



**TOQUERVILLE CITY  
PLANNING COMMISSION MEETING MINUTES**

**June 10, 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: Assistant City Manager Darrin LeFevre, City Recorder & Planning/Zoning Administrator Emily Teaters, Attorney Kayla Gothard; Absent: Commissioner Lonnie Christensen.

**A. CALL TO ORDER – 6:00 PM**

[https://www.youtube.com/live/7-R0UA\\_zKg?si=WQ\\_4k9UJ9RRzlhOm&t=16](https://www.youtube.com/live/7-R0UA_zKg?si=WQ_4k9UJ9RRzlhOm&t=16)

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

**B. APPROVAL OF AGENDA:**

[https://www.youtube.com/live/7-R0UA\\_zKg?si=6gN\\_SKkzUy3L7GuE&t=165](https://www.youtube.com/live/7-R0UA_zKg?si=6gN_SKkzUy3L7GuE&t=165)

1. Approval of agenda order.

Chair Haymore noted that he requested the agenda be changed from staff/applicant report to applicant/staff report.

*Commissioner Leavitt made a motion to accept the agenda as printed. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

**C. CONSENT AGENDA:**

[https://www.youtube.com/live/7-R0UA\\_zKg?si=ZrqfHmZWtCGO0eY-&t=237](https://www.youtube.com/live/7-R0UA_zKg?si=ZrqfHmZWtCGO0eY-&t=237)

1. Review and possible approval of meeting minutes from May 13, 2026, Planning Commission Meeting.

The Commissioners briefly discussed this item.

*Commissioner Leavitt made a motion to approve the meeting minutes from May 13, 2026. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – abstain.*

**D. BUSINESS:**

1. **MPDO Modification Application** submitted by Firelight Development, Inc., proposing a material modification to the Firelight MPDO Plan related to road cross sections.

[https://www.youtube.com/live/7-R0UA\\_zKg?si=fE8q0PmhWF21Zscv&t=310](https://www.youtube.com/live/7-R0UA_zKg?si=fE8q0PmhWF21Zscv&t=310)

**A. Applicant/Staff Report**

Stephen Wood with Firelight introduced this item, noting the application they submitted is related to cross-sections. Stephen went over the different cross-sections and noted the intent is to make the cross-sections clearer. Chair Haymore asked questions regarding maintenance and use of the cross-sections. Stephen explained that the asphalt, curb and gutter will be dedicated to the City, and



anything outside of that will be owned and maintained by a master or sub-association, depending on the location of the street. Darrin LeFevre provided a staff report on the agenda item, going over the standard cross-sections and explaining that this will contribute to the City's master trail system. Darrin noted that the final plat will have notes stating the trails and sidewalks are accessible for use by everyone. Chair Haymore brought up concerns with street parking. Darrin explained that there will be designated parking stalls and no-parking signs on certain streets. The Commissioners and staff discussed the cross-sections and street widths. Emily Teaters pointed out that there is a proposed 10-foot trail in certain areas. Commissioner Welker asked questions regarding the planter strips along the cross-sections. Stephen stated there will be more shrubs and bushes, as well as some places for small trees. The Commissioners and staff discussed motorized scooters and bikes on sidewalks, as well as adding bike lanes.

## **B. Public Hearing**

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

## **C. Discussion and Possible Recommendation**

*Commissioner Harrison made a motion to recommend approval of the MPDO Modification for Sunriver Firelight. Commissioner Leavitt seconded the motion.*

Darrin LeFevre noted that the Planning Commission could make a recommendation to add a bike lane to the cross sections.

*Commissioner Harrison made a motion to recommend approval of the MPDO Amendment Modification for the Sunriver Firelight with the additional possibility of a bike lane being incorporated, for all of Firelight. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

- 2. Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 17, Section 4 of the Toquerville City Code regarding the transfer of nightly rental licenses upon change of ownership of a dwelling.

[https://www.youtube.com/live/7-R0UA\\_zKg?si=RHXn3jao8-AtCud2&t=1507](https://www.youtube.com/live/7-R0UA_zKg?si=RHXn3jao8-AtCud2&t=1507)

### **A. Applicant/Staff Report**

Emily Teaters reported on this item, noting it was at the direction of City Council. Emily pointed out that the agenda item sheet explains that a member of the public spoke during the public forum, asking that nightly rentals be treated more like a business and that licenses be transferable. Emily summarized the proposed changes within the ordinance. Chair Haymore asked questions regarding public notice of the nightly rental change, and Emily explained that notice will not be sent to surrounding property owners because the use of the home would not change.



Commissioner Welker brought up concerns about limiting the transferability of the license. Attorney Gothard noted that the ordinance is currently drafted to allow for any transfer.

**B. Public Hearing**

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

**C. Discussion and Possible Recommendation**

The Commissioners briefly discussed a motion.

*Commissioner Allinson made a motion to recommend approval of Ordinance 2026.XX amending Title 10, Chapter 17, Section 4 of the Toquerville City Code, regarding the transfer of Nightly Rental licenses upon change of ownership of a dwelling. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

3. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 19D, Section 12 of the Toquerville City Code related to fencing regulations and permit requirements. [https://www.youtube.com/live/7-R0UA\\_zKg?si=gsqGNZ16zw6Rq\\_sh&t=1878](https://www.youtube.com/live/7-R0UA_zKg?si=gsqGNZ16zw6Rq_sh&t=1878)

**A. Applicant/Staff Report**

Emily Teaters introduced this item and reviewed the current fencing regulations and proposed ordinance changes. The ordinance was clarified to apply to all fencing within the City, a site triangle requirement was added, fences must allow access to water meter boxes, and barbed wire is permitted in specific zones subject to height restrictions. Commissioner Harrison raised questions regarding pre-existing fences. Commissioner Leavitt asked about the cost to residents of obtaining a land survey, and Emily clarified that the survey requirement had been removed. Commissioner Welker expressed concerns about inspection requirements. The commissioners and staff also discussed fences located within utility easements.

**B. Public Hearing**

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

*Commissioner Welker 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, Mark Welker – aye.*

**C. Discussion and Possible Recommendation**

Emily requested that in the motion they limit D1 to the scope of the items listed. The Commissioners and staff discussed the review process for fence permits.



*Commissioner Welker made a motion to recommend approval on Ordinance 2026.XX an ordinance amending Title 10, Chapter 19D, Section 12 of the Toquerville City Code related to fencing regulations and permit requirements, with the exception of masonry walls, which will be subject to building permits. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

4. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 16A of the Toquerville City Code to establish standards for trails in hillside areas.

[https://www.youtube.com/live/7-R0UA\\_zKg?si=slijAH635g4SMqto&t=3055](https://www.youtube.com/live/7-R0UA_zKg?si=slijAH635g4SMqto&t=3055)

**A. Applicant/Staff Report**

Emily Teaters introduced this item, noting that it was also prepared at the direction of the City Council. She explained that the current code does not allow development on slopes exceeding 30 percent and that standards were added for the development of trails within hillside areas. Development would still be subject to a hillside development permit. Emily then summarized the changes made to the ordinance and the standards that were added.

**B. Public Hearing**

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

**C. Discussion and Possible Recommendation**

*Commissioner Harrison made a motion to recommend approval of Ordinance 2026.XX an ordinance amending Title 10, Chapter 16A of the Toquerville City Code to establish standards for trails in hillside areas. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

5. **Discussion and possible adoption** of the Planning Commission Policies and Procedures Manual.

[https://www.youtube.com/live/7-R0UA\\_zKg?si=DohQsGUSG9eqFLb3&t=3250](https://www.youtube.com/live/7-R0UA_zKg?si=DohQsGUSG9eqFLb3&t=3250)

Emily Teaters introduced this item explain that the Policies and Procedures manual was reviewed by Planning Commission members over the course of a year. The review was finished in January of 2025 but never adopted. The Commissioners and staff discussed changing the format of the manual but not the substance.

*Commissioner Allinson made a motion to adopt the Policies and Procedures Manual for Planning Commission. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.*

**E. REPORTS:**

[https://www.youtube.com/live/7-R0UA\\_zKg?si=JgJ03La81UC5Lxw0&t=3363](https://www.youtube.com/live/7-R0UA_zKg?si=JgJ03La81UC5Lxw0&t=3363)

1. Planning Commission Chair

There were no reports.

2. Planning Commissioners

Commissioner Allinson reported on a meeting she went to for the Southern Utah Bicycle Alliance. She noted that she was asked to provide an update on the Toquerville City Active Transportation Plan.

3. Planning & Zoning Administrator – Emily Teaters

Emily Teaters provided updates on Firelight, a Preliminary Plat received for Phase 3 of Parkside, and a Nightly Rental Permit Application currently in review.

Attorney Kayla Gothard reported that she took a new job with the County.

4. Assistant City Manager, Darrin LeFevre

Darrin LeFevre reported on the Active Transportation Plan. He noted that the Firelight cross-sections previously discussed would help support the plan. Commissioner Allinson shared that the Active Transportation Plan does not come before the Planning Commission for review. Darrin stated that the plan currently includes existing infrastructure. He also shared photos and provided updates on the Firelight development, Chief Toquer Reservoir, Boulder Ridge development, and the pickleball courts at Westfield Park.


Emily Teaters noted there is a movie in the park on Friday, and volunteers are needed for Ash-Creek streambank cleanup at Center Street.

**F. ADJOURN:**

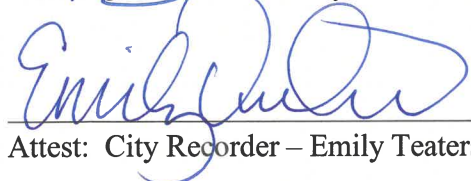
[https://www.youtube.com/live/7-R0UA\\_zKg?si=k1K3uZ8r50HIGN1B&t=4537](https://www.youtube.com/live/7-R0UA_zKg?si=k1K3uZ8r50HIGN1B&t=4537)

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

Chair Haymore adjourned the meeting at 7:15pm.

  
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Planning Chair – Dean Haymore

8 July 2026  
Date

  
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Attest: City Recorder – Emily Teaters

