuitQVHuZ2E2X&t=9198>

Ben noted this item needs to be presented to the governing body as part of the audit process. Ben provided an overview of the Fraud Risk Assessment and how money is handled through the City. Councilman Olsen left the meeting at 8:36pm.

8. **Discussion and possible action** to replace a community representative on the Chief Toquer Reservoir Recreation Committee.

<https://www.youtube.com/live/gVgnC9uk03w?si=39mx6kmQc7nzUbU2&t=9552>

Mayor Catlin introduced this item noting that Leli Fotu will be the new community representative.

Councilwoman Chamberlain made a motion to appoint Leli Fotu on the Toquerville Reservoir Recreation Committee. Councilwoman Preslar seconded the motion. Motion carried 4-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye.

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.

<https://www.youtube.com/live/gVgnC9uk03w?si=rCVffOXy3RSOeyBl&t=9641>

Darrin LeFevre introduced this item providing an overview of the proposed ordinance. Attorney Gothard went over the changes made in the ordinance and answered questions from the Council.

Councilman Chamberlain made a motion to approve Ordinance 2026.XX, updating the requirements for completion assurance bonds and warranty obligations, with the correction in C-1-A of putting the acronym “ICA” next to the thing that it represents. Councilman Campbell seconded the motion. Motion carried 4-0. Roll call vote: Joey Campbell – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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.

<https://www.youtube.com/live/gVgnC9uk03w?si=Dv34ERu0nNpe2bX4&t=9953>

Mayor Catlin introduced this item. Ben noted that the item had been discussed previously as a work item, is included in the Strategic Plan, and is identified as a new revenue source in the tentative budget. The Council discussed the proposed ordinance.

Councilwoman Preslar made a motion to approve Ordinance 2026.XX, imposing a local option sales and use tax. Councilman Campbell seconded the motion. Motion carried 4-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye.



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.

<https://www.youtube.com/live/gVgnC9uk03w?si=dsH414JTAeorBbgn&t=10175>

Mayor Catlin introduced this item by addressing questions raised during the previous Planning Commission meeting. Attorney Gothard provided an overview of the ordinance and discussed additional changes that could be made. The Council and staff discussed adding causes. Kathy Bence spoke during the public comment period regarding the proposed changes.

Councilwoman Chamberlain made a motion to deny item #11 from tonight's agenda and send it back to Planning Commission. Councilwoman Preslar seconded the motion.

Motion carried 4-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye.

12. **Discussion and possible action** on Change Order #002 in the amount of \$16,216.20 for additional excavation work in Westfield Park.

<https://www.youtube.com/live/gVgnC9uk03w?si=nyAxjU3svIVVbtF8&t=10794>

Darrin went over the change order and additional work to be done. The Council discussed the change order.

Councilman Campbell made a motion to approve Change Order #002 in the amount of \$16,216.20. Councilwoman Preslar seconded the motion. Motion carried 4-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye.

I. WORK ITEMS:

1. **Discussion** on joining the Zion Regional Collaborative.

<https://www.youtube.com/live/gVgnC9uk03w?si=t2MXzEKwLl4LwpqV&t=11106>

Councilwoman Chamberlain introduced this item and summarized a meeting she attended with the Zion Regional Collaborative. Ben presented a table showing contributions from other cities. The Council and staff discussed the purpose and benefits of joining the Zion Regional Collaborative. Mayor Catlin suggested we request a presentation to learn more about what our participation and contribution would entail.

2. **Discussion** on tree height and maintenance.

<https://www.youtube.com/live/gVgnC9uk03w?si=coRn9x4rTnORVLwk&t=11832>

The Council moved this item to the next meeting.

J. CALENDAR OF EVENTS:

<https://www.youtube.com/live/gVgnC9uk03w?si=0GughtRX6D40flvU&t=11870>

Mayor Catlin reviewed the calendar of events.

K. CLOSED SESSION:

Not needed.

L. ADJOURN:

Mayor Catlin adjourned the meeting at 9:26pm.

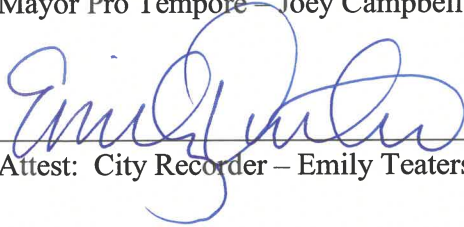
Councilwoman Preslar made a motion to adjourn. Councilman Campbell seconded the motion. Motion carried 4-0. Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye, Joey Campbell – aye.



Mayor Pro Tempore Joey Campbell

6/3/2024

Date



Attest: City Recorder – Emily Teaters

