

**TOQUERVILLE CITY COUNCIL**  
**Regular Work Meeting Minutes**  
**August 3, 2022 at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Mayor Keen Ellsworth Councilmembers: Justin Sip, Gary Chaves, Chuck Williams, Rachel Peart, Ty Bringham; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Recorder Daisy Fuentes, Attorney Heath Snow; Virtually: Conflict City Attorney Bruce Jenkins;

**A. CALL TO ORDER:**

The Pledge of Allegiance was led by Councilman Chuck Williams. Invocation was led by Councilman Gary Chaves.

**B. APPROVAL OF AGENDA:**

The Council reviewed the agenda.

Mayor Ellsworth has received compensation from a sister company from item F7.

*Councilman Bringham moved approve the agenda order. Councilman Sip seconded the motion. Motion carried, 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye. Rachel Peart – aye. Ty Bringham – aye.*

**C. CONSENT AGENDA:**

1. Review and possible approval of meeting minutes from March 7<sup>th</sup> Special Work Meeting, May 18<sup>th</sup> Business Meeting, July 6<sup>th</sup> Business Meeting.

*Councilman Chuck Williams motioned approve the meeting minutes from March 7<sup>th</sup>, May 18<sup>th</sup>, and July 6<sup>th</sup>. Councilman Gary Chaves seconded the motion. Motion carried, 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringham – aye.*

**D. CITY DEPARTMENT REPORTS:**

1. Ash Creek Special Services District Representative  
Matt Goodrich reported about the secured funding for the confluence park treatment plan. In addition, rate changes were approved. He then explained the progress on Anderson Junction. Gary Chaves then asked about the timeline on confluence park then he explained that it will be take 6-8 months for planning with a 18-24 construction period, hoping to be done by the first quarter of 2025.
2. Hurricane Valley Fire District Representative – Merlin Spendlove  
Merlin Spendlove reported on fire hazard areas in Toquerville.
3. Planning Commission Chair – Joey Campbell  
Chairman Campbell did not have anything to report. Everything is on the agenda.
4. City Manager- Afton Moore  
Afton explained the financial report, roads report, Anderson Junction water line project report, the general plan, Westfield Park, and city events update.
5. City Attorney – Heath Snow  
Attorney Snow did not have any updates.

**E. PUBLIC HEARING:**

1. Public input is sought on a Preliminary Plat Application submitted by Wasatch Commercial Builders. Tax ID # T-166-B-1-A-1-A. Current zoning is R-1-15 – Single Family Residential.

Van Kleinman

Asking for an 8-10 foot block wall to avoid problems such as harm, noise, and smell.

DC Young

Things the city should keep the cemetery nice. He also is concerned about the trees.

2. Public input is sought on Ordinance 2022.XX – Drug nuisance Title 4, Chapter 1, Sections 1,2 and 5 of the Toquerville City Code.

No comments from the public.

**F. BUSINESS:**

1. Discussion on Toquerville Parkway updates.

Bob Lamoreaux reported on the Toquerville Parkway. The earthwork should be finished by the end of September. The pipe placement is in process. They haven't had many major delays with the supplies, although there were a few delays. The council asked about if there were issues with the rainy weather. He said that it only put them back a few days.

2. Discussion on City Council Policy and Procedure Manual.

Afton Moore explained the change that happened to the codes. Mayor Ellsworth asked if your whole cell phone would be subject to search with the new code, or if just their separate email. Attorney Snow cited state code.

3. Discussion and possible action a Preliminary Plat application submitted by Wasatch Commercial Builders. Tax ID # T-166-B-1-A-1-A. Current zoning is R-1-15 – Single Family Residence. (Planning Commission recommended approval with condition of naming the roads. Vote: 3-1)

Council discussed the public inputs comments and building a 6–10-foot wall on properties touching agriculture.

***Councilman Sip made a motion to approve item F3 with staff comment. Councilman Williams seconded the motion. Motion carries unanimously 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringhurst – aye.***

4. Discussion and possible action on Ordinance 2022.XX – Drug Nuisance Title 4, Chapter 1, Section 1,2, and 5 of the Toquerville City Code.

***Councilman Chaves made a motion to include the change of the word excluding to including in section 4D then approve item F4. Councilwoman Peart seconded the motion. Motion carried 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringhurst – aye.***

5. Discussion and possible action on Verkada Camera System.

City Manager Afton Moore explained this item.

***Councilman Bringhurst motions to approve the expenditures of \$27,680.48, making it 28,000 dollars for the cameras in those locations. Councilman Chaves seconded the motion. Motion carried unanimously 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringhurst – aye.***

6. Discussion and possible action on Resolution 2022.XX – 2022 Natural Hazard Mitigation Plan.

***Councilman Bringhurst made a motion to table item F6. Councilman Williams seconded the motion. Motion carried unanimously 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringhurst – aye.***

7. Discussion and possible action on Firelight Development Agreement.

Attorney Heath Snow has conflict of interest on this item, seeing that he represents Firelight Development.

Bruce Jenkins explained this item via Zoom.

***Councilman Bringhurst made a motion to approve the development agreement additional upon a list of conditions 1-13. Councilman Sip added to the motion for councilman Bringhurst and councilman Chaves to approve the final draft of this for it to be executed by the mayor. Councilman Sip seconded the motion. Motion carried unanimously 5-0. Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye, Rachel Peart – aye, Ty Bringhurst – aye.***

Conflict Council Attorney Bruce Jenkins left the meeting.

#### **G. COUNCIL REPORTS:**

Councilman Bringhurst

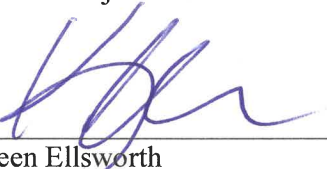
He talked about TSWS reports. He put an item on the agenda for the next meeting.

#### **H. CALENDAR OF EVENTS:**

1. Farmers Market – Saturday, August 20, 2022 at City Hall 9 AM – 1 PM (Every 3<sup>rd</sup> Saturday through October 2022).
2. Sod Laying Party for Westfield Park – Date and time to follow.

#### **I. ADJOURN:**

Mayor Ellsworth adjourned the meeting at 8:16 PM.

  
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Mayor – Keen Ellsworth

9/7/22  
\_\_\_\_\_  
Date

  
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Attest: City Recorder – Daisy Fuentes-Loera