

TOQUERVILLE CITY COUNCIL
Regular Work Meeting Minutes
March 2, 2022 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Councilmembers: Ty Bringhurst, Justin Sip, Gary Chaves, Chuck Williams; Staff: City Manager Afton Moore, Treasurer Ruth Evans, Public Works Director Lance Gubler, Recorder Dana McKim; Support Staff: Planning Chairman Joey Campbell, Hurricane Valley Fire District Representative Merlin Spendlove, Ash Creek Special Services District Representative Mike Chandler; Absent: Mayor Ellsworth , Councilwoman Rachel Peart

A. CALL TO ORDER:

The Pledge of Allegiance was led by Councilman Ty Bringhurst. Invocation was led by Chuck Williams.

B. APPROVAL OF AGENDA:

The Council reviewed the agenda. Councilman Ty Bringhurst omitted business items 3,4,5 and 6 from the agenda. No conflicts from Council Members.

Councilman Justin Sip moved to remove items 3,4,5 and 6 from the agenda. Councilman Chuck Williams seconded the motion. Motion unanimously carried, 4-0. Ty Bringhurst – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

C. STAFF REPORTS AND UPDATES:

1. Ash Creek Special Services District Representative

Changing manholes and sewer lines. Councilman Ty Bringhurst discussed working with the Water District to create an agreement between the City and Ash Creek.

2. Hurricane Valley Fire District Representative, Merlin Spendlove

Merlin Spendlove reviewed call totals for the month of February 2022.

3. Planning Commission Chair, Joey Campbell

Joey Campbell discussed the Planning Commission review of the Resort Zone Overlay document and the draft format of the Grading Ordinance and Nightly Rental for RV/Motel.

4. City Manager, Afton Moore

Afton Moore discussed the budget expenditures and relocation of funds in May 2022. Budget Meeting set for March 7, 2022 at La Quinta in La Verkin. Read the calendar of events. Updating website, social media and Toquerville City Office remodel. Budget Meeting will be a discussion public is welcome to attend. The public hearing will be at the City Council meeting. Councilman Ty Bringhurst discussed the Anderson Junction waterline project letters sent to affected property owners.



5. City Attorney, Heath Snow

No comment from Attorney Snow.

D. PUBLIC FORUM:

No comments from the public.

E. BUSINESS ITEM(S):

1. Discussion on a Preliminary Plat application submitted by Jacob and Tirsa Stewart at 132 N Toquer Blvd for Tax ID # T-68-A-3 and T-68-A-1. Current zoning is Single Family Residential R-1-12. *(PC recommended approval with staff recommendations).*

Planning Commission Chair Joey Campbell read Planning Commission staff comments and conditions: 26 ft. easement condition to have two off-street parking for the front house and the turnaround for the fire department. Council members discussed JUC comments. Tirsa Stewart spoke about the Fire Department using compacted gravel instead of pavement. Justin Sip discussed the uniform safety code and possible update to Toquerville City Code.

2. Discussion on a Preliminary Site Plan Application for Settlers Junction RV. Application submitted by Lanse Chournus for 112 pull-thru RV sites and 25 Permanent Camping Lodges on approximately 22 acres of Highway Commercial zoned property. Tax ID # T-3-0-27-432 and T-3-0-27-342, approximate area of 1590 N Old Hwy 91 Toquerville, UT 84774. *(PC recommended approval with staff recommendations).*

Barry Thompson had comments regarding Settlers Junction RV pending City Council approval/recommendations. Possible change of nightly rental ordinance. Council member discussion on nightly rental ordinance and preliminary site plan. Planning Commission Chair Joey Campbell read Planning Commission staff comments and conditions. Council member discussion on highway commercial zoning.

3. Discussion on Toquerville Ordinance No. 2022.02-Amending Title 10, Chapter 19 to include Article I (Public Facility Reimbursements) and Article J (Public Facility Installation, Connections & Deferrals).

Tabled

4. Discussion on Resolution 2022.XX – A Resolution for City Manager to create, modify and administer Toquerville City Policies and Procedures with approval of the Mayor.

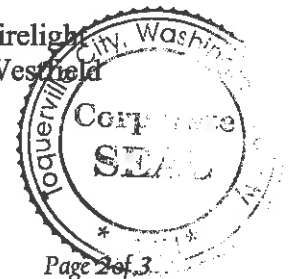
Tabled

5. Discussion on form of Deferred Agreement to be used by the City in connection with the deferred installation of public facilities (curb, gutter, sidewalk/path & landscaping) along the new Toquerville Parkway.

Tabled

6. Discussion on form of Deferred Improvement Agreement between the City and Firelight Development, Inc. for the deferred installation of portions of Old Church Road, Westfield Road, Sunset Road and the future Pond Hill Road.

Tabled



7. Discussion on modifications to the Master Park Plan to include changes to Westfield Park.

Afton Moore stated the park drawings are not back from the engineer.

F. COUNCIL REPORTS:

Justin Sip discussed replacement of pipe. Engineering for confluence park is being drafted possible plan completion date November/December 2022.

Chuck Williams discussed the possible requirement for new developers to match Toquerville City's general master plan before preliminary plat.

Gary Chaves discussed the groundbreaking and trespassing signs for construction area.

Ty Bringhurst introduced Ben Clifford a senior project manager with William Charles Construction. Councilman Bringhurst spoke about the Westfield Road truck route. Afton Moore stated that Toquerville City's electronic signs are on notifying the public on truck access on Westfield Road.

G. UPCOMING EVENTS:

1. Spring Social – Meet the Mayor and City Council scheduled tentatively on March 23 at the Center Street City Park.
2. Community Easter Egg Hunt – Tentatively scheduled April 18 at Center Street City Park.
3. Spring Community Clean Up – April 22-25.

H. ADJOURN:

Councilman Chuck Williams motioned to adjourn the meeting. Councilman Justin Sip seconded the motion. Motion unanimously carried, 4-0. Ty Bringhurst – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

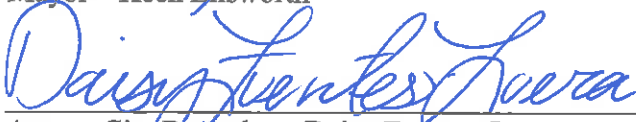
Ty Bringhurst adjourned the meeting at 7:00pm.



 Mayor – Keen Ellsworth

4-20-2022

 Date



 Attest: City Recorder – Daisy Fuentes-Loera

