

TOQUERVILLE CITY COUNCIL
Regular Work Meeting Minutes
December 1, 2021 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



This meeting was broadcast via YouTube live on the Toquerville City YouTube channel at
<https://www.youtube.com/channel/UCon3wYhjwc2gKbc91YPRIAA>

A. CALL TO ORDER

Mayor Lynn Chamberlain called the meeting to order at 6:00 p.m. Councilman Williams led the Pledge of Allegiance, and an opening prayer was given by Councilmember Chaves. There were no opening comments by the mayor or statements of belief voiced.

B. APPROVAL OF AGENDA

1. Approval of Agenda Order

Councilmember Justin Sip moved to approve the agenda order. Motion seconded by Councilmember Chuck Williams. Motion carried unanimously 5-0. Vote: Chuck Williams-aye, Gary Chaves-aye, Justin Sip-aye, Keen Ellsworth-aye, Ty Bringhurst-aye.

2. Disclosures and declarations of conflicts from Council Members
There were no disclosures or conflicts made by councilmembers.

C. CITY DEPARTMENT REPORTS

1. Ash Creek Special Services District Representative, Mike Chandler
Mr. Chandler gave an update on the confluence park treatment plant with a presentation.
2. Hurricane Valley Fire District Representative – Merlin Spendlove
Mr. Spendlove gave call stats for the month and for the year. The district is looking at hiring several new employees and explained their new hire process.
3. Planning Commission Chair – Joey Campbell
Mr. Campbell explained the commission is working on a resort zone overlay, creating an R-1-10 zone, and revising the sign ordinance.
4. City Manager – Afton Moore
Moore gave a budget update. She is working with Toquerville's accounting firm, Hinton and Burdick to establishing next year's budget. The roads are in the process of getting crack sealed and should be completed by mid to late December. The Toquerville Parkway bid opening will occur on December 9th at the city hall. She has researched some additional funding sources. She gave a brief over cap of the current business licenses in Toquerville and the community events upcoming in the area.
5. City Attorney – Heath Snow
Mr. Snow was not present.

D. PUBLIC FORUM

Limit three (3) minutes per person; please address the microphone and state full name and address

Chuck Schlicht from 1901 Seven C's Lane. He inquired when city water will be provided to Anderson Junction area. Councilmember Bringhurst is working on the parkway construction and providing water to the residents of Anderson Junction is next on his list. Bringhurst gave a brief current history of what currently has been discussed with the water district regarding his request. He would like to tackle this project in the next year or two.



Greg Turner at 263 N Toquer Blvd is now in charge of the Wreaths of America program. He asked if the city had any easels or if anyone knew of a trumpet player that would play the taps. He inquired if the council would be willing to put the upcoming event on the electronic portable bulletin boards and the city office website. Flag marking will occur on Dec 11th at 0900 hrs. The actual event will occur on the 18th.

E. PUBLIC HEARING

Councilmember Ty Bringhurst moved to enter the public hearing portion of the meeting. Motion was seconded by Councilmember Justin Sip. Motion carried unanimously 5-0. Vote: Justin Sip-aye, Keen Ellsworth-aye, Gary Chaves-aye, Chuck Williams-aye, Ty Bringhurst-aye.

1. Public input is sought on a Conceptual Master Planned Development Overlay application submitted by Firelight Development for a 1749-acre development. Located on the west side of Toquerville between I-15 and the new Toquerville Parkway bypass road.

Matt Loo, a representative from Firelight Development gave a brief overview of the Firelight Development team. They applied for a development overlay that will fit Toquerville. The 1749-acre development will have a base zoning of R-1-20 in the most southern part of their property. The zoning would give a ballpark range of 3498 units. The MPDO application requested a 30% bonus density for the other part of the application.

Dan Catlin had a few concerns as a citizen. The development description calls out residential neighborhood design standards and didn't agree with the MPDO to be exempt from City Code. He pointed out a few of the examples that wouldn't meet current code. The bonus densities are claiming 40% rather than 30% by claiming two trails.

Jake Peart appreciated Dan Catlin's comments and trust the city council and mayor to follow code requirements.

Councilmember Ty Bringhurst moved to close the Public Hearing. Motion seconded by Councilmember Chuck Williams. Motion unanimously carried 5-0. Vote: Gary Chaves-aye, Ty Bringhurst-aye, Keen Ellsworth-aye, Chuck Williams-aye, Justin Sip-aye.

Mayor Chamberlain declared the meeting would be moving to the working agenda.

F. WORKING AGENDA

Council discussion followed by public input after each item. Limit ninety (90) seconds per person

1. Discussion on a nightly rental application submitted by Tyler & Skyler McCaul located at 22 W Center St. Tax ID # T-JLRS-1. Zoning is R-1-12. *(PC recommended approval 5-0)*

There were no issues with the application, or comments.

2. Discussion on a nightly rental application submitted by Thomas Lundell located at 158 W Sunset Ave. Tax ID # T-142-A-11. Zoning is AG – Agriculture. *(PC recommended approval 5-0)*

There were no issues with the applications, or comments.

3. Discussion on a zone change application submitted by Firelight Development for Tax ID # T-3295-A-1. Current zoning is MU-20 – Multiple Use. Proposed zoning is R-1-20 – Single Family Residential. Planning Chair, Joey Campbell advised the council there will be a public hearing at the planning commission on December 8th and the council will be able to vote on the item at the next meeting.



4. Discussion on a Conceptual Master Planned Development Overlay application submitted by Firelight Development for a 1749-acre development. Located on the west side of Toquerville between I-15 and the new Toquerville Parkway bypass road.

Councilmember Ellsworth urged the council to read the document that will be the governing document for this specific development. Campbell discussed the setback and street widths of the development agreement and how legal answered their concerns. The roads will be private streets. He discussed how the density bonuses will be calculated in the future. The running development total will be reflected on each plat. The trails will be built during each separate plat. There are 96 lots in Toquer Hills and will need to be removed from the totals at the time of the final plat. A small portion of the trails will be developed during the Toquer Hills 1-4 plat.

5. Discussion on Ordinance 2021.XX 10-3-1 Planning Commission. An ordinance updating when the Chairperson is elected.

The Planning Commission would like the chairperson to be elected during the December meeting, rather than in the January meeting. A phone vote call will need to be done.

6. Discussion on Ordinance 2021.XX 10-15C-6 MPDO Density Calculations. An ordinance adding density calculations (ERU's) to the general requirements of the MPDO.

Campbell and Council discussed how the ordinance would provide a method for converting residential units into various types of commercial, multi-family and industrial uses for calculating densities within the MPDO overlay zone. The unit of measure would use square feet. There was brief discussion about horizontal hotels and how they will be calculated in the future. Toquerville may need to add or change the definition of hotels and standalone nightly rentals in the near future.

Loo talked about their specific development plan to include the resort zone, residential areas, the 55 and older housing development, and commercial.

7. Discussion on Impact Fee Facilities Plan, Impact Fee Analysis, and Ordinance 2021.XX Impact Fee Enactment.

The council discussed the proposed ordinance that would update impact fees for parks and recreation, culinary water, storm drain and transportation and the policies related to the fees. Councilmember Sip would like to reduce the Park and Recreation fee to a lower amount, \$5,550.00.

8. Discussion on Resolution 2021.XX Fee Schedule – Updating impact fees, adding a Municipal

Construction hydrant meter rental fee and adding a water meter installation fee.

Bringhurst explained the need for a municipal hydrant meter rental fee for the future development in Toquerville. The proposed fees will cover the water usage. The council also discussed water meter charges and how they may believe the charge is included in the impact fee. They also discussed the troubles with getting water meters in stock due to inventory problems.

9. Discussion on Capital Facilities Plan update.

Changes to the capital facilities plan needs to be updated because it supports the impact fee study.

10. Discussion on Resolution 2021.XX Master Parks Plan update.



Sip explained the old park plan and the proposed new park plan. He is waiting on more details before adopting the plan, which should occur in January. The playground at the Westfield Park under construction. There were questions if the parking needed to be extended on the east side of the park. The Westfield Park would include a partial trail around the park and will include several pomegranate bushes around the perimeter. The annual Turkey Trot gave \$500.00 proceeds from their fundraiser to the Westfield Park fund. They would like a paver with their name on it when it comes time to order them.

11. Discussion on Resolution 2021.XX City Council and Planning Commission annual meeting schedule.

Every year the council has to adopt a resolution stating the dates and time of the council and planning commission meetings. Campbell suggested to change up the rotation. The first week would be city council work meeting, second week would be JUC, then third week would be city council regular business meeting, and the fourth week would be planning commission. JUC will be held in the near future more than once a month and switching to electronic submittals. Moore also suggested the city should start a TRC (Technical Review Committee) process and suggested a more in-depth conversation about different types of meetings.

12. Discussion on Ordinance 2021.XX 1-6-3 City Council Meetings.

The current ordinance needs to be changed to what the council is currently practicing. The meetings were changed to every Wednesday quite awhile ago and the code never changed.

13. Discussion on Resolution 2021.XX WCSWD representative appointment.

Councilmember Sip is still interested in serving on this board.

14. Discussion on Resolution 2021.XX Southwest Mosquito Abatement representative appointment.

Councilmember Chaves would like to continue serving on the board.

15. Discussion on Resolution 2021.XX HVFSSD representative appointment.

Councilmember Keen Ellsworth would like to continue to serve on the Hurricane Valley Fire Special Service District.

16. Discussion on Resolution 2021.XX ACSSD representative appointment.

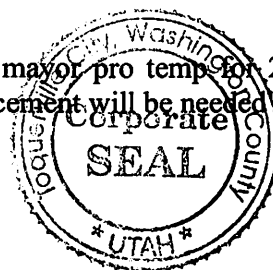
Councilmember Sip would like to continue to serve on this board.

17. Discussion on Resolution 2021.XX ACSSD Mayoral representation to the Administrative Council.

Councilmember Ellsworth will be Mayor Ellsworth at the beginning of January and will be the appointed member for the Ash Creek Special Service District and the appointed Councilmember will continue to be Justin Sip.

18. Discussion on naming Mayor Pro Tem for 2022.

Council will need to think about who to nominate the mayor pro tempore for 2022. Future Mayor Ellsworth will relinquish his pro tempore title and a replacement will be needed for the position.



19. Discussion on CIB and CDBG grants.

Moore explained the CIB (Community Impact Board) and CDBG (Community Development Block Grant) process. This process is a way to find additional funding for city projects. A public hearing will be held on December 15th where ideas for the block grant will be obtained.

G. COUNCIL REPORTS

Justin Sip reported the Solid Waste District is looking at improving the entrance to the landfill which would include two scale houses. The Westfield Park is waiting for landscape plans from the architect.

Keen Ellsworth reported the BLM has tentatively agreed expand the footprint of the ARC to include the roads. The NEPA checklist should be completed within 30 days.

Ty Bringhurst reported the bid for the bypass closes next week. The bid will then be awarded on December 15th. A public hearing notice from 1969 regarding the proposed bypass road was presented for the Council and public to review. This notice was found by Than Naegle and given as interesting historical background for the bypass road. There are two basalt boulders near the racetrack with historical markings. They will be preserved at another location.

Gary Chaves reported there was no West Nile virus this year. The stairway at Confluence Park is finished. The bridge going across the Virgin River should be completed around April.

Mayor Chamberlain reported there have been a lot of ticks in this area lately, so be aware.

Chuck Williams reported the judging for the Christmas Lighting Contest will be December 18th. The three previous winners will be the judges. Wreaths Across America is on December 18th at the cemetery. There was an excellent speech given by the Mayor at the Christmas Lighting Ceremony at City Hall.

H. CALENDAR OF EVENTS

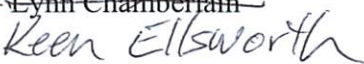
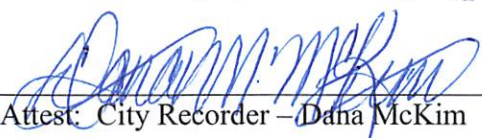
Christmas lighting contest - judging on December 18th

I. ADJOURN

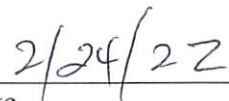
Councilman Ty Bringhurst moved to adjourn the Regular Work Meeting. Councilman Justin Sip seconded the motion. Motion unanimously carried, 5-0. Keen Ellsworth – aye, Ty Bringhurst – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

Mayor Chamberlain adjourned the meeting at 7:21 p.m.



Mayor – ~~Lynn Chamberlain~~



Attest: City Recorder – Dana McKim



Date

