

**TOQUERVILLE CITY COUNCIL**  
**Regular Business Meeting Minutes**  
**March 16, 2022 at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Mayor Keen Ellsworth; Councilmembers: Justin Sip, Gary Chaves, Chuck Williams, Rachel Peart; Staff: City Manager Afton Moore, Daisy Fuentes Recorder Ruth Evans; Support Staff: Planning Chairman Joey Campbell; Absent: Ty Bringhurst, Attorney Heath Snow

**A. CALL TO ORDER:**

1. Mayor Ellsworth called the meeting to order at 6:01 p.m.
2. Councilwoman Peart led the Pledge of Allegiance.
3. Councilman Sip gave the invocation. There were no opening comments from Council Members or residents. There were no statements of belief voiced.

**B. APPROVAL OF AGENDA:**

The Council reviewed the agenda. No conflicts from Council Members.

*Councilman Justin Sip moved to approve the Regular Business Meeting Agenda. Councilman Chuck Williams seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

**C. CONSENT AGENDA:**

1. Review and possible approval of meeting minutes from February 2nd Work Meeting and February 16th Business Meeting.

*Councilman Gary Chaves moved to table the meeting minutes from February 2<sup>nd</sup> and February 16<sup>th</sup>, 2022. Councilman Justin Sip seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

2. Review and possible approval of City Expenditures from February 2022.

*Councilman Gary Chaves moved to approve the City Expenditures from February 2022. Councilwoman Rachel Peart seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

**D. PUBLIC FORUM:**

Cathy Bends discussed the bypass road regarding highway commercial zoning, safety concerns and noise.

Mayor Ellsworth referred Cathy to Toquerville's website for more information.

Ray Bence discussed the safety and welfare of the Toquerville residents regarding water availability.

Mayor Ellsworth discussed the current emergency preparedness plans.



**E. PUBLIC HEARING:**

No comments from the public.

**F. BUSINESS:**

1. Discussion and possible action 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 and conditions 5-0).

Council members discussed Planning Commissions staff recommendations and conditions. Tirsa Stewart had comments regarding fire hydrant and pavement requirement with the Fire Department.

*Councilman Justin Sip moved to approve F1 with staff recommendations and conditions. Councilman Gary Chaves seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

2. Discussion on and possible action on 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 and conditions 5-0).

Mayor Ellsworth spoke about the agreement between Sapp Brothers roadway for access to SR-17. Barry Thompson spoke about the exchange of property between the land owners and the BLM. Justin Sip discussed the revisions of the nightly rental code and possible creation of a commercial motel code. Darrin explained the motel/RV section being drafted per the Planning Commission meeting.

*Councilman Gary Chaves moved to approve F2 with Planning Commission staff conditions and recommendations. Councilman Justin Sip seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

3. Discussion and possible action on Planning Commission Alternates.

The council members discussed planning commission alternates and spoke to Andrea Allred. Wayne Olsen was absent.

*Councilman Justin Sip moved to approve F3 with the recommendation to Planning Commission for Andrea Allred as alternate one and Wayne Olsen as alternate two. Councilman Chuck Williams seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.*

4. Discussion and possible action on Floodplain Development Permit moratorium.

Afton Moore discussed FEMA violations around Toquerville, the Floodplain Ordinance and moratorium. Moratorium to include no building permits will be issued in the floodplain until the ordinance is updated.



***Councilman Chuck Williams moved to approve F4. Councilwoman Rachel Peart seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.***

5. 2022 OPMA Training and Municipal Ethics Act Training by Attorney Snow.

Attorney Snow is absent.

***Councilman Justin Sip moved to table F5. Councilwoman Peart seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.***

**G. CALENDAR OF EVENTS:**

1. Spring Social – Meet the Mayor and City Council scheduled March 23 at the Center Street City Park.
2. Community Easter Egg Hunt – Scheduled April 16 at Center Street City Park.
3. Spring Community Clean Up – April 22-25.
4. Miss Toquerville – March 2

**H. CLOSED SESSION:**

Mayor Ellsworth began closed session at 6:46 pm.

***Councilman Justin Sip motioned to go into a closed session to discuss character, professional competence, or physical or mental health of an individual. Councilman Chaves seconded the motion. Motion unanimously carried, 4-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye.***

Mayor Ellsworth ended the closed session at 6:46 pm.

**5. ADJOURN:**

Mayor Ellsworth adjourned the meeting at 7:14 pm.

  
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Mayor – Keen Ellsworth

4-20-2022  
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Date

  
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Attest: City Recorder – Daisy Fuentes-Loera

