



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**July 8, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/Cn-rgLz0he8?si=NY1SNbjzKakn2hel&t=9>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/Cn-rgLz0he8?si=oMmJ3w1KAQl3oC13&t=130>

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda. Commissioner Welker seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/Cn-rgLz0he8?si=JjRIHJ9J3pqeS-Z_&t=171

1. Review and possible approval of meeting minutes from June 10, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to accept the minutes as posted from the last meeting. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

D. BUSINESS:

1. **Preliminary Plat Application** submitted by Wall Construction Inc. for Phase 3 of Parkside at Desert Mountain (Tax IDs: T-91-A-1-A-2 and T-91-A-1-A-1).

<https://www.youtube.com/live/Cn-rgLz0he8?si=m93BcTLS3P1pNT-v&t=204>

A. Applicant/Staff Report

Troy Wall spoke during this item responding to questions from Chair Haymore regarding drainage. Emily Teaters summarized the submitted application, noting it's a continuation of the exiting Parkside at Desert Mountain subdivision. Darrin LeFevre commented on this item stating it meets all the requirements of the application.



Public Hearing

Chair Haymore opened the public hearing. Jay Maxwell spoke during this item, sharing his concerns regarding costs he feels the City is requiring for improvements to his property. Commissioner Welker read a letter received from Gail Sherman sharing her concerns regarding lot sizes and drainage. Chair Haymore addressed Gail's concerns noting the lots are one acre or larger and the zoning only requires half acre lots. Attorney Gothard briefly talked about the review process for preliminary plats. Chair Haymore closed the public hearing.

C. Discussion and Possible Recommendation

Commissioner Harrison made a motion that the Planning Commission as a Preliminary Land Use Authority approve the Preliminary Plat for Phase 3 of Parkside at Desert Mountain subdivision, finding that the application is complete under 10-19C-3, and the City's subdivision submittal policy. Commissioner Leavitt seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

2. **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/Cn-rgLz0he8?si=HiouS4eLNNNoSsQdu&t=543>

A. Applicant/Staff Report

Derek Bergstrom spoke during this item stating he is just looking for approval of the nightly rental license. Derek answered questions from the Commissioners regarding residency and management of the nightly rental. Emily Teaters summarized the application stating the home does meet the requirements although some complaints have been received. Emily shared that there were some problems with occupancy, but they have been corrected with the fire department. Emily recommended that a condition be added to any recommendation that the listing is for only up to 10 people.

B. Public Hearing

Chair Haymore opened the public hearing. Commissioner Harrison read a letter that was received by the Daniel Durade family, sharing concerns with the nightly rental. Johanna Adam spoke during this item commenting on the nightly rental and its previous operations, advertisement, and reviews. Allen Keller shared his concerns with the nightly rental regarding its exterior sound system, the size of the home, enforcement issues, and advertisement. Derek Bergstrom responded to previous comments regarding his nightly rental. Chair Haymore closed the public hearing.

Commissioner Welker made a motion to close public comment. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. Discussion and Possible Recommendation

Derek Bergstrom and staff answered questions from the Commissioners regarding occupancy, listing updates, noise curfew, and owner residency. Attorney Gothard



explained the process for revoking licenses in relation to complaints. The Commissioners discussed recommending approval of the nightly rental license with conditions. Commissioner Welker shared his concerns with the homeowner previously operating the nightly rental illegally. The Commissioners continued their discussion on recommending conditions.

Commissioner Leavitt made a motion to recommend approval on the Nightly Rental Permit Application submitted by Derek Bergstrom for 1115 S Westfield Road, contingent upon imposing nightly quiet hours between 10pm and 6am and requiring 10 guests or less and the listing needs to reflect that. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

3. **Zone Change Application** submitted by Bradley Harrell, BAEF LLC for Tax IDs: T-3-0-22-223 and T-3-0-27-144. The current zoning is Residential (R-1-20 District), and the proposed zoning is Highway Commercial (H-C).

<https://www.youtube.com/live/Cn-rgLz0he8?si=fVuzdNzkGl9zKy3X&t=2151>

A. Applicant/Staff Report

Bradley Harrell summarized his reasons for requesting the zone change and the conditional use permit. Darrin LeFevre commented on the current zoning of the parcel. Bradley noted that the first phase of development would have the least traffic impact. Emily Teaters summarized the submitted application and proposed zone change, noting that details regarding improvements, traffic plans, and other infrastructure will be included in future development plans. Bradley also stated that he has met with UDOT regarding traffic studies and discussed addressing additional concerns through a potential future development agreement.

B. Public Hearing

Chair Haymore opened the public hearing. Jay Maxwell spoke during this item, sharing his concerns with the proposed zone change and its effect on property value and traffic, as well as his concern with the property itself. Andre Villegas spoke during this item listing his reasons for opposing the proposed zone change related to the location of the property and environmental impact. Jay Maxwell spoke about Anderson Junction Road. Guy Dake shared his concerns with lighting and traffic. Mike Walker spoke about previous projects that happened in Anderson Junction that affected his property with dust and shared his concerns with the zone change. Jordan Wall spoke expressing his support for the zone change and commercial development for the residents of Toquerville. Al Lipper spoke during this item sharing why he agreed with the zone change. Bradley Harrell addressed previously made comments sharing that having SWPPP for development projects will help with the debris. Bradley shared that he felt the parcel along I-15 was suitable for commercial. Chair Haymore closed the public hearing.

Commissioner Leavitt made a motion to close public comment. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.



C. Discussion and Possible Recommendation

Emily Teaters encouraged the Planning Commission to consider the nine review standards in code as a part of their discussion. Staff answered questions from the Commissioners regarding the property's zoning designation. The Commissioners discussed the proposed zone change and its compliance with City ordinances. Attorney Gothard clarified that the decision before the Commission was whether to approve the zone change for the parcel, not the proposed use. Commissioner Harrison reviewed the nine standards for evaluating the request. The Commissioners discussed whether the proposed zone change met each of the nine review standards. Darrin LeFevre noted that the City's Transportation Master Plan includes a planned collector road through Anderson Junction. The Commissioners and staff also discussed the parcel's current zoning and other development occurring in the surrounding area.

Commissioner Welker made a motion to recommend approval of the Zone Change Application submitted by Bradley Harrel, BAEF LLC, for Tax IDS: T-3-0-22-223 and T-3-0-27-144 as presented to the Planning Commission. Chair Haymore seconded the motion. Motion carried 3-1. Mark Welker – aye, Dean Haymore – aye, Angela Harrison – aye, Glenn Leavitt – nay.

- 4. 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/Cn-rgLz0he8?si=av82IHEpZFzptjhl&t=4861>

A. Applicant/Staff Report

Attorney Gothard summarized the proposed ordinance noting that one of the recent statutory updates was that the process for removing a Planning Commission member must be adopted by ordinance. The Commissioners and staff discussed the ordinance and changes made.

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 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

C. Discussion and Possible Recommendation

Commissioner Harrison made a motion to recommend approval of 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. Commissioner Leavitt seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

E. REPORTS:

<https://www.youtube.com/live/Cn-rgLz0he8?si=zi3WS97sfCzauYqg&t=5154>

1. Planning Commission Chair

Chair Haymore reported that there was a request for a special meeting this month.

2. Planning Commissioners

There were no reports from the Planning Commissioners.

3. Planning & Zoning Administrator – Emily Teaters

Emily Teaters reported on applications currently in staff review. She noted that there will be two hillside development permits coming up.

4. Assistant City Manager, Darrin LeFevre

Darrin LeFevre provided updates on the Boulder Ridge Subdivision, Indigo at Firelight, Maverik, and work being done by Century Link/Neils Fugal and South-Central Broadband. Darrin answered questions from Chair Haymore regarding a powerline extension.

F. ADJOURN:

<https://www.youtube.com/live/Cn-rgLz0he8?si=FXcE-pBDqtd81khw&t=5574>

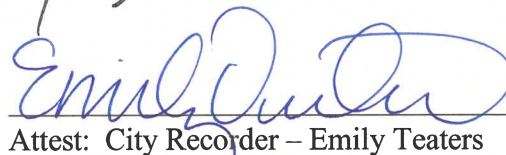
Commissioner Leavitt made a motion to adjourn. Commissioner Harrisons seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mark Welker – aye.

Chair Haymore adjourned the meeting at 7:33pm.



Planning Chair – Dean Haymore

12 August 2026
Date



Attest: City Recorder – Emily Teaters

