



**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**August 12, 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:
Commissioners: Lonnie Christensen.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/W7FSlid5zAE?si=KdrcjqKf-TkZFubA&t=8>

Chair Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Allinson 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/W7FSlid5zAE?si=OYUI35c4QuJShSX1&t=92>

1. Approval of agenda order.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/W7FSlid5zAE?si=GMzgsqq1fJYXKRdY&t=109>

1. Review and possible approval of meeting minutes from July 8, 2026, Planning Commission Meeting and July 21, 2026, Special Planning Commission Meeting.

Commissioner Leavitt made a motion to approve the meeting minutes from July 8, 2026. Commissioner Harrison seconded the motion. Motion carried 4-0. Angela Harrison – aye, Mark Welker – aye, Glenn Leavitt – aye, Dean Haymore – aye, Mila Allinson – abstain.

Commissioner Harrison made a motion to approve the meeting minutes from July 21, 2026. Chair Haymore seconded the motion. Motion carried 3-0. Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – abstain, Glenn Leavitt – abstain.

D. BUSINESS:

1. **Preliminary Site Plan** application for Van America, submitted by Chase Stratton of Interstate Rock Products, Inc., on behalf of Desert Sands Development, LLC, for Tax ID: T-BRG-1-4-BR.

https://www.youtube.com/live/W7FSlid5zAE?si=-3H3Gjs993nv_xv-&t=176

- A. Applicant/Staff Report



Chase Stratton, with Interstate Rock Products, spoke regarding the application submitted for Van America. Chase summarized Van America's work and provided background information on its proposed expansion. Emily Teaters reminded the Planning Commission that the Boulder Ridge subdivision is zoned BMP (Business and Manufacturing). Chase answered questions from the Planning Commission regarding the work to be completed. Attorney Gothard commented on a public utility easement that currently runs through the lot. Darrin LeFevre spoke about the current status of the utility easement.

B. Discussion and Possible Approval

Commissioner Leavitt made a motion to approve the Preliminary Site Plan application for Van America, on lot 4 of Boulder Ridge, contingent upon compliance with staff comments, commercial design standards, JUC review, and all applicable Toquerville City standards and specifications. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

2. **Sign Permit** application submitted by Star Sign, Inc. on behalf of SRC Land Holdings, LLC.

https://www.youtube.com/live/W7FSlid5zAE?si=LQqiqel_pOMKOv_Q&t=594

A. Applicant/Staff Report

Stephen Wood, with Firelight and SRC Land Holdings, spoke regarding the proposed signs for the Firelight development. Stephen reviewed the types, locations, and sizes of the signs they would like to install throughout the development. Emily Teaters summarized the submitted application, stating that all the signs meet the height and square-footage requirements for development signs. Attorney Gothard noted that there is no limit on the number of development signs, only their size. Stephen explained that the signs will be located along Toquerville Parkway.

B. Discussion and Possible Approval

The Planning Commission discussed the compliance of the signs with City code.

Commissioner Harrison made a motion to approve the sign permit for six development signs within the approved Firelight MPDO. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

3. **Hillside Development Permit** submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.

<https://www.youtube.com/live/W7FSlid5zAE?si=TZzi0QfXlqj-9SOL&t=1178>

A. Applicant/Staff Report

Austin Chapell, with American Consulting and Engineering, summarized the submitted application for Firelight. Darrin LeFevre noted this is similar to previous reviews done by the Planning Commission. Darrin reviewed the slope map with the Commissioners. Attorney Gothard recommended the Commissioners add a condition regarding the maintenance of the retaining walls. The Commissioners,



staff, and Austin discussed clarifying retaining wall maintenance and ownership in the CC&Rs before the final plat is recorded.

B. Discussion and Possible Recommendations as the Hillside Review Board

Commissioner Harrison made a motion to recommend approval of the Hillside Development Permit for Sunriver Firelight, Subdivision Phases 8-16, contingent upon requiring maintenance responsibility for the retaining walls in the CC&Rs, and to comply with the engineer's recommendations. 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. **Hillside Development Permit** submitted by Firelight Development, Inc. for Meridian at Firelight, Phases 1-3.

https://www.youtube.com/live/W7FSlid5zAE?si=qhk_Q2vS9jbAf1ex&t=2087

A. Applicant/Staff Report

Austin Chapell spoke regarding this item, noting that it is like the previously discussed item but involves different phases. Stephen Wood answered Attorney Gothard's questions regarding land ownership. Commissioner Allinson shared concerns about mitigating erosion on some of the lots, and Chair Haymore expressed concerns about property-line alignment. Austin answered Commissioner Welker's questions regarding building timelines.

B. Discussion and Possible Recommendations as the Hillside Review Board
Attorney Gothard shared her recommendations for making a motion.

Commissioner Allinson made a motion to recommend approval of the Hillside Development Permit for Meridian at Firelight, Subdivision Phases 1-3, with the conditions that they adhere to the maintenance of the retaining walls in the CC&Rs, phases 2 and 3 are conditional upon obtaining title, and to address the hazardous hillside area with the engineers recommendations. 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/W7FSlid5zAE?si=Nn2dJ24vhtaU-uLx&t=2886>

1. Planning Commission Chair

Chair Haymore thanked the staff and Commissioners for their work.

2. Planning Commissioners

There were no reports.

3. Planning & Zoning Administrator – Emily Teaters

Emily Teaters reported on an annexation petition that was received from Solara.

4. Assistant City Manager, Darrin LeFevre

Darrin LeFevre shared a slideshow going over current projects in the City. Darrin provided updates on Westfield Park, Firelight Development, Chief Toquer Reservoir, and Boulder Ridge.

F. ADJOURN:

<https://www.youtube.com/live/W7FSlid5zAE?si=0-ET2VOIFpjBSInE&t=3637>

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 7:33pm.



Planning Chair – Dean Haymore

9/9/26

Date



Attest: City Recorder – Emily Teaters

