

TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
July 11, 2019 at 6:00 pm
212 N. Toquerville Blvd, Toquerville Utah



Present: Mayor Lynn Chamberlain; Council Members: Justin Sip, Ty Bringhurst, Paul Heideman; Staff: Treasurer June Jeffery, Public Works Director Lance Gubler, Recorder Dana McKim; Support Staff: City Attorney Heath Snow, Zoning Official Mike Vercimak, Planning Chairperson Manning Butterworth, Hurricane Valley Fire Department Representative Merlin Spendlove, Ash Creek Special Service District Representative Mike Chandler; Public: Wendi Merritt, Kent Havens, Dan Porter, Samantha Hinton, Gail Hinton, Jeff Fry, Jodi Turner, Greg Turner, Gregg Leiby, Lorin Lowe, Chuck Williams, Brigham Darger, Candice Sudweeks, Kim Grigg, Karl Rasmussen, Rebecca Hansen, Tim Stewart, Colleen Stewart, Honey Bee Brenchley, Jovi Grigg, Suzette Silva, Delos Elison, Darcy Stewart; Absent: Council Members Keen Ellsworth and Alex Chamberlain.

A. CALL TO ORDER:

1. Mayor Lynn Chamberlain called the meeting to order at 6:00 p.m. Mayor Chamberlain led the Pledge of Allegiance. Councilmember Ty Bringhurst gave an invocation. There were no disclosures, nor conflict declarations from Council Members. There were no statements of belief voiced.

B. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from Special Meeting on May 28, 2019, Regular Work Meeting on June 6, 2019, and Regular Business Meeting on June 13, 2019.

Council reviewed the meeting minutes.

Councilmember Justin Sip moved to approve the meeting minutes from May 28, June 6, and June 13, 2019. Councilmember Bringhurst seconded the motion. Motion unanimously carried, 3-0. Justin Sip – aye, Ty Bringhurst – aye, Paul Heideman – aye.

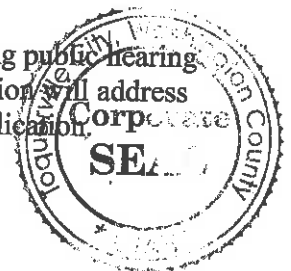
2. Review and possible approval of City Expenditures from June 2019.

Council reviewed the City Expenditures.

Councilmember Justin Sip moved to approve the July 2019 City Expenditures. Councilmember Ty Bringhurst seconded the motion. Motion unanimously carried, 3-0. Justin Sip – aye, Ty Bringhurst – aye, Paul Heideman – aye.

C. CITY DEPARTMENT REPORTS:

1. Zoning Administrator Mike Vercimak deferred his allotted time to Mr. Chandler from the Ash Creek Special Service District.
2. Planning Commission Chair Manning Butterworth briefly discussed the upcoming public hearing scheduled for Planning Commission meeting next week, July 17th. The commission will address code housekeeping items, including nightly rentals, and a lot line adjustment application.



Attorney Heath Snow and Mr. Lowe. Details regarding the gifting of land will be discussed in a closed session. Mr. Lowe agreed to get a final draft of his plan to the City Council within 10-15 days.

Brigham Darger of Toquerville asked about what the speed limits would be on Old Church Road and the bypass road. Councilman Ty Bringhurst reported the projected travel speeds on the bypass road would be somewhere about 50 miles per hour.

G. BUSINESS:

1. Discussion and possible action on a Simple Subdivision Application submitted by Sebastian Opal Zane Glasgow at 176 North Toquerville Boulevard. Tax ID # T-70-A-1. *(The Planning Commission has recommended approval 5-0.)*

Council discussed the subdivision application and recommended approval with conditions recommended by planning commission. The lots cannot be subdivided again within the next 5 years. Staff recommendations were as follows:

1. Any and all required improvements to the lots as specified in this chapter shall be installed.
2. Any lot created for the purpose of erecting structures, either residential or commercial shall comply with section 10-19D-2 of this chapter.
3. No other simple subdivision may be requested for either resulting parcel sooner than five (5) years from the acceptance of this subdivision.

Councilmember Ty Bringhurst moved to approve the Glasgow simple subdivision with Staff recommendations. Councilmember Justin Sip seconded the motion. Motion unanimously carried, 3-0. Justin Sip – aye, Ty Bringhurst – aye, Paul Heideman – aye.

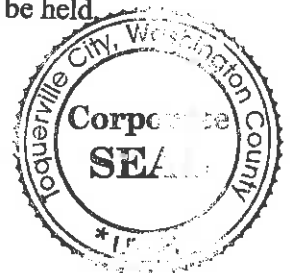
2. Discussion and possible action on a Final Plat Application submitted by Jeff Fry for the Terraces at Cholla Subdivision. Tax ID # T-110-A-1. *(The Planning Commission has recommended approval 5-0).*

The Council discussed appropriate standards Mr. Fry will be required to adhere to. Mr. Fry has agreed to pay two impact fees for the two lots, and to comply with the standards of Ash Creek Sewer District and Hurricane Valley Fire. The private drive will also need to be built to city standards.

Councilmember Ty Bringhurst moved to approve the final plat application as presently submitted. Councilmember Paul Heideman seconded the motion. Motion unanimously carried, 3-0. Justin Sip – aye, Ty Bringhurst – aye, Paul Heideman – aye.

3. Discussion and possible recommendations on Title 5-1-4: Animal Maximums.

The Council recommends the planning commission do an analysis of the animal maximums as currently stated in City code. The council identified two main areas for revisions: 1- permitting requirements, i.e. conditional use permits and 2- the number of animals and square footage for the animals be modified and analyzed for revisions. Revisions need to be reviewed by City Council. City staff would be in charge of approvals. Public hearing would need to be held.



water service agreement letter, including verbiage identifying the city to take jurisdiction of the private line if additional developments arise.

9. Discussion and possible action of City Hall expenditures.

Public Works Director Lance Gubler reported on the condition of the Town Hall. A structural engineer came and assessed the building, as well as the National Historic Society and gave recommendations about remedying the deteriorating conditions. The engineer reported the building is sound. The City will apply for the building to be on the National Historic Society registry. If approved, they award \$10,000 each year with no strings attached for maintenance of the building. Items that need to be addressed are; the roof is sagging and is not attached to the walls, the trim is flaking off, the floor is sagging in spots, and moisture is getting inside of building, among other issues. Mr. Gubler will get bids to restore and repair these issues.

10. Discussion and possible action on Resolution 2019.XX ~ Authorization to file eminent domain action to acquire real property for the purpose of building a bypass road for Highway 17.

Councilmember Justin Sip would like to remove the item from the agenda. Councilmember Ty Bringhurst recommended to leave the agenda item on for one additional month, pending executive session discussion.

Councilmember Justin Sip moved to table the Resolution. Councilmember Ty Bringhurst seconded the motion. Motion unanimously carried, 3-0. Justin Sip – aye, Ty Bringhurst – aye, Paul Heideman – aye.

H. COUNCIL REPORTS:

1. Councilmember Justin Sip reported that Lance Gubler is working on the Tree City Grant. There are new park plans for Westfield Park, to possibly rename it. More concrete has gone in at the Center Street Park, there is now a complete loop around the ball diamond.
2. Councilmember Ty Bringhurst reported there were some questions about water service agreements and private systems. Suggestions about clarifying the city code to avoid any contradictions or gray areas in regards to the water systems. Requested closed session regarding additional business items.
3. Councilmember Paul Heideman wondered whether the town wanted to continue with the County Fair display or change the focus to Peach Days. The Mayor encouraged the focus to change to Peach Days.
4. Mayor Lynn Chamberlain reported that UDOT has moved the bypass road up to phase 1 priority, which is a top priority bracket, about 2025. They are interested in rerouting Zion traffic and streamlining traffic patterns.

Mayor Lynn Chamberlain adjourned the business meeting at 7:52 p.m. and informed the public the council would enter a closed session after a five minute recess.

I. POSSIBLE CLOSED SESSION:

Closed session was called at 8:00 p.m. to discuss possible litigation.

Closed session was adjourned at 9:04 p.m.

