



**TOQUERVILLE CITY COUNCIL MEETING MINUTES**  
**City Council Regular Work Meeting 6:00 p.m.**  
**December 7, 2017**  
**Held at 212 N. Toquerville Blvd, Toquerville Utah**

Present: Mayor M. Darrin LeFevre; Councilmembers: Paul Heideman, Brad Langston, Ty Bringhurst, Keen Ellsworth; Staff: Public Works Director Lance Gubler, Treasurer June Jeffery, Recorder Dana McKim; PC Chairman Mike Ruesch, Ash Creek Special Service District Representative Blair Gubler; Public: Lynn Chamberlain, Greg Turner, Maylee Maris, Matt Maris, Jodi Turner, Bruce Wallace, Joey Campbell, Manning Butterworth, Justin Sip

**REGULAR WORK MEETING 6:00 P.M.**

Meeting called to order at 6:01 p.m. by Mayor LeFevre

**A. STAFF REPORTS AND UPDATES:**

1. Ash Creek Sewer District Representative-Blair Gubler:

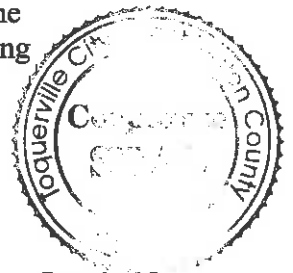
The next district's meeting will be held on December 12 where they will approve the upcoming budget and approve that past budget. The district has seven capital facilities projects they would like to do next year throughout the district. One of the projects includes the planning of the treatment plant in Confluence Park. He spoke about the benefits the plant would provide to the area, what logistic restrictions the district were facing in planning the site, and what type of plant they were leaning towards constructing. Ellsworth asked what time of odors would emit from the treatment plant. Gubler stated it would depend on what type of plant they decide to construct. He talked about different ways the district deals with odor improvement of complaints. The district is purchasing two new vac trucks. Two older trucks will be sold to LaVerkin and Hurricane City. They made \$160-170,000 on the hay operation, \$30,000.00 on the goats and approximately \$10,000.00 on the pistachios.

2. Fire District Representative:

Not present. Mayor LeFevre spoke with Attorney Snow about the evacuation plan for the Westfield area along with a resolution for the city. Areas of safe haven have been evaluated and easements will need to be obtained. Lots in established subdivisions and plots will be developed but until a secondary access is obtained, the city will not approve of any new subdivisions. Ashcreek Overlook and Phase 7 of the Almond Heights Park subdivision will be able to build once the subdivision is complete.

3. Planning Commission Chairman, Mike Ruesch:

The Planning Commission will work on the short term rental ordinance. The Master Transportation Plan should be approved at the next meeting. The commission would like to revisit flag lots and the allowance for them in Toquerville. Zoning Official Mike Vercimak submitted a short term rental questionnaire to the council and the Planning Commission a month or so ago. Members were encouraged to fill out the questionnaire so a new draft of the ordinance could be done. The suggested changes will be discussed at the next Planning Commission meeting.



4. Public Works Director, Lance Gubler:

Three trees were removed and holes were dug for the welcome sign on the north end of town. The sign will be set later this week depending on weather conditions.

Access to the city water tank shop was briefly discussed. The two property owners are willing to negotiate with the relocation of the road. He suggested the city present the property owners a proposal. There is currently a prescriptive easement through the land. The property owners would like the road moved further west on their property. The mayor suggested rather than obtaining an easement for the property he suggested the owners deed the roadway portion of the property to the city. LeFevre offered to create an exhibit map of the property to present to the owners first.

Gubler spoke about the rock face retaining wall addition in front of the concession stand and the options for the basketball court and pickleball court placement.

The Trail Ridge Estate Restroom project is nearing completeness. The building still needs stucco and roofed with tin. The outdoor lights will be wired and constructed with downward lighting. Mayor LeFevre suggested the lights in Toquerville Terrace are bright and do not meet the dark sky ordinance. Different fixtures will need to be ordered. Ruesch suggested when the lights in Cholla are changed out the lights in Toquerville Terrace can be replaced.

The dirt pile in TRE will be removed to another location as soon as the dump truck is fixed.

The almond heights subdivision in phase seven is nearly complete. There are drainage concerns of the park property.

At 540 East Springs Drive, there was a home being built that had drainage issues. Those issues have been fixed.

The city crew cleaned and vacuumed up the streets in preparation of future rain. The leaves were taken down to the ball field area, piled up with branches and burned. A controlled burn was done and during the evening a strong wind kicked up some hot spots creating the fire to rekindle. The fire department did respond to put the fire out. Mayor asked rather than burn the leaves to put them in the large dumpster the city receives from the solid waste district. Gubler would like to purchase a chipper/shredder to mulch the material so it can be reused in the city park. Councilmember Langston negotiated with the waste district for the city to receive five dumpsters rather than four dumpsters during the spring clean-up. Langston favored the purchase of a chipper/shredder.

Gubler had some electrical work done at the City Park Pavilion to replace some ballast lighting and some electrical work done at the city hall. He suggested the city hall should spray some more insulation in the city hall before the weather warms up. The city will need to order some red sand for the ballfield due to wind blowing the current sand away.

The public works crew will try to schedule the exercising of hydrants and valves in the near future.

One of the baseball field light shields was replaced due to damage of a recent storm. While the company was replacing the shield they tightened and repaired any of the other lights attached to the system.

The crack seal project is complete and cost the city a little over \$18,000.00 with 59% of the roads in the city complete. The city saved a considerable amount of money by crack sealing the roads in-house. The sealer was borrowed from LaVerkin City. Hurricane would like to know how much material Toquerville will need to slurry the roads in Toquerville. Bringhurst will work on that project with Gubler.

The sanitary water survey was performed by the state department. The only thing lacking from the survey was an emergency response plan. Last year to December 1st, Toquerville used 470 million gallons of water.



The cemetery pavilion will be erected and powder coated this month. Future plans to include a veteran and pioneer memorial will be added to the pavilion area.

Gubler spoke briefly about an exposed water line off of Spring drive. The crew had to purchase some block and move dirt to cover the line. Gubler gave a report usage report in the last year for the water used at the city park and cemetery.

DNR (Department of Natural Resource) has given a 90 day extension for the tree city project. The council spoke briefly about the reservoir project and a possible grant the city could apply for the recreation plan.

**B. BUSINESS: Council Discussion**

1. Discussion of Rezoning Parcels for Commercial Development-Councilmember Ellsworth:

Ellsworth wanted to be proactive about the future economic development of the city and would like to suggest a possible zone change for the area along the proposed by-pass road and along the interstate. He presented a map with possible changes that are currently residential to be rezoned as commercial. LeFevre suggested the property owners should come forth and ask for the zone change. He didn't think the city should pursue rezoning of private property. Ellsworth wanted to be proactive to commercial development. LeFevre suggested the council should follow the new general plan. Bringhurst would like to identify the proposed by-pass road that doesn't belong to the Westbrook group and approach the landowners to suggest a rezone for commercial development. Heideman thought the area near the by-pass was primarily agriculture use. Ellsworth wanted to concentrate on the property along the frontage road, the by-pass, and the interstate. LeFevre suggested the council invite those property owners and work with them, rather than rezoning the property. Ellsworth asked if the rezone was premature in the making. He wanted Toquerville to be ahead of the curve when development occurs the city is ready.

2. Discussion of Water Rates for Commercial Property-Councilmember Ellsworth:

Gubler would like to discuss base water rates for commercial businesses. Blair Gubler from the Sewer District explained why the sewer district charges for commercial uses. Their district views a bed and breakfast as a commercial rate and charges the owner a different rate than a residential rate. Jeffery stated there was a difference between use charges and the ability to bill per gallon rate. Brief discussion on meters and water line size occurred. Mayor LeFevre suggested staff should check the capital facilities plan. It should have been included a commercial rate built into the water rates. Gubler wanted a commercial rate to be established for when those businesses come into Toquerville.

3. Discussion of Creating a Municipal Zone-Councilmember Ellsworth:

Ellsworth asked about the possibility of creating a municipal zone. The zone would be inclusive of all properties or parcel belonging to the city. The municipal zone would make the property belonging to Toquerville compliant with zoning laws. It would make it easier on the city to have permitted uses in a municipal zone. LeFevre brought to light what the drawbacks could possess for creating a municipal zone. The city office property is a residential zone but the building's use is a permitted or a conditional use.

4. Discussion of Ordinance 2017.XX-An Ordinance To Establish Authority To Conduct Electronic Meetings And To Provide Procedures for Participation in Electronic Meetings For The Planning Commission, City Council, and Board of Adjustments:



The ordinance would allow for a city council, the planning commission, or board of adjustment seat representative to vote or attend a meeting through an electronic system as present. Toquerville doesn't have an effective system at this time but the ordinance would allow for future systems to be put in place. Lynn Chamberlain asked about the current system and how it would affect a live meeting. The council will need to look into purchasing a new system. Bringhurst spoke about the DTEC meetings where this type of practice is done and was in favor of the capability. Chamberlain thought it would be more difficult for the person calling in to follow the meeting and deciphering who is saying what.

5. Discussion of Resolution 2017.XX Solid Waste Fees:

The Washington County Solid Waste District increased their fee rate to an additional 25 cents per month. If adopted, the monthly garbage rate will be \$11.40 a month instead of \$11.15. Langston wanted to clarify the rate is not attached to recycling fees. The increase could have been .35 but the board decided on a .25 increase. The last increased occurred two years ago.

6. Discussion of City Rental Fees:

The city owns two grills and was approached by a church group to use them for a church event. He suggested the city either choose to rent the grills out on the fee schedule or not make renting the grills an option for the public. Someone will need to check the equipment in and out, and inspect the condition the items were given and received. Councilmember Heideman stated the city used Delos Elison's grill in the past and if he would be exempt from renting one from the city in the future. Bringhurst recommended a rental fee for equipment belonging to the city and a refundable deposit fee in case equipment is lost or damaged.

**C. COUNCIL REPORTS AND CITY DEPARTMENTS:**

1. Mark Fahrenkamp: Park Committee & Maintenance / Risk Management / Trail Committee

Not Present

2. Ty Bringhurst: Water Department / Streets / MPO / Irrigation Board

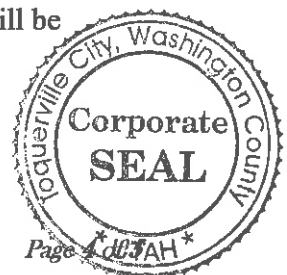
Than Nagle has some metal plates in front of his property and would like PWD Gubler to get pricing to mimic the driveway on the opposite side of the street.

3. Keen Ellsworth: Economic Development / Subdivision & Planning Commission Liaison / Mosquito Abatement:

The southern welcome sign will be presented at the next city council meeting. The sign will be representative of the Toquerville Falls area.

4. Brad Langston - Solid Waste / Tree Board / Cemetery & City Hall Maintenance / Beautification Committee / EMC Coordinator:

The Arbor Day celebration will be on December 28, 2018. A Chinese Pistache tree will be planted on that date in front of City Hall where the tree was removed earlier this year.



5. Paul Heideman - Sewer District / Culture and Recreation / Confluence Park:

He thought the tree lighting program went well. He would like some fuses replaced on the illuminated candy canes in the lighting display at the city office. Mr. DeMille on Toquerville Blvd called and asked if the city could repair SR17 on the approach of their turn out. UDOT came and repaired it but they wondered if the city could repair it further. LeFevre wanted Heideman to know that UDOT has plans to rotomill the road this spring. Bringhurst thought some dirt from TRE could be put down in the area for the residents.

LeFevre asked Heideman if Toquerville needs to volunteer to assist with Confluence Park since the city is part of park. Heideman will check on it and report at the next meeting.

6. Darrin LeFevre - Fire District / General City Business:

LeFevre spoke about the Springdale/Rockville Fire Department and how the Hurricane Valley Fire Department may assist them with their fire protection and may take over the responding area. The fire department will be ran through a separate budget and will not affect the current budget of the HVFD.

**D. ADJOURN:**

Mayor LeFevre adjourned meeting at 7:47 p.m.

  
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Mayor - Lynn Chamberlain

1/11/2018  
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Date

  
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Attest: City Recorder - Dana M. McKim

