TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 9, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/aUM28chtGpk?si=cTT5mZwn2GoZtuzw&t=13

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/aUM28chtGpk?si=kGTuUL1tswB2yl0a&t=121

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda order as presented. Commissioner Christensen seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/aUM28chtGpk?si=kGTuUL1tswB2yl0a&t=121

1. Review and possible approval of meeting minutes from August 12, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to approve the meeting minutes from August 12, 2026, Planning Commission Meeting. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson - aye, Lonnie Christensen – abstain.

D. BUSINESS:

1. **Revised 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/aUM28chtGpk?si=fp_UCQh0aZuqYNtZ&t=178
   A. Applicant/Staff Report
   Jordan Wall spoke during this item stating the only changes made were splitting two of the lots in half. Emily noted this item still meets the minimum zoning requirements.

   B. Public Hearing
   Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

Commissioner Christensen made a motion to close the public hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. Discussion and Possible Approval

Commissioner Leavitt made a motion that Planning Commission as the preliminary land use authority approve the revised preliminary plat for Phase 3 of the Parkside at Desert Mountain, finding that the application is complete under 10-19C-3 and the City's Subdivision Submittal Policy. Commissioner Christensen seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

2. **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/aUM28chtGpk?si=c1Xh8zlV1VUbPtxs&t=450

A. Staff Report
Emily Teaters introduced this item explaining that Planning Commission had previously recommended approval of a Nightly Rental with conditional quiet hours and the City Council gave direction to draft an ordinance regarding the quiet hours. The Planning Commission discussed the proposed quiet hours.

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 Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. Discussion and Possible Approval
Attorney Gothard clarified that the quiet hours are directed towards renters. The Commissioner continued their discussion on the proposed hours.

Commissioner Allinson made a motion to recommend approval of Ordinance 2026.XX regarding quiet hours for nightly rentals. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

3. **Sign Permit** application submitted by YESCO on behalf of Sapp Bros.
https://www.youtube.com/live/aUM28chtGpk?si=G2PU-wYkfwXqv1i3&t=762

A. Applicant/Staff Report
Emily Teaters introduced this item stating that the 5 signs have already been reviewed and a variance had been granted by the Appeal Authority. Attorney Gothard summarized the review process for Sign Permits.

B. Discussion and Possible Approval
The Planning Commission discussed the illuminated signs included in the packet and whether the sign ordinance needs to be updated.

Commissioner Christensen made a motion to approve the Sign Permit as presented. Commissioner Harrisons seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

4. **Hillside Development Permit** submitted by Firelight Development, Inc. for Indigo at Firelight, Phases 2-5.
   https://www.youtube.com/live/aUM28chtGpk?si=6TdEBiaYZ6FVEE8g&t=983
   A. Applicant/Staff Report
      Jeff Thomas, with American Consulting and Engineering, spoke during this item regarding the slope on the east side of the property and proposed Hillside Development Permit. Attorney Gothard commented that approval of this item would need to be conditional upon Firelight Development owning the property. Stephen Wood, representing Firelight, answered questions from the Commissioners regarding property ownership, hillside areas within the development, and property access easements. Darrin LeFevre answered questions regarding road lanes and fiber optics being placed along the Toquerville Parkway. Attorney Gothard spoke to Chair Haymore's concerns regarding maintenance of retaining walls within the development.

   B. Discussion and Possible Recommendations as the Hillside Review Board
      Attorney Gothard recommended conditions to add to the motion. The Planning Commissioners discussed making a motion.

      Commissioner Christensen made a motion to recommend conditional approval of the Hillside Development Permit for Indigo at Firelight Phases 2-5, conditionally based on the property being owned by Firelight and the title secured by Firelight, as well as addressing and maintaining the retaining walls through CC&Rs in their final plat. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

E. REPORTS:
https://www.youtube.com/live/aUM28chtGpk?si=N2jGDELYyu9xDabn&t=2599

1. Planning Commission Chair
   Chair Haymore shared his concerns with the current sign ordinance and the process for approving sign permits. The Planning Commissioners discussed changing the ordinance.

2. Planning Commissioners
   Commissioner Christensen commented on the structure of the agenda for Planning Commission when holding Public Hearings.

3. Planning & Zoning Administrator – Emily Teaters
   No reports.

4. Assistant City Manager – Darrin LeFevre
   Darrin LeFevre reported there are currently 3 grading permits in review.

F. ADJOURN:
Chair Haymore adjourned the meeting at 6:57pm.

Commissioner Harrison made a motion to adjourn. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

Planning Chair Pro Tempore – Angela Harrison

10/14/26
Date

Attest: City Recorder – Emily Teaters

Toquerville City, Washington County
Corporate SEAL
* UTAH *