TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
July 15, 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 Billinglsey, Assistant City Manager Darrin LeFevre, Recorder/Planning & Zoning Administrator Emily Teaters, City Attorney Kayla Gothard.

A. CALL TO ORDER – 6:00 PM

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

B. APPROVAL OF AGENDA:

1. The Council reviewed the agenda.

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

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

C. CONSENT AGENDA:

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

   Councilman Sands noted in the minutes under the public forum that "park" needs to be changed to "development."

   Councilman Sands made a motion to approve the minutes with the so stated change. Councilwoman Preslar seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

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

   Councilwoman Chamberlain made a motion to approve the City Expenditures from June 2026. Councilwoman Preslar seconded the motion. Motion carried 5-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

D. REPORTS:

1. City Council Board Reports
   Councilman Sands reported on the public hearing the Fire District held for the proposed bonds. Mayor Catlin reported on the Washington County Water Conservancy District meeting that was held regarding Solara.

E. PUBLIC FORUM:

https://www.youtube.com/live/lsQosvXMXsA?si=NKcKCJnLzV-Tv17J&t=1

Mayor Catlin opened the public forum. Allen Keller spoke during this time, sharing his concerns with the nightly rental on the agenda for 1115 S. Westfield Road. Dave Hawkins spoke about the 24th of July Celebration and the City's involvement. Mayor Catlin closed the public forum.

F. PRESENTATION:

https://www.youtube.com/live/lsQosvXMXsA?si=TRPIKUxyhkDZiobk&t=391

1. Utah State Parks – Chris Haramoto, Deputy Director

   Chris Haramoto with Utah State Parks introduced himself to the Council. Corey Cram with the Washington County Water Conservancy District introduced himself, noting he is over new projects such as the Chief Toquer Reservoir. Corey provided an update on the progress of Chief Toquer Reservoir and shared background information on the permitting processes. Chris shared the process for developing the recreation area as a State Park at the reservoir. Chris and Corey both addressed comments from Councilman Sands regarding revenue for the reservoir. Mayor Catlin went over the BLM standards for putting in recreation.

G. BUSINESS:

1. **Discussion and possible action** on Resolution 2026.XX – a resolution supporting the transfer of responsibility for development and management of the Chief Toquer Reservoir recreation area to the Division of State Parks.

   https://www.youtube.com/live/lsQosvXMXsA?si=V1zKbPsdIs3xCiUm&t=1100

   Mayor Catlin introduced this item providing background information on the development of the recreation area. Ben Billingsley spoke about the funding sources previously sought out.

   Councilman Campbell made a motion to approve Resolution 2026.XX, a resolution supporting the transfer of responsibility for development and management of the Chief Toquer Reservoir recreation area to the Division of State Parks. Councilman Olsen seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

2. **Discussion and possible action** on Resolution 2026.XX – a resolution dissolving the Chief Toquer Reservoir Recreation Committee.

   https://www.youtube.com/live/lsQosvXMXsA?si=Doguoy5oSJ6ookcM&t=1380

   The Council briefly discussed this item.

   Councilman Campbell made a motion to approve Resolution 2026.XX, a resolution dissolving the Chief Toquer Reservoir Recreation Committee. Councilwoman Preslar seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

3. **Discussion and possible action** on a Nightly Rental Application for 1115 S. Westfield Road, submitted by Derek Bergstrom. Tax ID: T-AHP-A-45, current zoning is Residential (R-1-20 District).

   https://www.youtube.com/live/lsQosvXMXsA?si=2a_BcbF62e5auC1y&t=1451

   Derek Bergstrom spoke during this item regarding his nightly rental. Derek responded to questions from the Council regarding previous operations and emergency contact. Emily Teaters summarized the application sharing the Planning Commission's recommendations of quiet hours and updating the rental listing. Mayor Catlin shared his concerns with the nightly

rental. Attorney Gothard went over the process of revoking a nightly rental license. The Council discussed adding conditions to the license. Councilman Sands shared his concerns with enforcement of the nightly rental. Mayor Catlin opened this item for public comment. Johanna Adam spoke during this time sharing her concerns with the nightly rental and its effect on the neighborhood. Derek Bergstrom responded to previously made comments. The Council continued their discussion on this item and imposing conditions.

Councilman Sands made a motion to approve the nightly rental at 1115 S. Westfield Road adding quiet hours from 10pm to 6am and that the online listing shall be updated to reflect the City's maximum occupancy limit of 10. Councilman Campbell seconded the motion. Motion carried 4-1. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – nay.

4. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending the Toquerville City official Zoning Map for parcels T-3-0-22-233 and T-3-0-27-144 from Residential (R-1-20) to Highway Commercial (H-C). Zone Change Application submitted by Bradley Harrell, BAEF LLC.
https://www.youtube.com/live/lsQosvXMXsA?si=Y9MOFaSwNsguG9Ta&t=3032
Bradley Harrell spoke during this time regarding the proposed zone change. Bradley provided background information on the parcels. The Council and staff discussed the location and ownership of the parcels. Bradley noted that there is a well on the property and a portion of the water rights were donated to the Washington County Water Conservancy District. Mayor Catlin opened the item for public comment. Andre Villegas spoke during this time, sharing his concerns with the zone change location. Mayor Catlin addressed Andres concerns. Mike Walker shared his concerns with the effects development will have on nearby homes. The Council looked at the general plan and its zoning designations. The Council discussed making a motion.

   Councilwoman Chamberlain made a motion to approve Ordinance 2026.XX amending the Toquerville City official Zoning Map for parcels T-3-0-22-233 and T-3-0-27-144 from Residential (R-1-20) to Highway Commercial (H-C). Councilman Campbell seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

5. **Discussion and possible action** on a Conditional Use Permit application for Zion Toquerville Storage, a proposed enclosed vehicle storage and rental facility with related services, located on Tax ID: T-3-0-22-233, off Anderson Junction Road, submitted by Bradley Harrell, BAEF LLC.
https://www.youtube.com/live/lsQosvXMXsA?si=2m2jd6fKnjYEt-xG&t=4614
Bradley Harrel spoke during this time about the development he would like to put in for vehicle storage and rentals. Bradley noted that the first phase of the development will be the most limited regarding traffic. The Council discussed the parcel and the type of commercial development potentially going in. Darrin LeFevre answered questions from Councilman Sands regarding improvements that would be required of the developer. Bradley answered questions from the Council regarding hours of operation and security lighting. Ben Billingsey spoke about the tax revenue from storage facilities. Attorney Gothard went over the uses allowed in the Highway Commercial zone. The Council and staff discussed the conditional use permit and whether it fits the zoning, as well as adding conditions to allow on-site residence for security purposes.

Councilman Campbell made a motion to approve the Conditional Use Permit application for Zion Toquerville Storage located at Tax ID: T-3-0-22-233 adding the ability to have 24-hour security residence on site, and the use only be allowed for the 9 acres shown. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

6. **Discussion and possible action** on approving an agreement with Van Kleinman regarding the historic water tank.
   https://www.youtube.com/live/lsQosvXMXsA?si=jxIyhgSUMDwiIDui&t=6184
   Ben introduced this item noting that there are multiple partners involved in the agreement and not all of them have signed off on it. The Council discussed tabling the item.

   Councilman Campbell made a motion to table business item G6. Councilwoman Preslar seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

7. **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/lsQosvXMXsA?si=7ts_OMI6k0JJnLBD&t=6274
   Attorney Gothard introduced this item noting that amendments were made due to state code changing. Attorney Gothard along with Emily Teaters summarized the changes made.

   Councilwoman Preslar made a motion to approve Ordinance 2026.XX 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. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

8. **Discussion and possible action** on Resolution 2026.XX – a resolution withdrawing support for the Washington County Drug Task Force.
   https://www.youtube.com/live/lsQosvXMXsA?si=wFgHafM3tgD5oDwp&t=6447
   Ben Billingsley introduced this item stating that there is $10,000 budgeted annually for contribution to the Drug Task Force. Ben noted that this resolution directs the Mayor and Staff to proceed forward with the process of withdrawing. Mayor Catlin noted that he and the Mayor from Leeds met with the Washington County Sheriff's Office regarding withdrawing support.

   Councilman Olsen made a motion to approve Resolution 2026.XX, a resolution withdrawing support for the Washington County Drug Task Force. Councilwoman Preslar seconded the motion. Motion caried 3-2. Wayne Olsen – aye, Val Preslar – aye, Jenny Chamberlain – aye, Todd Sands – nay, Joey Campbell – nay.

9. **Discussion and possible action** on use of City materials and communication equipment for a Pioneer Day event.
   https://www.youtube.com/live/lsQosvXMXsA?si=m5nEAZYZ9WVSgjAj&t=6809
   Mayor Catlin introduced this item explaining that the Pioneer Day Event is a state holiday, and he addressed how he feels the City can help support. Ben Billingsley noted there was some confusion and this item is primarily focused on the use of VMS boards. The Council and staff discussed waiving the fees and city support.

Councilman Campbell made a motion to approve the use of City materials and communication equipment for a Pioneer Day event. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

H. WORK ITEMS:

https://www.youtube.com/live/lsQosvXMXsA?si=imo2DdTkjn0lQHBP&t=7875

1. Discussion on the Wildland Urban Interface Map.
   Ben Billinglsey introduced this item noting that they invited Chief Dave Harmon with the Hurricane Valley Fire District to speak on this item, but he is unavailable due to being out on a fire. Ben summarized the purpose of the Wildland Urban Interface code and the process for creating a map. Ben proposed building a map with a border around entitled development areas such as Firelight, Boulder Ridge, and the Anderson Junction area. Darrin LeFevre commented on the cost to create a WUI map noting he doesn't have an exact amount yet. The Council and staff discussed options for creating a map and where to put the border. The Council requested to continue the discussion when Chief Harmon can be present.

I. CLOSED SESSION:

https://www.youtube.com/live/lsQosvXMXsA?si=XeZrbpcdPis65qMD&t=9360

Not needed.

J. CALENDAR OF EVENTS:

https://www.youtube.com/live/lsQosvXMXsA?si=vKVc51zKTK3tReFN&t=9366

Mayor Catlin reviewed the calendar of events.

K. ADJOURN:

https://www.youtube.com/live/lsQosvXMXsA?si=uLki0VcI5bm7IcRP&t=9408

Mayor Catlin adjourned the meeting at 9:44pm.

Councilwoman Chamberlain made a motion to adjourn the meeting. Councilwoman Preslar seconded the motion. Motion carried 5-0. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Wayne Olsen – aye, Joey Campbell – aye.

Mayor – Dan Catlin

8/5/26
Date

Attest: City Recorder – Emily Teaters