

**TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES**

**August 19, 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 Billingsley, Assistant City Manager Darrin LeFevre, Recorder/Planning & Zoning Administrator Emily Teaters, Treasurer Ruth Evans, City Attorney Kayla Gothard.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/7CBj4QMsLnM?si=496bJdP-7UjEjS9l&t=7>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/7CBj4QMsLnM?si=4xhbEuRH6qCb26fd&t=98>

1. The Council reviewed the agenda.

Councilwoman Chamberlain suggested to move item #4 to item #1.

Councilwoman Chamberlain made a motion to move business item #4 to the first of the agenda. Councilman Olsen seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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

2. Disclosures and Declarations of Conflicts from Council Members and Mayor.
There were no declarations of conflicts from the Council.

C. CONSENT AGENDA:

<https://www.youtube.com/live/7CBj4QMsLnM?si=csxsSPewdo4BcgoC&t=156>

1. Review and possible approval of meeting minutes from August 5, 2026, City Council Meeting and August 11, 2026, Special City Council Meeting.
Councilwoman Chamberlain shared her concerns with the phrase “each year” in the Special City Council Minutes and noted spelling corrections.

Councilwoman Chamberlain made a motion to approve the meeting minutes from August 5, 2026, City Council Meeting and August 11, 2026, Special City Council Meeting with the changes. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

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

Councilman Olsen asked about a line-item on the expenditures for \$500. Ben Billingsley clarified it was for the Public Works employee uniforms.

Councilwoman Chamberlain made a motion to approve the City Expenditures from July 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:

<https://www.youtube.com/live/7CBj4QMsLnM?si=RQ2gEjOOXH7UgEQL&t=353>

1. City Council Board Reports

Councilman Sands reported that the board meeting for the Hurricane Valley Fire District was canceled, but he did attend the one for the Southwest Mosquito Abatement. Councilman Sands noted that the mosquito count has been lower as of the end of July. Councilwoman Preslar reported that the Washington County Solid Waste board meeting was canceled. Councilwoman Chamberlain reported that she attended the Legislative Policy Committee meeting. Councilman Campbell reported that the Ash Creek Sewer District board meeting was also canceled.

E. PRESENTATION:

<https://www.youtube.com/live/7CBj4QMsLnM?si=Kxemm5C2WOkz-ZTP&t=595>

1. Toquerville City Culture and Recreation Director – April Smith

April Smith introduced herself to the Council and shared a presentation going over upcoming City events. April answered questions from the Council members regarding sponsorship for events. Ben Billingsley commented on the sponsorships noting that the City has been looking at Washington City's new Wheels Park and some corporate sponsorships that they have.

F. PUBLIC FORUM:

<https://www.youtube.com/live/7CBj4QMsLnM?si=MjZwFxXjncjz682E&t=1318>

Mayor Catlin opened the public forum. There were no comments from the public. Mayor Catlin closed the public hearing.

The Council moved on to business item #4.

G. BUSINESS:

1. Discussion on code enforcement.

<https://www.youtube.com/live/7CBj4QMsLnM?si=o5YIxm37fvK-Pp3&t=3128>

Mayor Catlin introduced this item going over the current code enforcement process suggesting the Council look in to hiring a code enforcement officer. Ben Billingsley noted it would be direction from Council to do proactive code enforcement. The Council discussed this item.

2. Discussion and possible action on Resolution 2026.XX – a resolution adopting the Toquerville City Final Budget for Fiscal Year 2026-2027.

<https://www.youtube.com/live/7CBj4QMsLnM?si=KAJR50zExyqlWhpP&t=3545>

Mayor Catlin introduced this item suggesting the Council look at budget items that can be reduced. Councilman Olsen suggested lowering the economic budget line item. The Council discussed moving the economic budget to next year. Ben Billingsley and Attorney Gothard spoke to the legal fees in the budget. The Council looked at other budget items that could be

cut out and discussed lowering the tax increase. Darrin LeFevre answered questions from the Council regarding the Pavement Management Plan.

Councilman Sands made a motion to approve the Fiscal Year 2026-2027 Budget eliminating Planning and Zoning line item 52-290, professional services at \$50,000. Councilwoman Chamberlain 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.

3. **Discussion and possible action** on Resolution 2026.XX – a resolution setting the Toquerville City real and personal tax levy for tax year 2026.
<https://www.youtube.com/live/7CBj4QMsLnM?si=IGaoepIlgF7tHrba&t=5233>
Ben Billingsley noted the new mill levy would be 1.070 mills. The Council discussed making a motion.

Councilwoman Chamberlain made a motion to approve Resolution 2026.XX setting the Toquerville City real and personal property tax levy for tax year 2026 at 1.070 mills. Councilman Sands seconded the motion.

The Council discussed the motion.

Councilwoman Chamberlain made a motion to approve Resolution 2026.XX setting the Toquerville City real and personal property tax levy for tax year 2026 at 1.070 mills. Councilman Sands 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.

The Council moved on to business item #5.

4. **Discussion and possible action** on adoption of the Wildland Urban Interface Map.
https://www.youtube.com/live/7CBj4QMsLnM?si=YHTwdUE6rXPiNZD_&t=1348
Dave Hermon with the Hurricane Valley Fire District reported that there had been 4,090 calls year to date. Of those calls, 75.9% were EMS-related, 21.3% were other calls, and 2.8% were fire-related. Dave explained that the Wildland-Urban Interface (WUI) is an area where structures and other human development meet or intermingle with wildland areas. He noted that HB 48 created the requirement for municipalities in Utah to adopt a WUI zone boundary. Dave reviewed the fees that would be assessed to homes located within the High-Risk WUI Map. Ben Billingsley presented a proposed WUI Zone Boundary Map that he created. The Council and staff discussed the timeline for adopting the WUI Map. Dave answered Councilman Sands' questions regarding fire mitigation and enforcement. Councilman Olsen shared concerns regarding the Wildland-Urban Interface and its benefit to the City. Dave discussed ways residents can mitigate fire fuels on their properties. Councilwoman Chamberlain shared concerns regarding the WUI Code as it relates to new development. Ben reviewed the appeal process for the State WUI Map. Dave answered Ben's questions regarding the potential burden on homeowners constructing new homes that would be required to comply with WUI Code requirements. The Council discussed adoption of the proposed WUI Boundary Map.

Councilman Sands made a motion to adopt Toquerville Wildland Urban Interface Map that the City Manager proposed. Councilwoman Chamberlain seconded the motion. Motion carried 4-1. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – nay.

The Council moved on to business item #1.

5. **Discussion and possible action** on a Kleinman Water Limited Water Service and Easement Agreement.

<https://www.youtube.com/live/7CBj4QMsLnM?si=HVN4cTI3d4uJm35L&t=5392>

Ben Billingsley introduced this item providing background information on the water tank located on the Kleinman property. Ben summarized previous discussions on this subject, noting that the Council directed staff to work with the Kleinmans and create an agreement. Attorney Gothard commented on the agreement noting that everything that was highlighted in yellow were Mr. Kleinman's corrections. Attorney Gothard spoke about the changes that were made. Staff answered questions from Mayor Catlin regarding liability of the tank. The Council discussed previous use of the tank and options to remove it.

Councilman Campbell made a motion to approve the agreement between Toquerville City and Mr. Kleinman as presented. Councilman Olsen seconded the motion. Motion carried 4-0. Joey Campbell – aye, Wayne Olsen – aye, Val Preslar – aye, Todd Sands – aye, Jenny Chamberlain – abstain.

6. **Discussion and possible action** to accept or deny an Annexation Petition Submitted by Solara Communities, LLC for further consideration.

<https://www.youtube.com/live/7CBj4QMsLnM?si=Ca46MvJwl2e2zsVC&t=6232>

Emily Teaters introduced this item stating she reviewed the application for preliminary completeness. Emily explained this item is not to approve or deny the annexation itself, but to consider it for further action. Emily went over the review process for annexations, answering questions from the council regarding public hearings. Councilman Olsen shared his concerns with the annexation.

Councilman Olsen made a motion to deny the Annexation Petition Submitted by Solara Communities, LLC for further consideration. Motion failed.

The Council briefly discussed making a motion.

Councilman Campbell made a motion to accept the Annexation Petition submitted by Solara Communities, LLC for further consideration. Councilwoman Preslar seconded the motion. Motion carried 4-1. Todd Sands – aye, Val Preslar – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – nay.

7. **Discussion and possible action** on a Hillside Development permit submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.

<https://www.youtube.com/live/7CBj4QMsLnM?si=GC3Apm5BtTEdOaYb&t=6569>

Austin Chappell with American Consulting and Engineering introduced himself as the civil engineer representing Firelight Development and summarized the submitted application. Darrin LeFevre reviewed the previous reviews completed for the permit, noting that the Planning Commission recommended approval with conditions. The Council discussed the slope and the review of the hillside. Attorney Gothard clarified that the recommended conditions were to address wall maintenance within the CC&Rs and ensure that the project follows the engineer's recommendations.

Councilman Campbell made a motion to approve the Hillside Development Permit for Sunriver Firelight subdivision Phases 8-16, with the Planning Commission requirements,

also adding that it's added to the final plat. Councilman Sands seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

8. **Discussion and possible action** on a Hillside Development permit submitted by Firelight Development, Inc. for Meridian at Firelight, Phases 1-3.
<https://www.youtube.com/live/7CBj4QMsLnM?si=SLKREQY2oU-VP6OV&t=7515>
Austin Chappell noted that this item was similar to the previous item but involved more topography. He stated that he had worked with the City Attorney and City Engineer to submit an application that meets ordinance requirements. Darrin LeFevre added that the first phase of Meridian would complete the connection of Westfield Road to the Toquerville Parkway and reviewed the process for Hillside Development Permit applications. Attorney Gothard explained that the recommendations for this item were the same as those for the previous permit, with the additional condition that the permit be conditionally approved for Phases 2 and 3. The Council discussed access to the development. Austin also discussed the development's anticipated work schedule.

Councilwoman Preslar made a motion to approve the Hillside Development permit for Meridian at Firelight subdivision Phases 1-3, with the conditions that the Planning Commission put on there, as well as notation on the final plat the walls be maintained by the CC&R's. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

9. **Discussion and possible action** on Resolution 2026.XX – a resolution to support constitution week as proposed by the National Society Daughters of the American Revolutions Color Country Chapter.
https://www.youtube.com/live/7CBj4QMsLnM?si=GMJ89_n4wgB6L5kn&t=8056
The Council briefly discussed this item with staff.

Councilman Olsen made a motion to approve business item G9 to support constitution week. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

H. WORK ITEMS:

1. Discussion on United States Postal Service location in Toquerville City.
<https://www.youtube.com/live/7CBj4QMsLnM?si=6kEegwDdoBBcfZXA&t=8178>
Ben Billingsley introduced this item, explaining that a large portion of the City is served out of PO Boxes and there is an increase in demand. Ben summarized previous discussions he has had with USPS regarding the location in Toquerville. Ben noted the way we could keep our location in Toquerville is by adding cluster boxes in identified locations. Mayor Catlin stated this is a problem for other cities as well. Manning Butterworth spoke during this item regarding the timeline for installing new cluster boxes, and directions to staff.
2. Discussion on the property disposition for Tax ID W-227-E.
<https://www.youtube.com/live/7CBj4QMsLnM?si=Buir4jLaNacym1J&t=8793>
Ben Billingsley introduced this item stating the process for disposal of this parcel was discussed in the previous City Council meeting. Ben noted the terrain on the parcel is steep and unusable and this item will be back before Council again at a later meeting.

I. CLOSED SESSION:

<https://www.youtube.com/live/7CBj4QMsLnM?si=1rAxLvknogtNVuMm&t=8931>

The Council moved into a closed session at 8:38pm.

Councilwoman Chamberlain made a motion to move into a closed session to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual. Councilman Campbell 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.

The Council moved out of a closed session at 10:24pm

Councilman Campbell made a motion to move out of a closed session. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

J. ADJOURN:

Mayor Catlin adjourned the meeting at 10:25pm.

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

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters