

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
June 3, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/w-fn1-GpyAg?si=bQk9IAwlC7lhwbET&t=1>

Mayor Pro Temp Campbell called the meeting to order at 6:00 p.m. Councilman Olsen led the Pledge of Allegiance. Invocation was led by Councilman Sands.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/w-fn1-GpyAg?si=pRBa51RtPV09BDyg&t=65>

1. The Council reviewed the agenda.

Councilwoman Chamberlain made a motion to approve the agenda order. Councilman Sands seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/w-fn1-GpyAg?si=x3KyCzjqigsoW0Th&t=92>

1. Review and possible approval of meeting minutes from May 20, 2026, City Council Meeting.

Councilwoman Chamberlain noted that she asked for more clarification on the minutes.

Councilwoman Chamberlain made a motion to approve the updated meeting minutes from May 20. Councilman Sands seconded the motion. Motion carried 3-0. Jenny Chamberlain – aye, Todd Sands – aye, Joey Campbell – aye, Wayne Olsen – abstain.

D. CITY DEPARTMENT REPORTS:

<https://www.youtube.com/live/w-fn1-GpyAg?si=m869VFMBNPAMcyS9&t=147>

1. Ash Creek Special Services District Representative – Mike Chandler
Mayor Pro Temp Campbell reported on behalf of Mike Chandler. He reported on a public hearing that was held for bonds to be issued.

2. Hurricane Valley Fire District Representative – Chief Robert Hooper
Chief Tyler Ames reported on behalf of Chief Robert Hooper. He reported that there were 17 incidents in Toquerville during the month of May, including 1 fire, 12 EMS calls, and 4 other calls. Chief Ames noted that there had been 16 wildland fires in the county and provided

updates on the Snowfield and Blue Springs fires. He also reported that the fire department received new Life Pack monitors.

3. Assistant City Manager – Darrin LeFevre
Darrin LeFevre provided photos showing progress on new development in Toquerville. Darrin shared updates on Firelight Development, Chief Toquer Reservoir, Boulder Ridge Subdivision, and Westfield Park.
4. City Manager – Ben Billingsley
Ben Billingsley reported that the City has been working with the fire district to identify which areas are subject to the Wildland-Urban Interface Code. He also reported on an advisory board meeting for the Water District that he attended, noting that the district is not anticipating a water shortage stage declaration. Finally, Ben reported on the Chief Toquer Reservoir Recreation Committee and funding options for recreation.

E. PUBLIC FORUM:

<https://www.youtube.com/live/w-fn1-GpyAg?si=JnPncxvmJ4SYRuWP&t=1025>

Mayor Pro Temp Campbell opened the public forum. Brian McNary spoke during this time regarding Dr Horton homes, providing photo handouts of one of their subdivisions. Brian shared his concerns with the Solara Development pre-annexation that's been discussed in previous meetings. Mayor Pro Temp Campbell closed the public forum.

F. PUBLIC HEARING:

1. General Plan Amendment Application proposing a Future Land Use Map amendment to change the designation for Tax ID: T-149 from Residential to Agricultural.

<https://www.youtube.com/live/w-fn1-GpyAg?si=qM05emKtyjO039og&t=1299>

Councilwoman Chamberlain made a motion to open the public hearing for F1. Councilman Olsen seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

Mayor Pro Temp Campbell opened the public hearing. Lore Cole spoke during this time. Mayor Pro Temp Campbell closed the public hearing.

Councilwoman Chamberlain made a motion to close the public hearing for F1. Councilman Campbell seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

2. Amend the Fiscal Year 2025-2026 Budget.

<https://www.youtube.com/live/w-fn1-GpyAg?si=x6RiRaXAd9W18ZaD&t=1397>

Councilwoman Chamberlain made a motion to open the public hearing for F2. Councilman Olsen seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

Mayor Pro Temp Campbell opened the public hearing. There were no comments from the public. Mayor Pro Temp Campbell closed the public hearing.

Councilman Sands made a motion to close the public hearing for F2. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

3. Fiscal Year 2026-2027 Interim Budget.
https://www.youtube.com/live/w-fn1-GpyAg?si=hTqu_R-vo3y2vFL6&t=1454

Councilwoman Chamberlain made a motion to open the public hearing for the Fiscal Year 2026-2027 Interim Budget. Councilman Olsen seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

Mayor Pro Temp Campbell opened the public hearing. There were no comments from the public. Mayor Pro Temp Campbell closed the public hearing.

Councilwoman Chamberlain made a motion to close the public hearing for the Fiscal Year 2026-2027 Interim Budget. Councilman Olsen seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

G. BUSINESS:

1. **Discussion** on determining the materiality of an MPDO Modification Application Submitted by Firelight Development, Inc.

<https://www.youtube.com/live/w-fn1-GpyAg?si=MS3HgPkg9krivz5w&t=1497>

Emily Teaters introduced this item. Emily noted that in the Development Agreement with Firelight, if they wish to make modifications it has to go before Council to determine if the modifications are material or not. Emily summarized the proposed modifications. The Council briefly discussed this item.

Councilwoman Chamberlain made a motion to find that the proposed modifications to the Firelight MPDO are material changes as defined by the MPDO development agreement, and direct staff to process the application accordingly. Councilman Sands seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

2. **Discussion and possible action** on a General Plan Amendment Application submitted by Nolan Pearson. The application proposes a Future Land Use amendment to change the designation for Tax ID: T-149 from Residential to Agricultural.

https://www.youtube.com/live/w-fn1-GpyAg?si=pdwUqmTNgeC_yJd_&t=1606

Emily Teaters introduced the item and summarized the submitted application. She noted that the item had previously gone before the Planning Commission for a public hearing, and the Planning Commission recommended approval. Mayor Pro Temp Campbell provided an overview of previous General Plan amendments. Nolan Pearson then spoke regarding the current zoning of the parcel.

Councilwoman Chamberlain made a motion to approve the General Plan Amendment submitted by Nolan and Laura Pearson to change the designation on the Future Land Use map for Tax ID: T-149 from Residential to Agricultural. Councilman Campbell seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – 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-149 from Residential R-1-20 District to Agricultural A-0.5 District. Zone Change Application submitted by Nolan and Laura Pearson.

<https://www.youtube.com/live/w-fn1-GpyAg?si=mNLNQRtLSII9KODF&t=1848>

The Council briefly discussed this item.

Councilwoman Chamberlain made a motion to approve Ordinance 2026.XX, an ordinance amending the official zoning map of Toquerville City for Tax ID: T-149 from Residential R-1-20 District to Agricultural A-0.5 District. Councilman Sands seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

4. **Discussion and possible action** on Ordinance 2026.XX – an ordinance adopting the Toquerville City Compensation Schedule for Fiscal Year 2026-2027.
<https://www.youtube.com/live/w-fn1-GpyAg?si=WvpQBpY5YWkyni2R&t=1915>
Ben Billingsley provided a brief presentation on the compensation schedule. He noted that state statute requires all municipal officers to have a compensation schedule adopted annually. Ben reviewed the cost-of-living adjustment (COLA) and merit increases. He answered questions from Mayor Pro Temp Campbell and Brian McNary regarding the process for merit increases. Councilman Olsen shared his concerns regarding merit increases. Ben also responded to questions from Councilman Sands, clarifying that a merit increase moves an employee up within their pay range rather than increasing the pay range itself.

Councilman Sands made a motion to approve Ordinance 2026.XX Fiscal year 2026-2027 compensation schedule. Councilwoman Chamberlain seconded the motion. Motion carried 3-1. Roll call vote: Wayne Olsen – nay, Jenny Chamberlain – aye, Joey Campbell – aye, Todd Sands – aye.

5. **Discussion and possible action** on Resolution 2026.XX – a resolution amending the Toquerville City Budget for Fiscal Year 2025-2026.
https://www.youtube.com/live/w-fn1-GpyAg?si=GaJK_SOSXap3s0LW&t=2271
Ben Billingsley introduced this item providing an overview of the proposed budget amendment. Ben mentioned the City has been operating under a temporary spending control measure since February. Ben went over the changes made such as an increase in legal expenses, eliminating a trail's planning grant, increasing the Westfield Park budget and how it's funded, and an increase in appropriations and expenses on the Parkway project.

Councilman Sands made a motion to approve Resolution 2026.XX fiscal year 2025-2026 amended budget. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Roll call vote: Todd Sands – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

6. **Discussion and possible action** on Resolution 2026.XX – a resolution adopting the Toquerville City Interim Budget for Fiscal year 2026-2027.
https://www.youtube.com/live/w-fn1-GpyAg?si=7eZWKfD_xT0fpH2n&t=2636
Ben Billingsley introduced this item going over the purpose of an Interim Budget, noting that it is a new concept for entities considering Truth in Taxation as part of their budget process. Ben explained that the interim budget establishes authority from July 1 until the final budget is adopted. Ben went over the changes in the interim budget such as a reduction in permit revenue, reduction in legal expenses, reduction in street maintenance, proportional department reductions, and re-allocated code enforcement wages.

Councilman Olsen made a motion to approve business item G6, discussion and possible action on Resolution 2026.XX for the City's interim budget for Fiscal year 2026-2027.

Councilman Sands seconded the motion. Motion carried 4-0. Roll call vote: Todd Sands – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

H. WORK ITEMS:

<https://www.youtube.com/live/w-fn1-GpyAg?si=h1ry9CYp5SaUiLI6&t=2895>

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

Councilman Olsen introduced this item sharing his concerns with the current enforcement of tree height maintenance along the main roads in Toquerville. Councilman Olsen recommended enforcing the code on a complaint basis. Attorney Gothard went over the ordinance and shared her concerns with not enforcing the tree height maintenance. Councilman Sands shared his concerns with the City’s liability by not enforcing the code. The Council and staff discussed different options for maintenance and City processes for enforcement.

I. CALENDAR OF EVENTS:

<https://www.youtube.com/live/w-fn1-GpyAg?si=b-FYhnzOyPVVn3Z&t=3796>

Mayor Pro Temp Campbell reviewed the calendar of events.

J. CLOSED SESSION:

<https://www.youtube.com/live/w-fn1-GpyAg?si=oMLE3RJAW9Ac1J1S&t=3834>

The Council moved into a closed session at 7:03pm.

Councilman Sands made a motion to move into a closed session to discuss litigation, security, property acquisition or sale of the character and professional competence of physical or mental health of an individual. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

The Council moved out of a closed session at 8:43pm

Councilman Olsen made a motion to move out of a closed session. Councilwoman Chamberlain seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye.

K. ADJOURN:

Mayor Pro Temp Campbell adjourned the meeting at 8:44pm.

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

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters