

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
September 16, 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, City Attorney Kayla Gothard.

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/7fJgDD_7D4s?si=TobZIXUi35BIQIFQ&t=31

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

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/7fJgDD_7D4s?si=cZh-RYuSQ40nT0GU&t=110

1. Approval of Agenda Order.

The Council reviewed the agenda.

Councilwoman Preslar made a motion to approve the agenda order. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Val Preslar – aye, Jenny Chamberlain – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – 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/7fJgDD_7D4s?si=KyYFrIR6URybYPKJ&t=135

1. Review and possible approval of meeting minutes from September 2, 2026, City Council Meeting.

The Council reviewed the meeting minutes.

Councilwoman Chamberlain made a motion to approve the meeting minutes from September 2, 2026, City Council Meeting. Councilwoman Preslar seconded the motion. Motion carried 5-0. Val Preslar – aye, Jenny Chamberlain – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

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

The Council reviewed the City Expenditures for August.

Councilman Campbell made a motion to approve the City Expenditures from August 2026. Councilman Olsen 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. PRESENTATION:

https://www.youtube.com/live/7fJgDD_7D4s?si=N-g92g88FdvN6LmY&t=203

1. District Outreach Coordinator for Congresswoman Celeste Maloy – Sam Harvey
Sam Harvey introduced himself to the City Council and provided an overview of what Congresswoman Celeste Maloy is doing in DC to represent the people of Utah. Sam noted that his job as an outreach coordinator is to be here for the citizens and answer questions regarding concerns with the federal government. Sam answered questions from Councilman Campbell regarding gas prices.

E. PUBLIC FORUM:

https://www.youtube.com/live/7fJgDD_7D4s?si=C8KwPduxG0obafTt&t=546

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

F. PUBLIC HEARING:

https://www.youtube.com/live/7fJgDD_7D4s?si=0hBwHTl-TCvbmcQj&t=585

1. **Ordinance 2026.XX** – an ordinance vacating a portion of a municipal utility easement located in Boulder Ridge Subdivision, Phase 1, Lot 4.
Mayor Catlin opened the public hearing. There were no comments from the public. Mayor Catlin closed the public hearing.

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

The Council briefly discussed the structure of the agenda.

G. BUSINESS:

1. **Discussion and possible action** on Ordinance 2026.XX – an ordinance vacating a portion of a municipal utility easement located on Boulder Ridge Subdivision, Phase 1, Lot 4.
https://www.youtube.com/live/7fJgDD_7D4s?si=6oM0lkAuiGdDrIeF&t=693
Darrin LeFevre introduced this item providing an overview of the waterline in Boulder Ridge noting it was removed from the easement during construction, and a portion of the easement needs to be vacated.

Councilwoman Chamberlain made a motion to approve Ordinance 2026.XX vacating a portion of a municipal utility easement in Boulder Ridge Phase 1, Lot 4. Councilman Olsen 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.

2. **Discussion and possible action** on a Hillside Development permit submitted by Firelight Development, Inc. for Indigo at Firelight, Phases 2-5.
https://www.youtube.com/live/7fJgDD_7D4s?si=yZ8L76dk2YoxDpCr&t=944
Austin Chapell, with American Consulting and Engineering, spoke about the hillside permit noting it will continue the development of Indigo. Darrin LeFevre reviewed the hillside plan clarifying that a portion of the plan shows areas over 30% but it's de minimis. Attorney Gothard went over the conditions recommended by Planning Commission, addressing the maintenance of the retaining walls in the final plat and CC&R's, and approval is conditional on the applicants owning all the land. Austin responded to questions from Councilman Olsen regarding drainage and erosion control. Councilwoman Chamberlain shared her concerns

with the visual impact from the cut slopes. Members of the public requested clarification on the location of the Indigo at Firelight.

Councilwoman Chamberlain made a motion to approve the Hillside Development Permit for Indigo at Firelight, Phases 2-5, conditioned upon Firelight owning all the land and the Final Plat and CC&Rs clearly identifying responsibility for the construction and maintenance of all retaining walls prior to recording, and with the condition that the visual impact mentioned in Alpha Engineering's letter, dated August 18th of 2026, hillside review section be addressed with mitigation in the landscape plan. Councilman Campbell seconded the motion. Motion carried 5-0. Val Preslar – aye, Jenny Chamberlain – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

3. **Discussion and possible action** on Ordinance 2026.XX – an ordinance amending Title 10, Chapter 17, Section 4 of the Toquerville City Code regarding quiet hours for nightly rentals. https://www.youtube.com/live/7fJgDD_7D4s?si=C9FDoS5BKBI5nZ9e&t=2029
Emily Teaters introduced this item, noting that the Council discussed this item in previous meetings and decided to add it to the nightly rental ordinance. Attorney Gothard commented on the ordinance not being very specific. Councilman Sands shared his concerns with enforcing the nightly rental ordinance and response time. DC Young commented on the separation between nightly rentals and residents. Mayor Catlin recommended providing contact information to neighboring homes of nightly rentals. Attorney Gothard noted that nightly rental licenses can be revoked by Planning Commission. Councilman Campbell shared his concerns with giving out contact information. The Council discussed enforcing the ordinance with staff.

Councilman Campbell made a motion to approve Ordinance 2026.XX regarding quiet hours for nightly rentals. Councilwoman Chamberlain 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.

H. WORK ITEMS:

1. Discussion on hillside and sensitive lands development. https://www.youtube.com/live/7fJgDD_7D4s?si=h4CzATaWqQiEtIdl&t=3649
Mayor Catlin introduced this item stating he requested this discussion after speaking with a resident. Mayor Catlin shared his concerns with property owners at the base of a hill not being able to build because of the 30% slopes. Councilman Campbell noted that Southern Utah has lots of sugar sand and there needs to be safety precautions for the property owners. The Council and staff discussed building on hillsides.
2. Discussion on code enforcement. https://www.youtube.com/live/7fJgDD_7D4s?si=HNvbAtHU5TH3zAC&t=4797
Councilman Olsen introduced this item suggesting the City consider a hybrid code enforcement strategy. Attorney Gothard recommended changing the ordinances to allow for a more proactive approach. The Council discussed options for being more proactive about code enforcement and working with staff.

I. CALENDAR OF EVENTS:

https://www.youtube.com/live/7fJgDD_7D4s?si=M4l8TTo2OqqWCEPM&t=5530
Mayor Catlin reviewed the calendar of events.

J. CLOSED SESSION:

https://www.youtube.com/live/7fJgDD_7D4s?si=aOphLBOxPz8zjs6o&t=5724

Councilman Sands 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. Councilwoman Preslar seconded the motion. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

The Council moved into a closed session at 7:36pm.

Councilman Olsen was excused from the meeting at 8:10pm.

Councilwoman Chamberlain made a motion to move out of a closed session. Councilwoman Preslar seconded the motion. Motion carried 4-0. Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye, Joey Campbell – aye.

The Council moved out of a closed session at 8:55pm

K. BUSINESS ITEMS:

- 1. Discussion and possible action** regarding selection of City Attorney and direction to proceed with contract negotiations.

The Council briefly discussed this item.

Councilman Campbell made a motion to table business item K1, selection of City Attorney, giving direction to start engaging with the top candidate and for the Mayor to engage with our current City Attorney. Councilwoman Preslar seconded the motion. Motion carried 4-0. Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye, Joey Campbell – aye.

L. ADJOURN:

Mayor Catlin adjourned the meeting at 8:57pm.

Councilwoman Chamberlain made a motion to adjourn. Councilwoman Preslar seconded the motion. Motion carried 4-0. Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye, Joey Campbell – aye.

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters