



TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
April 5th, 2023, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Mayor Justin Sip; Councilmembers: Joey Campbell, Gary Chaves, Chuck Williams, Todd Sands, Ty Bringhurst; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Planning and Zoning Official Ryker Steglich, Recorder Daisy Fuentes, Attorney Heath Snow, Conflict Council Bruce Jenkins;

A. CALL TO ORDER:

Mayor Sip called the meeting to order at 6:10 p.m. Councilman Bringhurst led the Pledge of Allegiance. Invocation was led by Councilman Sands.

B. APPROVAL OF AGENDA:

The Council reviewed the agenda.

Councilman Bringhurst moved approve the agenda order. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

Disclosures and declarations of conflicts from councilmembers and mayor.

No declarations from the council.

C. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from March 1st, 2023, Regular Business Meeting and March 15th, 2023, Regular Business Meeting.

Councilman Williams motioned approve the meeting minutes from March 1st, 2023, Regular Business Meeting and March 15th, 2023, Regular Business Meeting. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

D. CITY DEPARTMENT REPORTS:

1. Ash Creek Special Services District Representative
Excused by Mayor Sip.
2. Hurricane Valley Fire District Representative – Merlin Spendlove
Merlin reported on the call volume for the month of March. The fire department received 13 medical calls and he reported on burn season.
3. Planning Commission Chair Pro Tempore – Shaun Huntsman
Absent.
4. City Manager – Afton Moore
Afton gave an update on the financial report, road projects, and the Westfield Park project. Afton discussed the InfoWest Franchise Agreement and discussed having legal council at planning commission meetings. Afton reviewed the Calendar of Events.
5. City Attorney – Heath Snow City Manager – Afton Moore
Attorney Snow reported on a meeting with Washington County Attorneys office and discussed moving forward with the process of entering into an interlocal agreement with Washington County to utilize their justice court and explained the process.



Planning and Zoning Official – Ryker Steglich
Ryker reported on Ordinances and applications being updated within the City.

Councilman Sands asked City Manager Moore on an update regarding the Trail Ridge Estates Eagle Scout project. Afton Moore explained that the concrete pads are ready, and the signs are in the process of being made. A presentation will come before City Council when the project is complete. He also asked about Code Enforcement and Animal Regulation. Afton explained the process needed to criminalize the Toquerville Code and identified top complaints submitted to the city.

E. PUBLIC FORUM:

Dean Haymore

Dean addressed council to discuss zoning ordinances, penalties, as well as reminded the council that their decision effects the beauty and safety of the city they represent.

Ray Bence

Ray discussed property rights and property values regarding RV Parks. He requested that they be put by the freeway not in residential areas.

Mark Hare

Mark expressed his feelings on public information and property rights.

F. BUSINESS:

- 1. Discussion and possible action** award of the Toquerville Parkway Project Phase B.
Councilman Bringhurst gave a brief discussion on this item.
Councilman Bringhurst motioned to table item F1. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.
- 2. Discussion and possible action** on Grading Plan for Toquerville Parkway Bid Package B.
Councilman Bringhurst explained that this would allow for the city to take the excess dirt from projects and dump it without going through mass amounts of difficulties. City Attorney Snow gave his input.

Councilman Campbell motioned to approve item F2 as staff seems fit. Councilman Bringhurst seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.
- 3. Discussion and possible action** on substantial completion date adjustment for Toquerville Parkway Phase A.
Councilman Bringhurst explained that there have been several complications causing the expected completion date to be moved back to June 1st, 2023.

Councilman Bringhurst motioned to approve item F3, adjusting the substantial completion date to June 1st, 2023, on the parkway phase A. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.



Discussion and possible action a zone change application submitted by Bob Lichfield. Tax ID#'s: • T-168-E approximately 7.41 acres current zoning is Single Family Residential R-1-20 • T-168-B-2-D 28.03 acres current zoning is Single Family Residential R-1-20 • T-149-A-4-A 19.60 acres current zoning is Single Family Residential R-1-20 • T-149-A-5 12.99 acres current zoning is Single Family residential R-1-20 • T-149 -A-3 5.44 acres current zoning is Single Family Residential R-1-20 • T-149-A-2-A 10.88 acres current zoning is Single Family Residential R-1-20 • T-150-A-2-B-1 5.00 acres current zoning is Single Family Residential R-1-20 • T-168-J 9.77 acres current zoning is Single Family Residential R-1-20. Proposed zoning is MU-2.

Attorney Snow discussed this item and defined the number of single-family dwellings allowed in a 20-acre area zone. He read the definition of 'single-family dwelling' and 'lot'. Jake Peart explained the plan for the existing homes on the parcels. The council, staff, and attorneys then discussed zoning permitted uses, conditional use permits, Planning Commission comments, and possible motion to exclude RV parks as a conditional use. The applicant requested to move this item to the end of the meeting to discuss with the property owner.

Mayor Sip moved this item to F8. The council and Mayor excused Conflict Council Attorney Bruce Jenkins.

5. **Discussion and possible action** on Resolution 2023.XX – International Dark Sky Week Proclamation.

Manning Butterworth spoke about International Dark Sky Week. He also spoke about light pollution and what the proclamation entails.

Councilman Chaves motioned to approve the resolution on business item F5, International Dark Sky Week Proclamation. Councilman Bringhurst seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

6. **Discussion and possible action** on Resolution 2023.XX Uniform Fee Schedule – Renaming the 'Farmers Market' to 'Neighborhood Market' and updating the vendor fee, updating Home Occupation 'Permit' to 'License'.

Afton Moore explained the updated fees for Home Occupation Permits.

Councilman Bringhurst motioned to approve Business item 6. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

7. **Discussion and possible action** to pursue an FCC radio license for Toquerville City Emergency Communications.

Ray Bence explained that he has built a radio tower but is not permitted to get an FCC radio license. He suggested that the city get a license and he will allow the city to use the

tower for emergency purposes. The council discussed potential usage and fees for this license.

Councilman Campbell motioned to approve business item F7, with an expenditure up to \$5,000, not to exceed \$5,000. Councilman Williams seconded the motion. Roll call vote: Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

Mayor Sip reviewed the Calendar of Events. Afton Moore explained the 4th of July celebration. Councilman Bringhurst commented on the big signs at the end of town being too close to the UDOT right-of-way.

The council returned to business item F4.

The applicant requested to table this item.

Councilman Bringhurst motioned to table business item F4. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.

G. CALENDAR OF EVENTS:

1. Community Easter Egg Hunt – Saturday, April 8th, 2023, at Center Street Park
2. Toquerville City Farmers Market – Saturday, May 20th, 2023, at City Hall (Every 3rd Saturday through October)
3. 4th of July Celebration – Tuesday, July 4th, 2023, at Center Street Park

H. ADJOURN:

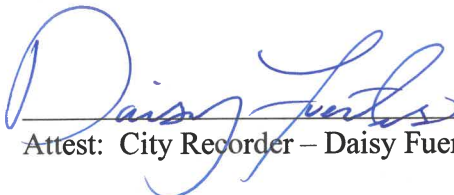
Mayor Sip adjourned the meeting at 7:33 p.m.



Mayor – Justin Sip

5/17/23

Date



Attest: City Recorder – Daisy Fuentes

