



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**May 13, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Chair: Dean Haymore; Commissioners: Glenn Leavitt, Angela Harrison, Mila Allinson, Lonnie Christensen; Commissioner Alternates: Mark Welker; Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, City Recorder & Planning/Zoning Administrator Emily Teaters, Attorney Bruce Jenkins.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/HqR3s67iXcU?si=cfQrVEyRfqDs6-0x&t=7>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/HqR3s67iXcU?si=G28U3HWBkwIO6FA-&t=134>

1. Approval of agenda order.

The Commissioners shared their concerns with the Public Hearings and Business items being separated on the agenda. Commissioner Allinson requested to move agenda item #10 to #2. The commissioners discussed the agenda with staff.

Commissioner Allinson made a motion to adjust the agenda to move the public hearings so that they're individually attached to each of the 10 items, also to move current item #10 in regards to the process of removing a Planning Commissioner to item #2. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. CONSENT AGENDA:

<https://www.youtube.com/live/HqR3s67iXcU?si=8kH7zV5Phhtrvie5&t=590>

1. Review and possible approval of meeting minutes from April 8, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to accept the minutes from April 8, 2026. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – abstain.

D. BUSINESS:

1. **Discussion and possible approval of a 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).

<https://www.youtube.com/live/HqR3s67iXcU?si=UWSIW6IPWDX9gFTW&t=660>



Emily Teaters introduced this item by summarizing the application and preliminary plat. She noted that any motion should be conditional upon approval of a hillside development permit. The commissioners then moved into the public hearing.

Adam Allen clarified that the lots adjacent to Sunset Avenue will be one-half acre in size. Adam and Stephen Wood answered questions from the commissioners regarding the Westfield Road connection, equipment on city streets, and dust control measures. Attorney Bruce Jenkins provided comments regarding a power easement agreement.

Commissioner Christensen made a motion that the Planning Commission as the land use authority grant conditional approval of phases one through three of Residential Planning Area 11 within the Firelight MPDO, finding that the application is complete under 10-19-C-3 and the city's subdivision submittal policy that the approval is preconditioned upon a hillside development permit being approved prior to the final plat approval, and the land being purchased by the developer. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

A. Public Hearing: public input is sought on a Preliminary Plat Application 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).

Chair Haymore opened the public hearing. Kelly Schroeder spoke during this item regarding what phases will be next to Sunset Ave. Bruce Mackay brought up concerns with equipment on City streets and having secondary access. The Commissioners moved back into discussion.

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

The Commissioners moved on to item #10.

2. Discussion and possible recommendation on a Zone 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).

<https://www.youtube.com/live/HqR3s67iXcU?si=wX1bSDFqMPWovBHK&t=3059>
The Planning Commission moved into the public hearing.

Emily Teaters noted that the only change between A-1 and A-0.5 will be the lot size. Darrin LeFevre answered questions from the Commissioners regarding Hunter Lane.



Commissioner Allinson made a motion to recommend approval of the Zone Change Application submitted by All Star Excavating, LLC, for the property located at Tax ID: T-125-H. Commissioner Christensen seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

A. Public Hearing: public input is sought on a Zone Change Application for Tax ID: T-125-H. The current zoning is Agricultural (A-1 District), and the proposed zoning is Agricultural (A-0.5 District).
Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.

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, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

3. Discussion and possible recommendation on a 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.
<https://www.youtube.com/live/HqR3s67iXcU?si=2Nu9rYxxvdXj8nf0&t=3465>
Emily Teaters introduced this item summarizing the submitted application and how it can fit into the General Plan. The Planning Commission moved into the public hearing.

Nolan Pearson spoke during this item regarding his application. Nolan answered questions from Commissioner Christensen about lighting and dust mitigation for a potential riding arena.

Commissioner Harrison made a motion to recommend approval of the General Plan Amendment submitted by Nolan and Laura Pearson to change the designation of the future land use map for Tax ID: T-149 from Residential to Agricultural. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

A. Public Hearing: public input is sought on a General Plan Amendment Application proposing a Future Land Use Map amendment to change the designation for Tax ID: T-149 from Residential to Agricultural.
Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.



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

4. **Discussion and possible recommendation** on a 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).

<https://www.youtube.com/live/HqR3s67iXcU?si=YuXKzafCwwqSdRKp&t=3802>

The planning Commission moved into public hearing.

Commissioner Harrison made a motion to recommend approval of the Zone Change Application submitted by Nolan Pearson for the property located at Tax ID: T-149, preconditioned upon approval of the General Plan Amendment for the same parcel by the City Council. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

- A. **Public Hearing:** public input is sought on a Zone Change Application for 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).

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.

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

5. **Discussion and possible recommendation** 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/HqR3s67iXcU?si=ao7SBEI2VOHIO1zw&t=3901>

Emily Teaters introduced this item summarizing the submitted application. The Planning Commission moved into the public hearing.

Emily noted the property-owner will be responsible for responding to any complaints received regarding the nightly rental, they have a limit of 10 occupants, and there are no other nightly rentals within 500 feet.

Commissioner Christensen made a motion to recommend approval of the Nightly Rental Application submitted by Jared Darger for 220 W Old Church Road. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.



A. Public Hearing: public input is sought 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).

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.

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, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

- 6. Discussion and possible recommendation** 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/HqR3s67iXcU?si=tgZWoblPfqQjaSi9&t=4069>

The Planning Commission moved into the public hearing.

Attorney Jenkins shared a presentation going over the Utah State Code requirements for development and pre-annexation agreements. Attorney Jenkins answered questions from the commissioners regarding access to the development. Darrin LeFevre answered questions from Chair Haymore regarding BLM land next to the Solara development. The Commissioners and staff discussed the review process for pre-annexation and development agreements. Aaron Tilton spoke during this item regarding development and building timelines as well as the public infrastructure district related to the development. The Commissioners discussed making a motion to combine the public hearing for items #6, #7, and #8.

Commissioner Harrison made a motion to combine #6, #7, and #8 public hearings. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

The Planning Commission moved back into a public hearing.

The Planning Commission took a recess at 8:31pm and reconvened at 8:45pm.

The Planning Commission continued their discussion on the pre-annexation agreement. Emily clarified some of the comments that were made during the public hearings. Emily listed some of the items the City has control over and can negotiate, and property tax affected by the development. Attorney Jenkins answered questions from Commissioner Allinson about a comment made regarding potential lawsuits from existing developers. Attorney Jenkins elaborated on the LUDMA (Land Use Development Management Act) process for annexations and negotiations that can be made regarding the agreements. Emily noted that if the Planning Commission wants to recommend approval they can also recommend conditions with it. Attorney Jenkins responded to more questions from the commissioners regarding billing for water. Attorney Jenkins stated that if it stays with the county, the county will bill for the water. Attorney Jenkins continued his presentation on the State Code requirements and processes that allow for the pre-annexation and



development agreements. Aaron Tilton answered questions regarding access to the development. Attorney Jenkins continued his presentation. The Commissioners went back to discussing the pre-annexation agreement as well as the checklist review items in City code.

Commissioner Christensen made a motion to move forward on recommending approval of the Pre-Annexation Agreement for the Solara project between Solara Communities and Toquerville City. Commissioner Leavitt seconded the motion. Motion failed 2-3. Lonnie Christensen – aye, Dean Haymore – nay, Angela Harrison – nay, Glenn Leavitt – aye, Mila Allinson – nay.

Motion failed. The Commissioners and staff discussed making a second motion.

Commissioner Allinson made a motion to recommend to city council that we deny the Pre-Annexation Agreement. Commissioner Harrison seconded the motion. Motion carried 3-2. Lonnie Christensen – nay, Mila Allinson – aye, Dean Haymore – aye, Angela Harrison – aye, Glenn Leavitt – nay.

A. Public Hearing: public input is sought 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. Chair Haymore opened the public hearing. Dave Esquer shared his concerns with the pre-annexation and development agreements, affordable housing, and new development coming into Toquerville. Gary Chaves spoke during this item regarding the pre-annexation agreement and its compliance with City code. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.

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

B. Public Hearing: 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.

C. 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 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.

Chair Haymore opened the public hearing. Aaron Tilton answered questions regarding DR Hortons affordable housing. Lynn Williams spoke during this time



sharing his concerns with the commercial benefits of the development and approving the development agreement. Lynda Williams asked questions regarding Solara being annexed. Aaron responded to Lynda's questions stating they planned to stay within Washington County and the annexation was requested by the WCWCD at the request of the City. The Commissioners and staff discussed the annexation request and who will provide water for the development. Kathy Bence spoke during this item sharing her concerns about what benefits the city will gain from annexing the development as well as exemptions being made for developers for nightly rentals. Gary Chaves spoke during this item sharing his concerns with the terms of the development agreement and the nightly rental exemption. Mike Franzese spoke during this item about the developments alignment with the City's General Plan. Dave Esquer requested to know who asked for the annexation. Brian McNary spoke during this item regarding Charter Cities. Kathy Bence spoke about the City Manager requesting annexation. Darrin LeFevre and Emily Teaters clarified that the City Manager did not directly request annexation but said that the City would consider it. Chair Haymore closed the public hearing. The Planning Commission moved back into discussion.

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, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

7. **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) located on Tax ID: 3151-A-1-HV. https://www.youtube.com/live/HqR3s67iXcU?si=nQ1db_EFQobG5wLEc&t=13348
This item was discussed in item #6.

Commissioner Allinson made a motion to deny recommendation of the Solara Development Agreement between Toquerville City and Solara, a proposed 200-acre development including up to 1,500 residential units, single-family, townhomes, and multi-family units located on Tax ID: 3151-A-1-HV. Commissioner Harrison seconded the motion. Motion carried 4-1. Lonnie Christensen – nay, Mila Allinson – aye, Dean Haymore – aye, Angela Harrison – aye, Glenn Leavitt – aye.

8. **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 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/HqR3s67iXcU?si=MHyRtxE-5ZnfuAI8&t=13489>
This item was discussed in item #6. Emily Teaters and Attorney Jenkins both noted this item was not tied directly to Solara. Attorney Jenkins and the Commissioners discussed making a recommendation.



Commissioner Harrison made a motion to deny Ordinance 2026.XX, 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.

The Commissioners and staff continued their discussion on the Ordinance and how it will effect development agreements. The Commissioners discussed the motion previously made.

Commissioner Harrison made a motion to deny Ordinance 2026.XX, 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. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

9. **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 update improvement completion assurance requirements and clarify installation warranty obligations.

<https://www.youtube.com/live/HqR3s67iXcU?si=4p6EjB9AHHLi06ih&t=14087>

Darrin LeFevre summarized the ordinance noting it's to bring current code into compliance with state code. Attorney Jenkins talked about how the ordinance relates to LUDMA. The Planning Commission moved into public hearing.

Commissioner Harrison made a motion to recommend approval of Ordinance 2026.XX updating the requirements for assurance bonds and warranty obligations.

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

- 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. The Planning Commission moved back into discussion.

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



10. Discussion and possible recommendation 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/HqR3s67iXcU?si=hKFVzR2S9eQhnWEn&t=1804>

This item was moved to Item #2 during approval of the agenda. Emily introduced the item, noting that it is primarily a housekeeping measure intended to bring the ordinance into compliance with state code. The Planning Commission opened the public hearing.

The Commissioners discussed the proposed ordinance, and Attorney Jenkins answered questions regarding mayoral authority. The commissioners also discussed requiring City Council approval for the removal of a commission member.

Commissioner Leavitt made a motion to adopt the removal process with the amendment that it has to be for cause and subject to the approval of the City Council via vote. Commissioner Harrison seconded the motion. Motion carried 4-1. Lonnie Christensen – nay, Mila Allinson – aye, Dean Haymore – aye, Angela Harrison – aye, Glenn Leavitt – aye.

A. Public Hearing: public input is sought 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.

Chair Haymore opened the public hearing. Kathy Bence shared her concerns with the ordinance. Commissioner Leavitt noted Planning Commissioners are appointed by the Mayor. Commissioner Harrison requested to change the verbiage in the ordinance. Linda Williams spoke during this item sharing her concerns with commissioners being removed. Brian McNary shared his concern with having no due process for the removal of a member. The Planning Commission moved back into discussion.

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, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

E. REPORTS:

<https://www.youtube.com/live/HqR3s67iXcU?si=PeRAsg3ucLaFT5TS&t=14376>

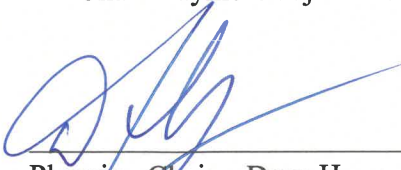
1. Planning Commission Chair
No reports.
2. Planning Commissioners
No reports.
3. Planning & Zoning Administrator – Emily Teaters
Emily reported on development applications that will be before Planning Commission soon.
4. Assistant City Manager, Darrin LeFevre
No reports.

F. ADJOURN:

<https://www.youtube.com/live/HqR3s67iXcU?si=t5Qix1zApuJmz34c&t=14489>

Commissioner Christensen made a motion to adjourn.

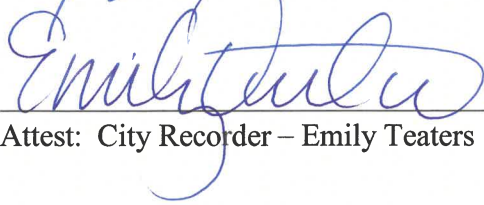
Chair Haymore adjourned the meeting at 10:00pm.



Planning Chair – Dean Haymore

10 June 2026

Date



Attest: City Recorder – Emily Teaters

