

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
August 13, 2025, at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah

This meeting will also be broadcast via YouTube live on the Toquerville City YouTube channel at
<https://www.youtube.com/channel/@toquervillecity>

A. CALL TO ORDER:

1. Call to Order – Pro Temp Haymore
2. Pledge of Allegiance – Commissioner Christensen
3. Statement of Belief/Opening Prayer – Commissioner Chamberlain
4. Disclosures and Declaration of Conflicts from Commission Members.

B. APPROVAL OF AGENDA:

1. Approval of agenda order

C. CONSENT AGENDA:

1. Review and possible approval of meeting minutes from July 9, 2025, Planning Commission Meeting.

D. REPORTS:

1. Planning Commissioners
2. Planning & Zoning Administrator, Emily Teaters
3. Assistant City Manager, Darrin LeFevre

E. BUSINESS ITEM(S):

1. **Discussion and possible recommendation** on a zone change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G). Current zoning is Multiple Use (MU-20), and the proposed zoning is Agricultural (A-1 District).
A. **Public Hearing:** Public input is sought on a zone change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G). Current zoning is Multiple Use (MU-20), and the proposed zoning is Agricultural (A-1 District).
2. **Discussion and possible approval** of a Lot Line Adjustment Application submitted by Raymond & Kathy Bence for Tax ID: T-163-C-1-A & T-168-G.
3. **Discussion and possible approval** of lot widths and size on a MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO.
4. **Discussion and possible approval** of a Sign Permit Application submitted by Clovis Signs on behalf of Sinclair Co.

F. ADJOURN:

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Office 435.635.1094, at least 48 hours in advance. This Agenda will be posted on the State website at <http://pmn.utah.gov>, posted on the Toquerville City website at www.toquerville.utah.gov, and at the City Office Building at 212 N Toquer Blvd. Posted August 12, 2025, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
June 9, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Commissioners: Dean Haymore, Jenny Chamberlain, Angela Harrison; Commissioner Alternates: Mila Allinson; Staff: Assistant City Manager Darrin LeFevre, Planning and Zoning Administrator/Recorder Emily Teaters; Absent: Chair: Val Preslar; Commissioner Lonnie Christensen; Commissioner Alternate Glenn Leavitt.

A. CALL TO ORDER:

<https://www.youtube.com/live/gCyTEY3zCYg?si=LbUTdvT9LGdVIeti&t=2>

Chair Pro Tempore Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Chamberlain led the Pledge of Allegiance. The invocation was led by Commissioner Harrison. There were no disclosures or declarations of conflicts from the commissioners.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/gCyTEY3zCYg?si=p-K3QgC-WFKOknab&t=131>

The Commissioners reviewed the agenda.

Commissioner Chamberlain made a motion to approve the agenda order. Commissioner Harrison seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Mila Allinson – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/gCyTEY3zCYg?si=G_xlShpRoRNJ4sF8&t=170

1. Review and possible approval of meeting minutes from April May 14th, 2025, Planning Commission Meeting.

Commissioner Chamberlain made a motion to approve the minutes as they are for the May 14th meeting. Commissioner Harrison seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Mila Allinson – aye.

D. REPORTS:

<https://www.youtube.com/live/gCyTEY3zCYg?si=VypH12qY2nAh-9-P&t=204>

1. Planning Commissioners

There were no reports from the Planning Commissioners.

2. Planning and Zoning Administrator Emily Teaters

Emily reminded everyone of the Toquerville Parkway Ribbon Cutting Ceremony.

3. Assistant City Manager Darrin LeFevre

Darrin gave a report on the Toquerville Parkway project, summarizing the ongoing work at the north and south tie-ins. He explained that these areas will be limited to a one-lane road with traffic control in place. He also provided an update on the water tank and shared images highlighting progress on the bypass, Sapp Bros Travel Center, and IME Automations.

E. BUSINESS ITEM(S):

1. **Discussion and possible approval** of a Sign Permit submitted by Scott McCall of Sunriver Firelight.

<https://www.youtube.com/live/gCyTEY3zCYg?si=-kYqrPjoa49skZmA&t=1444>

Emily provided a summary of the submitted application discussing the signs with the Planning Commission and Firelight representative Scott Mcall.

Commissioner Chamberlain made a motion to approve the Sign Permit. Commissioner Harrison seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Mila Allinson – aye.

2. **Discussion and possible recommendation** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 17 of the Toquerville City Code to establish standards and permitting requirements for temporary land uses.

<https://www.youtube.com/live/gCyTEY3zCYg?si=1ZgyJNzEEkELO4gU&t=1666>

Emily introduced this item providing background on the proposed ordinance. She went over temporary uses she added and the process for reviewing the permits. Attorney Gothard discussed the red lines she made with the Planning Commission and staff.

- A. **Public Hearing: Public input is sought on** Ordinance 2025.xx – An ordinance amending and restating Title 10, Chapter 17 of the Toquerville City Code to establish standards and permitting requirements for temporary land uses.

Chair Pro Tempore Haymore opened the Public Hearing. There were no comments from the public. Chair Pro Tempore Haymore closed the Public Hearing.

Commissioner Chamberlain made a motion to recommend approval to the City Council with the changes discussed and the attorney's red lines. Commissioner Harrison seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Mila Allinson – aye.

F. ADJOURN:

<https://www.youtube.com/live/gCyTEY3zCYg?si=1S8LON9Th7ElnCSD&t=2930>

Commissioner Chamberlain made a motion to adjourn the meeting. Commissioner Harrison seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Mila Allinson – aye.

Chair Pro Tempore Dean Haymore adjourned the meeting at 6:49 pm.

Planning Chair – Valerie Preslar

Date

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.13.2025

Department: Planning and Zoning

Item Title:

Discussion and possible recommendation on a zone change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G). Current zoning is Multiple Use (MU-20), and the proposed zoning is Agricultural (A-1 District).

Presented By: Emily Teaters

Attachments:

- Application
- Current Zoning Map
- Proposed Zoning Map
- General Plan Zoning Map

Options:

Recommend Approval/Denial/Table

Possible Motion (Approval):

I move to recommend approval of the zone change application submitted by Raymond & Kathy Bence for 1816 S Shangri La (Tax ID: T-168-G), changing the zoning from Multiple Use (MU-20) to Agricultural (A-1 District), with the condition that the zone change applies to the parcel as it will exist following the lot line adjustment, contingent on that adjustment receiving approval and being recorded.

Background:

The application has been deemed complete under Toquerville City Code Title 10, Chapter 6.

The applicants are requesting a rezone from Multiple Use (MU-20) to Agricultural (A-1 District) for the property located at 1816 S Shangri La. This request is part of the conditions for obtaining a Nightly Rental Permit and is intended to bring the property into compliance with zoning requirements.

The current MU-20 zoning requires a larger minimum lot size than the property currently meets. The rezone is running concurrently with a lot line adjustment (also on this agenda). Both actions are necessary to bring the parcel into compliance. If the Planning Commission wishes to recommend approval of the zone change, the recommendation should be contingent upon the lot line adjustment being approved and recorded.

The Toquerville City General Plan designates this area as Agricultural. The Agricultural (A-1) zoning will align the property with the General Plan and ensure compliance with the minimum lot size requirements for that zone.

Standards for Review:

Per Toquerville City Code §10-8-3, the Planning Commission must find that the proposed zone change meets the following standards:

1. Addresses a recognized and demonstrated need in the community.
2. Is compatible with the character of the neighborhood and surrounding structures in use, scale, mass, and circulation.
3. Will not result in over-intensive land use or excessive depletion of natural resources.
4. Will not have a material adverse effect on community capital improvement programs.
5. Will not require a greater level of community facilities and services than currently available.
6. Will not cause undue traffic congestion or hazards.
7. Will not cause significant air, odor, water, light, or noise pollution.
8. Will not otherwise be detrimental to the health, safety, or welfare of the community.
9. Meets the requirements of the General Plan.

Toquerville City
ZONE CHANGE APPLICATION
Fee: See Current Fee Schedule



Name: Kathrine K Bence Trust Telephone: [REDACTED]

Address:

Agent (If Applicable): Brown Consulting Engineers **Telephone:** 435-628-4700

Email: steve@brownccivil.com

Address/Location of Subject Property: 1816 S. SHANGRI-LA, TOQUERVILLE UT 84774.

Tax ID of Subject Property: T-168-G **Existing Zone District:** MU-20

Proposed Zoning District and reason for the request (Describe, use extra sheet if necessary):

Agricultural A-1 (per Kathy Bence 7/31)

Due to the minimum lot size requirements of the MU-20 zone, a lot line adjustment, and a zone change is required for the parcel where the nightly rental is located

Submittal Requirements: The zone change application shall provide the following:

- a. The name and address of every person or company the applicant represents;
- b. An accurate property map showing the existing and proposed zoning classifications;
- c. All abutting properties showing present zoning classifications;
- d. An accurate legal description of the property to be rezoned;
- e. Stamped envelopes with the names and addresses of all property owners within 300 feet of the boundaries of the property proposed for rezoning;
- f. Warranty deed or preliminary title report or other document (see attached Affidavit) showing evidence that the applicant has control of the property.

Additional fees may include the cost of amending the official zoning map, County recording fees, Attorney and engineering fees, General Plan and other city plan amendments.

Note: It is important that all applicable information noted above along with the fee is submitted with the application. An incomplete application will not be scheduled for Planning Commission consideration. Once your application is deemed complete, it will be put on the agenda for the next Planning Commission meeting. A deadline missed or an incomplete application could result in a month's delay.

(Office Use Only)

DATE RECEIVED: 7/28/25 COMPLETE: YES NO

DATE APPLICATION DEEMED TO BE COMPLETE: 7/30/2025

COMPLETION DETERMINATION MADE BY: Emily Tulin Signature

ZONE CHANGE APPLICATION (General Information)

PURPOSE

All lands within the City are zoned for a specific type of land use (single family residential, multi-family, commercial, industrial, etc). Zoning occurs as a means to provide for a relationship between various types of land uses which promotes the health, safety, welfare, order, economics, and aesthetics of the community. Zoning is one of the main tools used to implement the City's General Plan.

WHEN REQUIRED

A zone change request is required any time a property owner desires to make a significant change to the use of his/her land. The change may be from one zone density (say 1 acre lots) to smaller lots (10,000 square foot lots). Or, it may be to an entirely different type of use, such as a change from single family zoning to multiple family or commercial zoning. Since the zone applied to your land limits what you can do, a rezoning application is typically the first step toward a change.

REQUIRED CONSIDERATIONS TO APPROVE A ZONE CHANGE

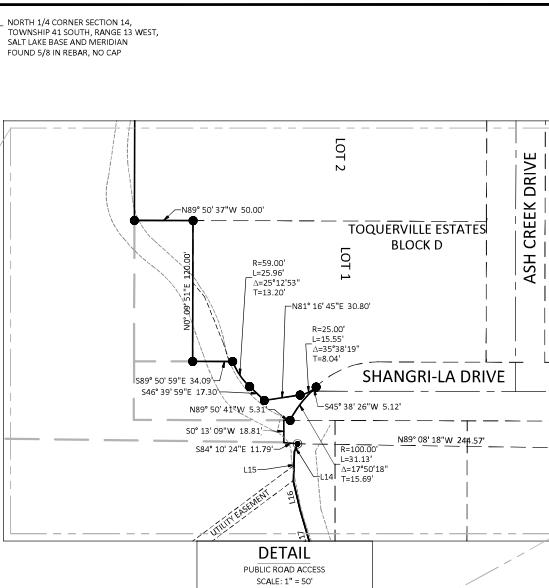
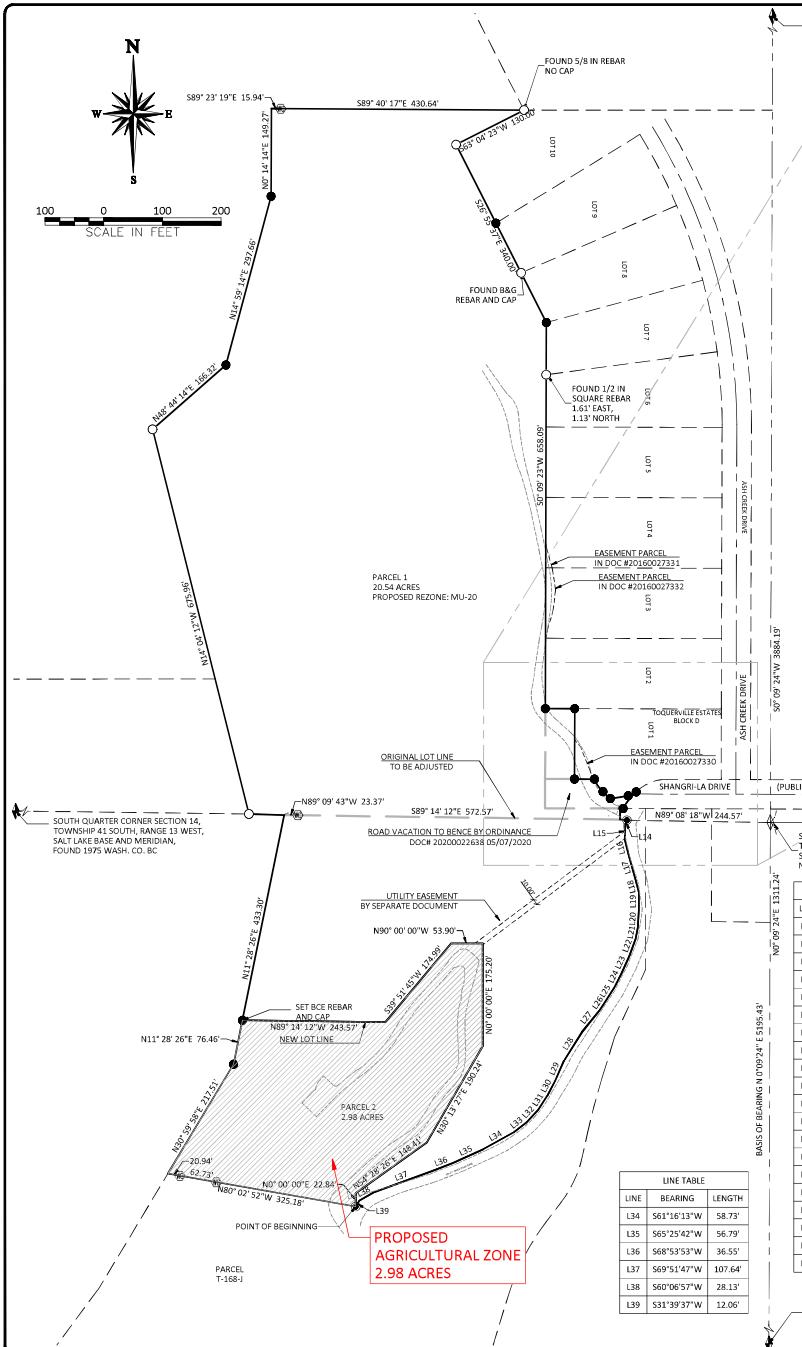
When approving a zone change the following factors should be considered by the Planning Commission and City Council:

1. Whether the proposed amendment is consistent with the Goals, Objectives and Policies of the City's General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

PROCESS

Contact the Planning Department for when the deadline for submission is. After it is deemed complete, staff will review the request, and prepare a report and recommendation for the Planning Commission. This will be reviewed at a public hearing where the applicant should attend, present the project, and respond to questions from the Planning Commission. Since it is a public hearing, members of the public may also have questions or comments. At the public hearing the Planning Commission will review the application and staff's report, and forward a recommendation to the City Council of approval, approval with modifications, or denial the zone change application.

Upon receipt of the Planning Commission recommendation, typically 1-2 weeks after the Planning Commission action, the City Council will consider and act on the Commission's recommendation. The action of the City Council is final. If denied, a similar application generally cannot be heard for a year.



SURVEYORS CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR, NO. 33571, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

A circular library stamp with a handwritten signature "Michael White" over it. The stamp contains the text "PROFESSIONAL LIBRARY" at the top, "No. 334577" in the center, and "08/06/2025" at the bottom.

NARRATIVE

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ADJUST THE LOT LINE BETWEEN PARCELS 1 AND PARCEL 2 SUCH THAT PARCEL 1 WILL CONTAIN 20.54 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE SOUTH 1/4 CORNER OF SECTION 14, T41S, R13W AND THE NORTH 1/4 OF SECTION 14, T41S, R13W N 0°09'24" E 5195.43'

PARCEL 1 LEGAL DESCRIPTION

CONTAINS 20.54% 

PARCEL 2 LEGAL DESCRIPTION

BEGINNING AT A POINT 5°0'0"24" W, 532.83 FEET AND N 80°0'25" W, 715.36 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN TO THE POINT OF BEGINNING, AND RUNNINg THENCE N 80°0'25" W, 325.18 FEET; THENCE N 30°55'58" S, 217.51 FEET; THENCE N 11°28'26" E 76.46 FEET; THENCE E 5°39'41" N, 243.57 FEET; THENCE N 39°51'45" E, 174.99 FEET; THENCE N 50°0'0" W, 530.30 FEET; THENCE S 00°0'0" W, 130.73 FEET; THENCE S 54°28'26" W, 148.41 FEET; THENCE N 55°28'26" W, 22.44 FEET TO THE POINT OF BEGINNING.

LEGENDA

The diagram illustrates five distinct line patterns used in surveying:

- SECTION LINE (represented by a dashed line)
- PROPERTY LINE (represented by a thick solid line)
- ADJACENT PROPERTY (represented by a dashed line)
- EDGE OF ROAD/WAY (represented by a thin dashed line)
- EASEMENT LINE (represented by a dotted line)

- ↑ FOUND SECTION CORNER MONUMENT (AS NOTED)
- ↓ NOT FOUND SECTION CORNER MONUMENT (AS NOTED)
- SET BCE REBAR & CAP
PLS 77910
- ← FOUND REBAR & CAP
PLS 25088 (OR AS NOTED)
- SET NAIL & WASHER
- ⌚ WITNESS CORNER SET
BCE REBAR & CAP

SIDE OF BEARING N 09° 24' E 5195.43' N 09° 24' E 1311.24'

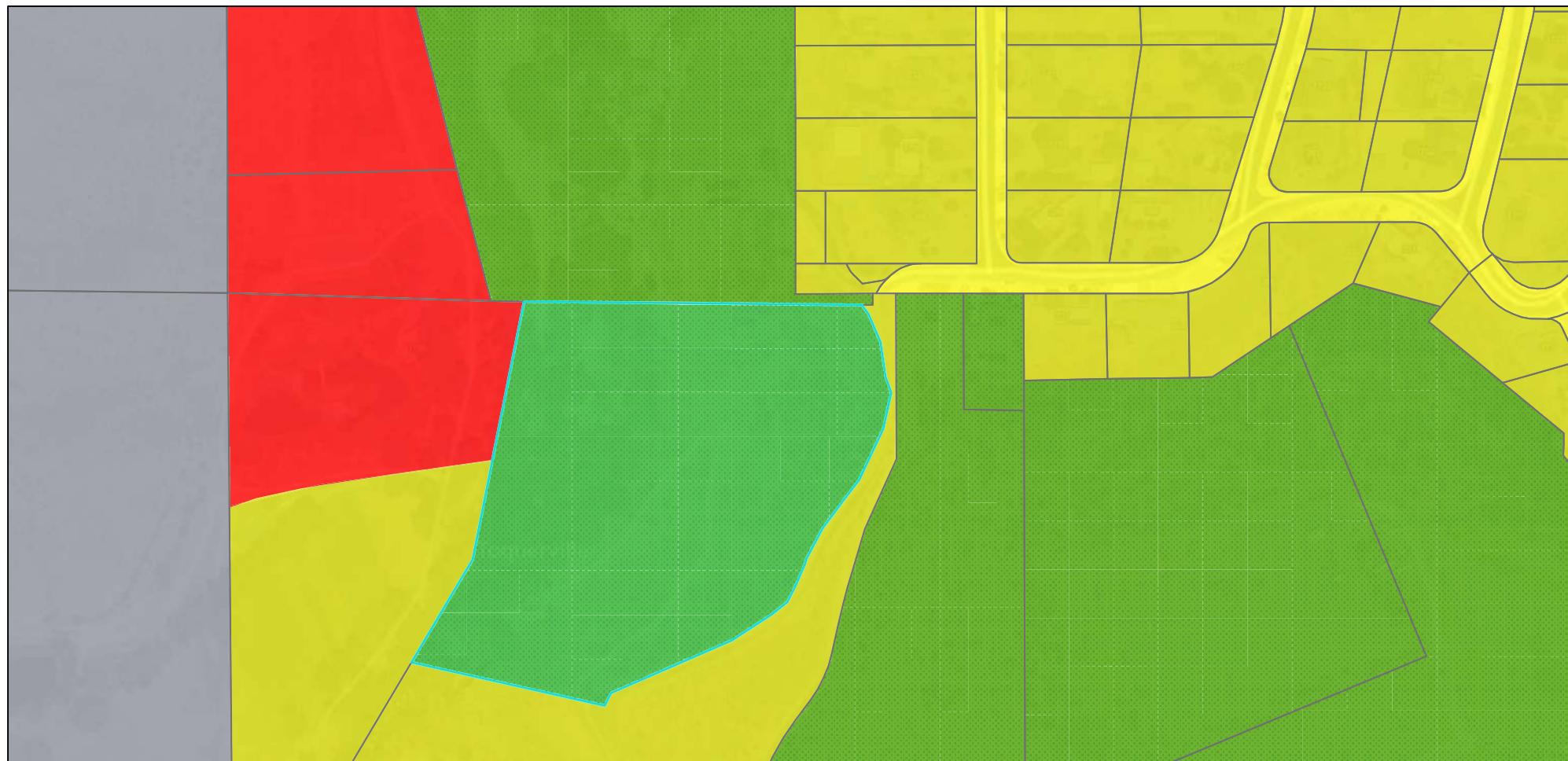
SOUTH 1/4 CORNER SECTION 14,
TOWNSHIP 41 SOUTH, RANGE 13 WEST
SALT LAKE BASE AND MERIDIAN
PARCEL 5

RECORD OF SURVEY/LOT LINE ADJUSTMENT
FOR
RAYMOND F AND KATHERINE K TRUST
LOCATED IN THE SW 1/4, SEC. 14, TATIS, R43W,
TOWNSHIP OF SWANSON, WASHINGTON COUNTY,
STATE OF WASHINGTON.

CHECKED BY : SK
DRAWN BY : AWJ
DATE : 08/06/25
JOB NO. : 24-110
SCALE :
1" = 100'
SHEET NO. 1

1 OF 1

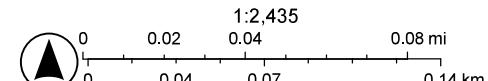
Proposed Zoning & General Plan Map



7/31/2025, 10:27:59 AM

- Municipalities
- Washington County Parcels
- General Plan
- Commercial
- Master Planned Development Overlays
- Open Space/Agricultural

- Residential
- Zoning Districts
- HIGHWAY COMMERCIAL
- R-1-20 SINGLE-FAMILY RESIDENTIAL (20,000 sq. ft. Minimum lot size)
- MULTIPLE USE
- EXTRACTION INDUSTRIES OVERLAY

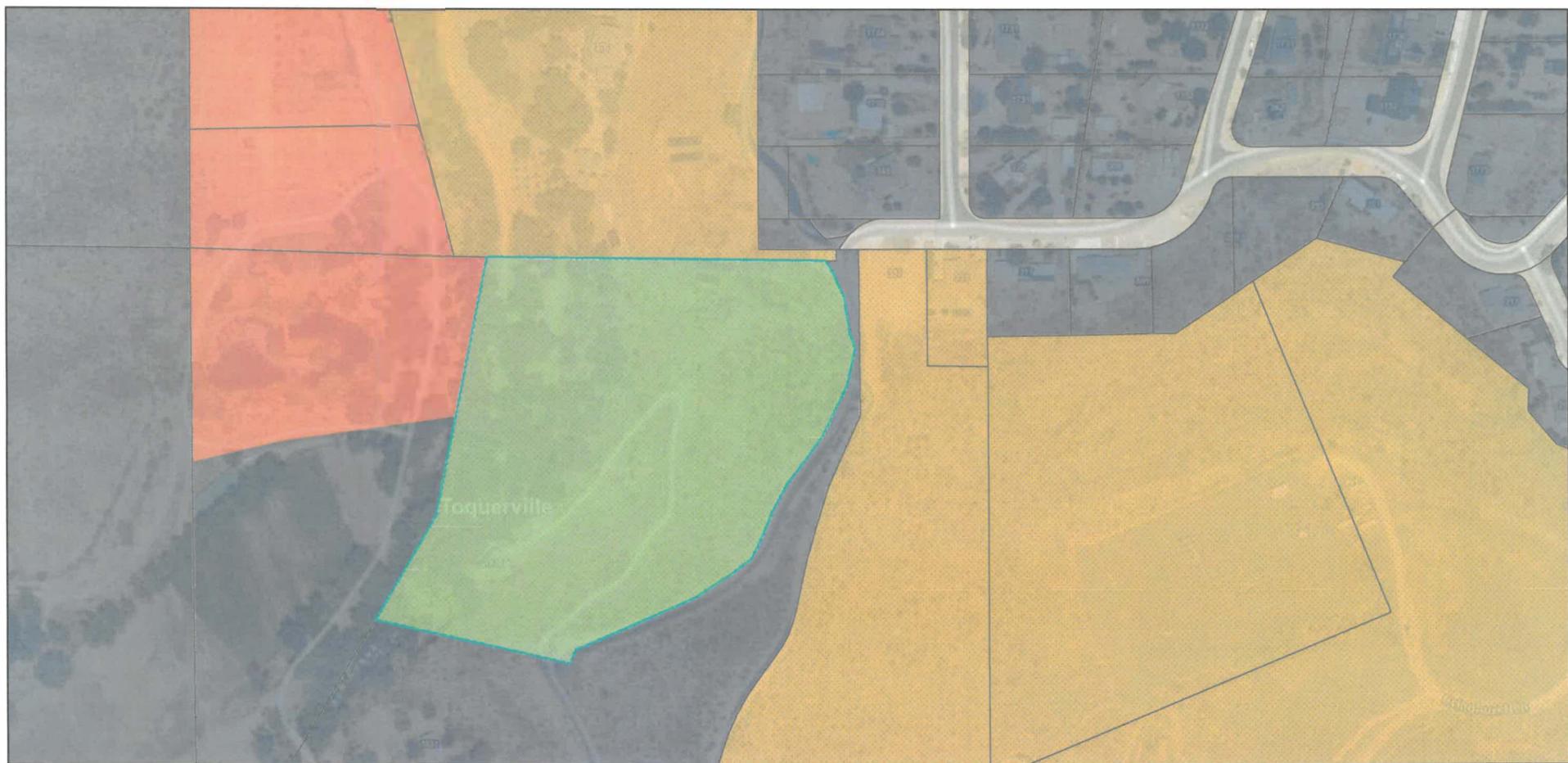


1:2,435

0.08 mi

0.14 km

Current Zoning



7/31/2025, 2:42:41 PM

Municipalities

Washington County Parcels

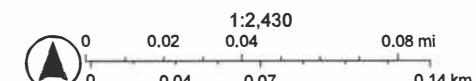
Zoning Districts

HIGHWAY COMMERCIAL

R-1-20 SINGLE-FAMILY RESIDENTIAL (20,000 sq. ft. Minimum lot size)

MULTIPLE USE

EXTRACTION INDUSTRIES OVERLAY



1:2,430

0.08 mi

0.14 km

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.13.2025

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a Lot Line Adjustment Application submitted by Raymond & Kathy Bence for Tax ID: T-163-C-1-A & T-168-G.

Presented By: Emily Teaters

Attachments:

- Application
- Proposed Lot Line Adjustment/Record of Survey

Options:

Recommend Approval/Denial/Table

Possible Motion (Approval):

I move to approve the lot line adjustment application submitted by Raymond & Kathy Bence for parcels T-163-C-1-A and T-168-G, contingent upon City Council approval of the associated zone change for parcel T-168-G.

Background:

This lot line adjustment is being submitted alongside the zone change application for parcel T-168-G. The goal is to adjust the property line between parcels T-163-C-1-A and T-168-G so both meet their zoning requirements. Parcel T-163-C-1-A will meet the minimum lot size for its current Multiple Use (MU-20) zoning, and parcel T-168-G will be brought into compliance with the proposed Agricultural (A-1) zoning. The adjustment also moves the radio tower and solar panels fully onto parcel T-163-C-1-A, which is another step in bringing the properties into compliance.

The applicants have submitted a record of survey that meets all applicable policy and code requirements, including legal descriptions and clear depictions of the boundaries before and after the proposed adjustment. The Planning Commission is asked to review the record of survey based on the standards in Toquerville City Code § 10-19G-2, which require that:

1. No new dwelling or housing unit will result from the exchange of title; and
2. The exchange of title will not result in a violation of applicable zoning requirements.

If the Planning Commission approves the record of survey based on these standards, it will be included as an exhibit to the conveyance document/deed, which must comply with Utah Code § 57-1-45.5 and be recorded to officially transfer title between the owners. Prior to recording, staff will then verify that the conveyance document meets all state requirements, and once confirmed, the City will issue the certificate of approval as required by our code to finalize the Planning Commission's approval of the lot line adjustment.

Any motion for approval of this lot line adjustment should be contingent upon City Council's approval of the associated zone change application for parcel T-168-G.



**LOT LINE
ADJUSTMENT APPLICATION
Fee: See Current Fee Schedule**

Owner(s) of Lot 1: Name(s): Raymond E & Katherine K Bence Trust

Mailing Address: _____

Email: Phone Number:

Tax ID # & Address of Subject Property: T-163-C-1-A

Current Zoning: MU-20

Owner(s) of Lot 2: Name(s): Kathrine K Bence Trust

Mailing Address: _____

Email: Phone Number:

Tax ID # & Address of Subject Property: T-168-G

Current Zoning: ~~R-1 20 (proposed)~~ A-1 (per Kathy Bence 7/31)

Submittal Requirements: 1 – large 24" x 36" paper copy, and 1 – electronic copy, drawn to standard engineering scale.

1. Submittal requirements:

a. A description of the property to be deeded.
 b. A drawing of the existing configuration of the lots or parcels with accurate dimensions, the locations of any buildings or other structures, and the location of existing utilities above and below ground.
 c. A drawing of the proposed new configuration of the lots with accurate dimensions and the locations of any buildings or other structures.

***** (Office Use Only) *****

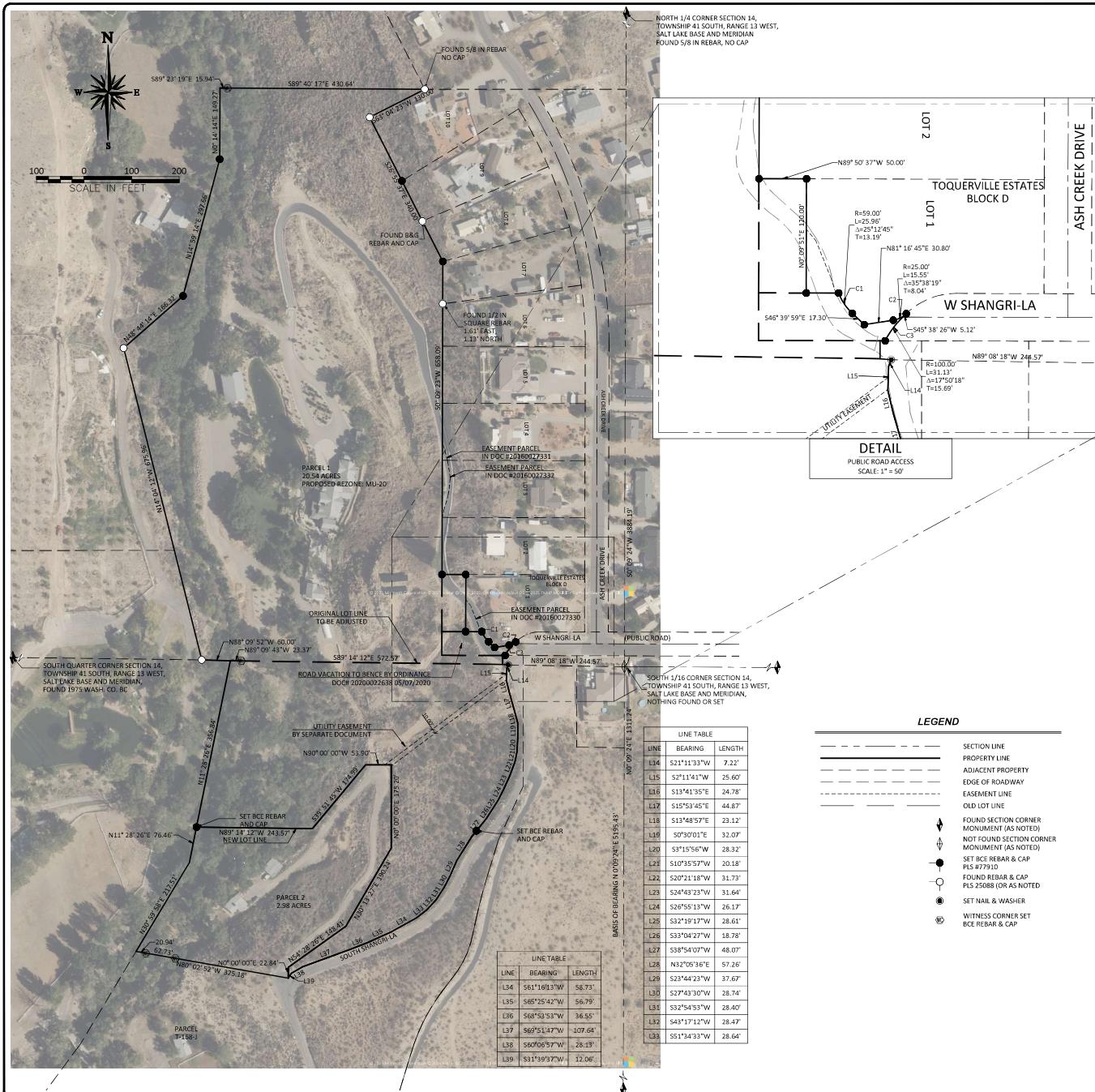
DATE RECEIVED: 7/28/25 COMPLETE: YES NO

DATE PAID: 7/29/25 PAYMENT TYPE: [REDACTED] RECEIVED BY: [REDACTED]

DATE APPLICATION DEEMED TO BE COMPLETE: 7/30/25

COMPLETION DETERMINATION MADE BY: Quinton

Signature



SURVEYORS CERTIFICATE

I, MICHAEL W. PURDY, PROFESSIONAL UTAH LAND SURVEYOR, NO. 33571, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HEREBY CERTIFY THAT THIS MAP REPRESENTS SURVEY MADE UNDER MY DIRECTION OF THE FOLLOWING DESCRIBED PROPERTY:

MISSOURI LAND SURVEY
Michael K. Price
08/08/2025
MICHAEL K. PRICE

NARRATIVE

THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO ADJUST THE LOT LINE BETWEEN PARCELS 1 AND PARCEL 2 SUCH THAT PARCEL 1 WILL CONTAIN 20.54 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS BETWEEN THE SOUTH 1/4 CORNER OF SECTION 14, T41S, R13W AND THE NORTH 1/4 OF SECTION 14, T41S, R13W N 0°09'24" E 5195.43'

PARCEL 1 LEGAL DESCRIPTION

SECTION 14, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN TO THE F

THENCE N 80°02'52" W 325.18 FEET; THENCE N 30°55'58" E 217.51 FEET; THENCE N 11°28'26" E 76.46 FEET; THENCE S 89°14'12" W 243.57 FEET; THENCE N 39°51'45" E 174.99 FEET; THENCE N 90°00'00" E 53.90 FEET; THENCE N 00°00'00" E 175.20 FEET; THENCE S 30°13'27" W 190.24 FEET; THENCE S 54°28'26" W 148.41 FEET; THENCE S 00°00'00" E 22.84 FEET TO THE POINT OF BEGINNING.

LEGENDA

— — — — —	SECTION LINE
— — — — —	PROPERTY LINE
— — — — —	ADJACENT PROPERTY
— — — — —	EDGE OF ROADWAY
— — — — —	EASEMENT LINE

LINE TABLE		
LINE	BEARING	LENGTH
L34	561°16'13" W	58.73'
L35	565°25'42" W	56.79'
L36	562°53'53" S	36.65'
L37	569°51'47" W	107.64'
L38	560°05'57" W	28.13'
L39	560°05'57" W	55.00'

REVISIONS	DESCRIPTION	DATE	BY



RAYMOND E AND KATHERINE K TRUST
LOCATED IN THE SW 1/4 SEC, 14 T41S, R13W, SLB&M
TOOLEMILLE, WASHINGTON COUNTY, UTAH

RECORD OF SURVEY/LOT LINE ADJUSTMENT
FOR
RAYMOND E AND KATHERINE K TRUST
LOCATED IN THE SV-14 SEC-1415 R13W, S18E &
TOUERVILLE, WASHINGTON COUNTY, UTAH

CHECKED BY : SK
DRAWN BY : AWJ
DATE : 08/06/25
JOB NO. : 24-110
SCALE :
1" = 100'
SHEET NO. 1

1 OF 1

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.13.2025

Department: Planning and Zoning

Item Title:

Discussion and possible approval of lot sizes and setbacks on a MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO.

Presented By: Emily Teaters

Attachments:

- Application
- Site Plan
- Planning Area Map
- Resolution 2025.05 MPDO Clarifications and Applicable Restrictions

Options:

Approve/Table/Deny

Possible Motion (Approval):

I move to approve the proposed lot sizes and widths submitted with the MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO, based on consistency with the adopted MPDO ordinance and applicable restrictions.

Background:

Firelight Development, Inc. has submitted a request for a Master Planned Development Overlay (MPDO) Modification and a Site Plan for Residential Planning Area 11 within the Firelight MPDO. The proposal includes an updated site plan with lot sizes and widths for this planning area, which would amend the 'Final Site Plan (Exhibit C)' in the approved development agreement.

Under Toquerville City Code Section 10-15C-5(E), the Planning Commission is responsible for approving lot sizes and widths within an MPDO when the request is consistent with the approved concept plan and meets the intent and standards of the MPDO ordinance. [Resolution 2025.05](#) established MPDO Clarifications and Applicable Restrictions for this zone, including specific setbacks and frontage requirements.

The Planning Commission should review the proposed lot standards in light of the adopted clarifications and restrictions and the overall intent of the MPDO.

MPDO MODIFICATION APPLICATION

Fee: \$1,000

Applicant Information

Name: Firelight Development, Inc. Phone Number: 435-673-4300
Address: 1404 W Sun River Pkwy, Ste 200, St. George, UT 84790
Email: stephen@fieldhousedevelopment.com
Agent (if applicable): Adam Allen Phone Number: 435-680-6711

Description of Proposed Modification(s)

(Provide a brief description of the modification requested. To be considered non-material, the changes must not materially affect the Maximum Development Area, Residential or Commercial Density, land uses, or Public Facilities depicted in the MPDO Plan.)

Applicant is seeking to update the final site plan for the PA-11 area within the Firelight development. We are providing layouts, lot sizes, setbacks, roads, etc. all within the approved clarifications and restrictions under the MPDO - ordinance.

Modification Documents

Please attach the following documents:

- 1. Modified MPDO Plan including the revision date;
- 2. Supplemental summary of changes detailing the changes made to the modified plan;
- 3. Any other relevant documentation supporting the modification request.

I, the undersigned, certify that the information provided in this application and all attached documents are accurate and complete to the best of my knowledge. I acknowledge that the City may request additional information to process this application, and I agree to comply with all relevant ordinances and procedures. I understand that modifications that increase the Maximum Residential Density, Maximum Commercial Density, Maximum Development Area, introduce new land uses, or further modify the City's Standards and Specifications may require a material modification and the approval process as outlined in the MPDO.

Signature



Date:

7/9/25

(Office Use Only)

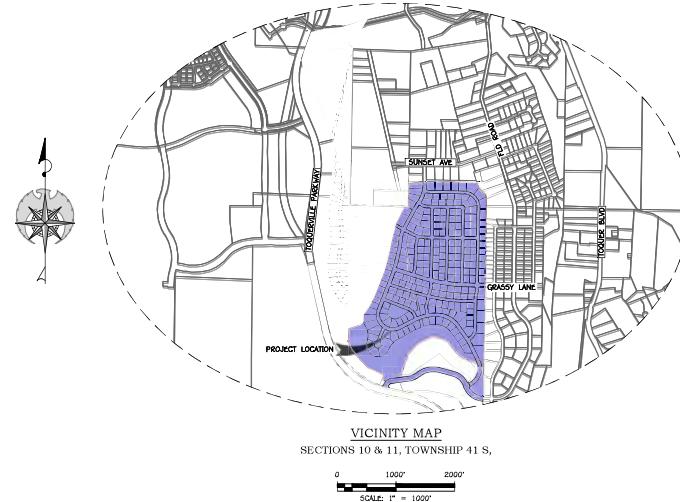
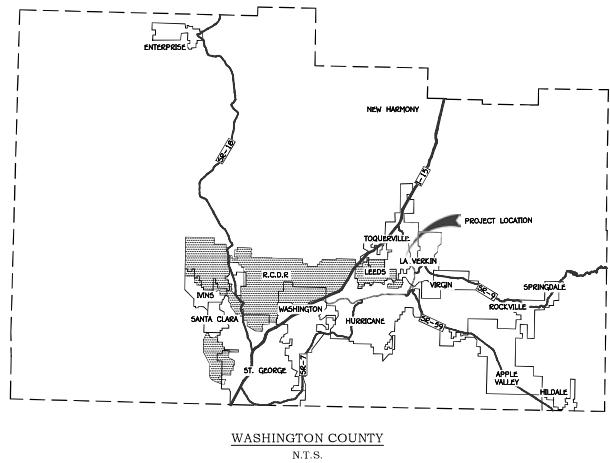
Date Received: 7/12/25 Payment Type: REDACTED Received by: MD
Application Determination: Non-Material Modification Material Modification
Date of Determination: 7/21/25

FIRELIGHT PA-II

TOQUERVILLE, UTAH

FINAL SITE PLAN

JULY 2025



OWNER/APPLICANT:
FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY SUITE 200
ST. GEORGE, UTAH 84770
CONTACT: STEPHEN WOOD
PHONE: (435) 669-5000
EMAIL: stephen@fieldhousedevelopment.com

CIVIL ENGINEER:
AMERICAN CONSULTING & ENGINEERING
1173 SOUTH 250 WEST, SUITE 504
ST. GEORGE, UT 84770
CONTACT: AUSTIN CHAPPELL, P.E.
PHONE: (435) 669-5015
EMAIL: austin@aceng.com

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-II
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W., SLB&M - TOQUERVILLE, UTAH
COVER
FINAL SITE PLAN

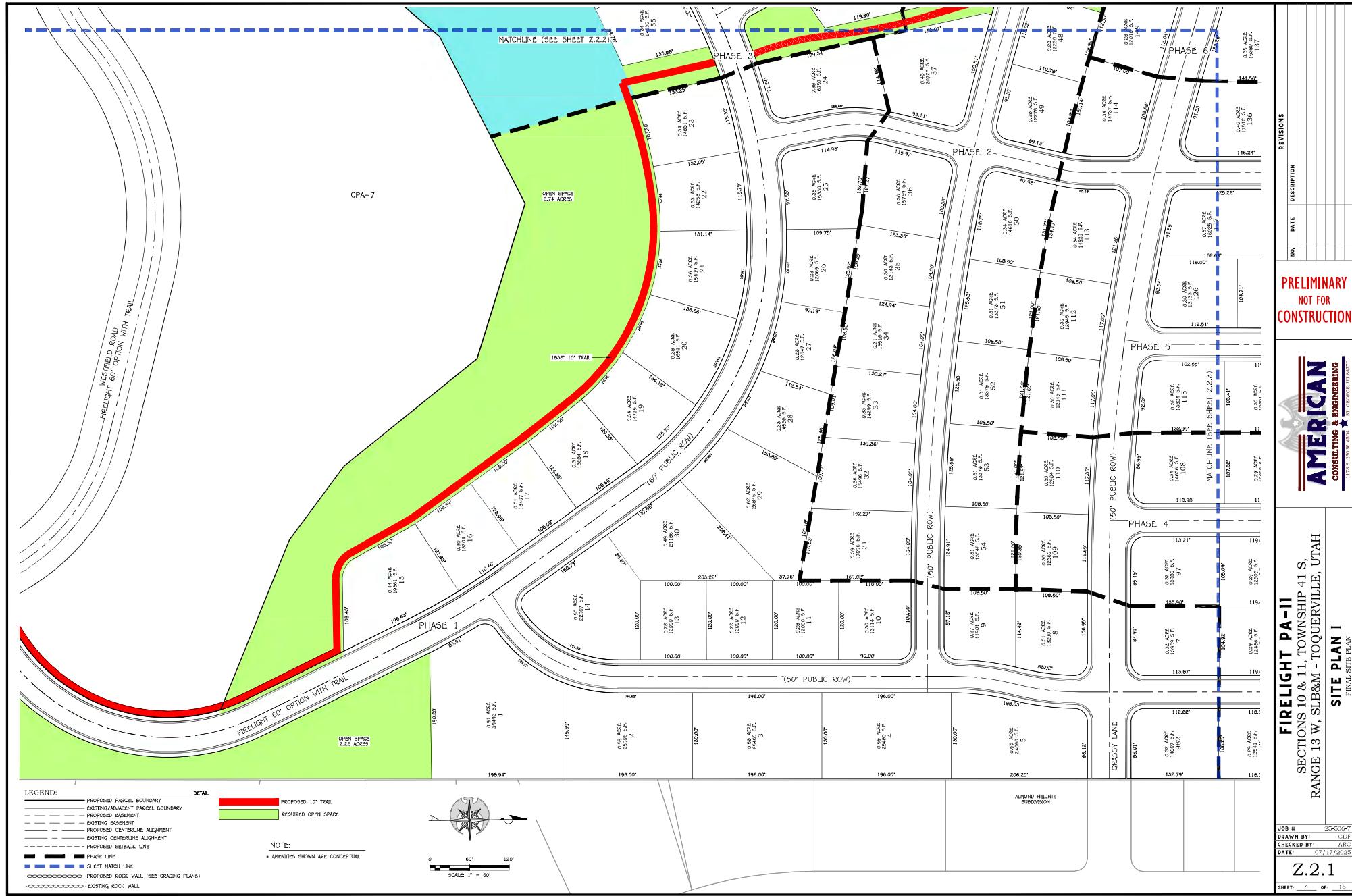
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARK
DATE: 07/17/2025

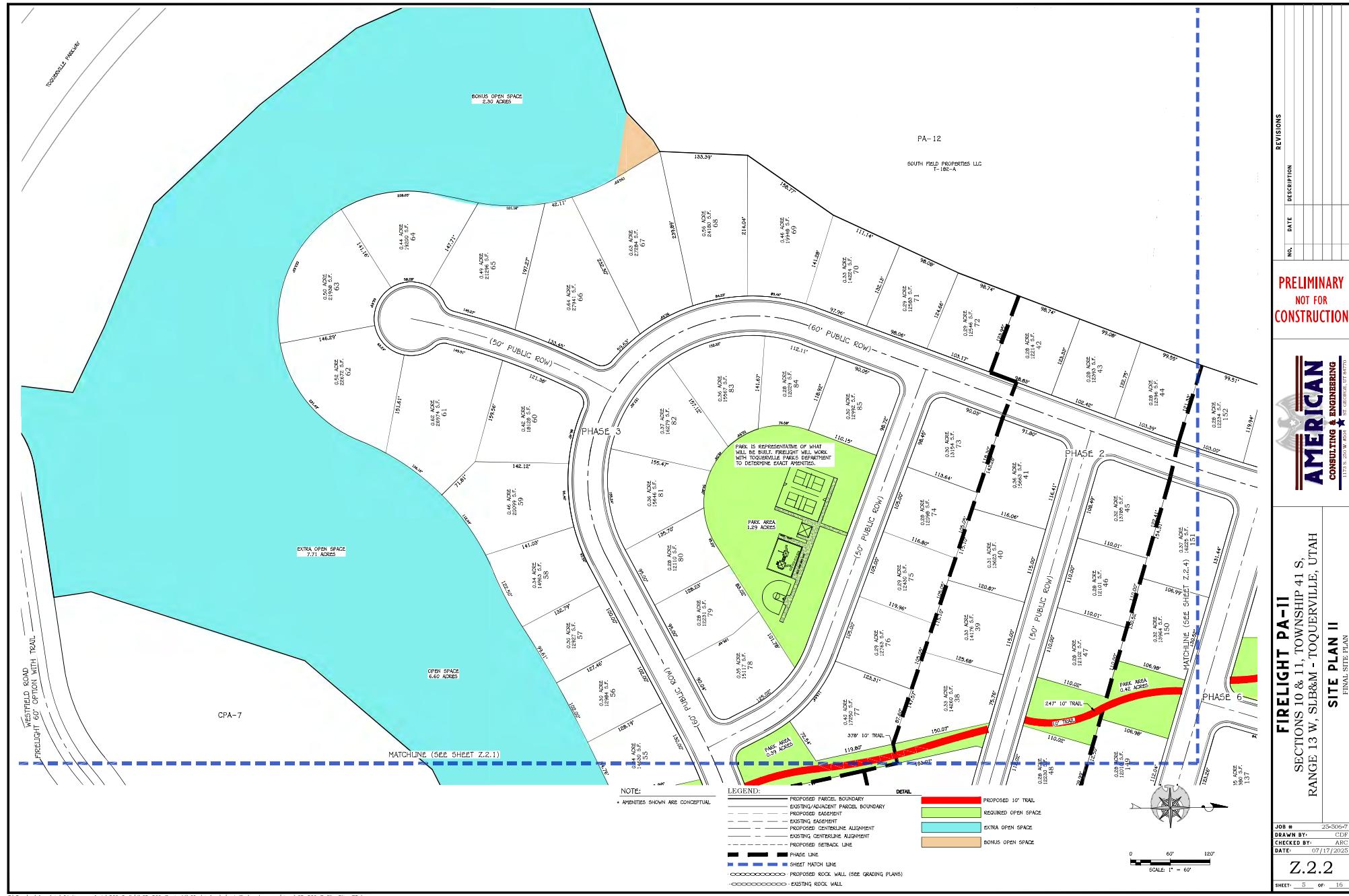
Z.1.1

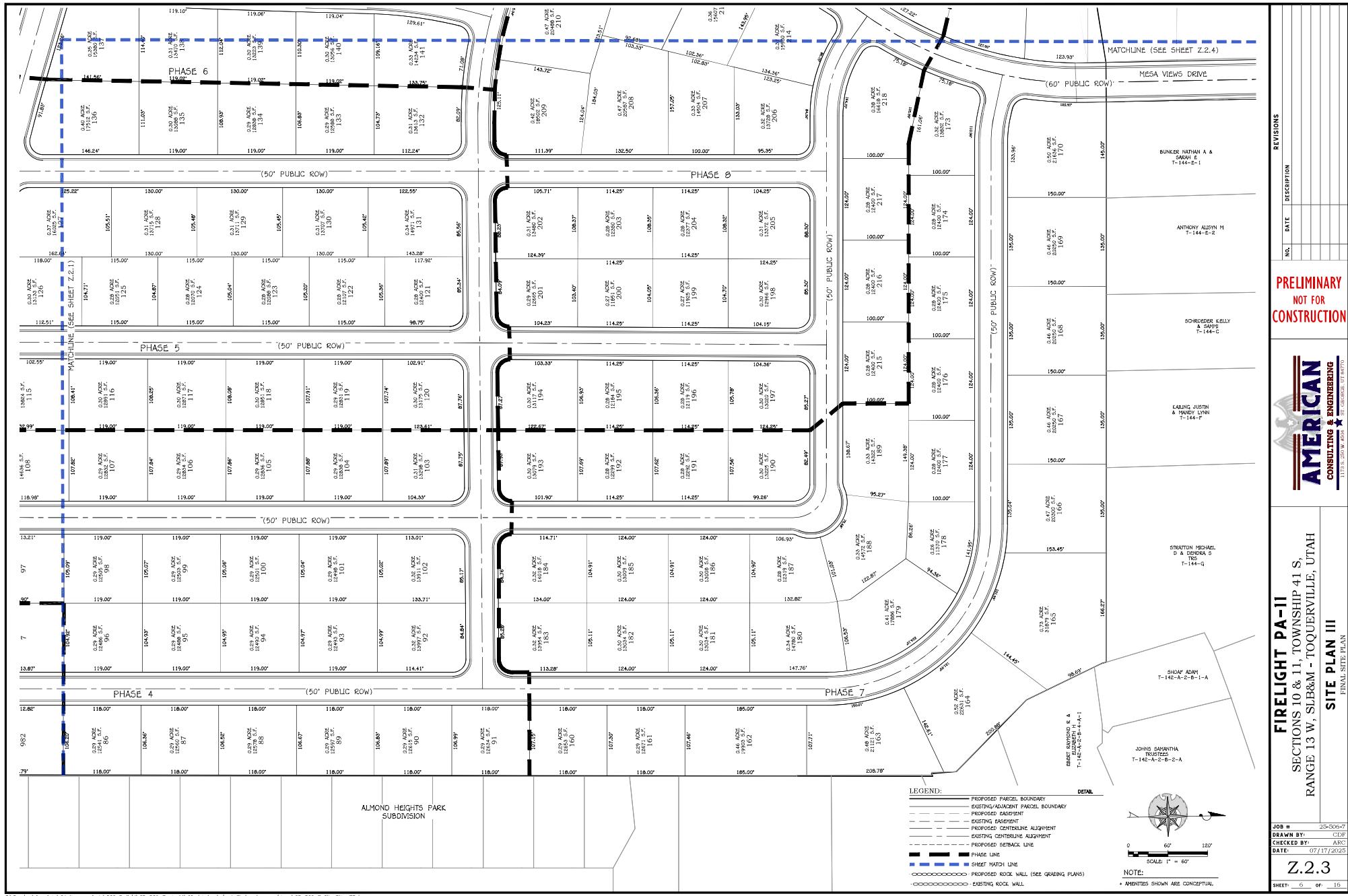
SHEET 1 of 16

SHEET INDEX		DESCRIPTION
1	Z.1.1	COVER
2	Z.1.2	BORDERS & ZONING
3	Z.1.3	OVERALL SITE PLAN
4	Z.2.1	SITE PLAN I
5	Z.2.2	SITE PLAN II
6	Z.2.3	SITE PLAN III
7	Z.2.4	SITE PLAN IV
8	Z.2.5	SITE PLAN V
9	Z.3.1	CONCEPT UTILITY I
10	Z.3.2	CONCEPT UTILITY II
11	Z.3.3	CONCEPT UTILITY III
12	Z.3.4	CONCEPT UTILITY PLAN IV
13	Z.3.5	UTILITY PLAN V
14	Z.4.1	EXISTING TOPO
15	Z.4.2	SLOPES MAP
16	Z.5.1	DETAILS
17	Z.6.1	OVERALL TRAILS MAP
18	Z.6.2	OVERALL OPEN SPACE MAP







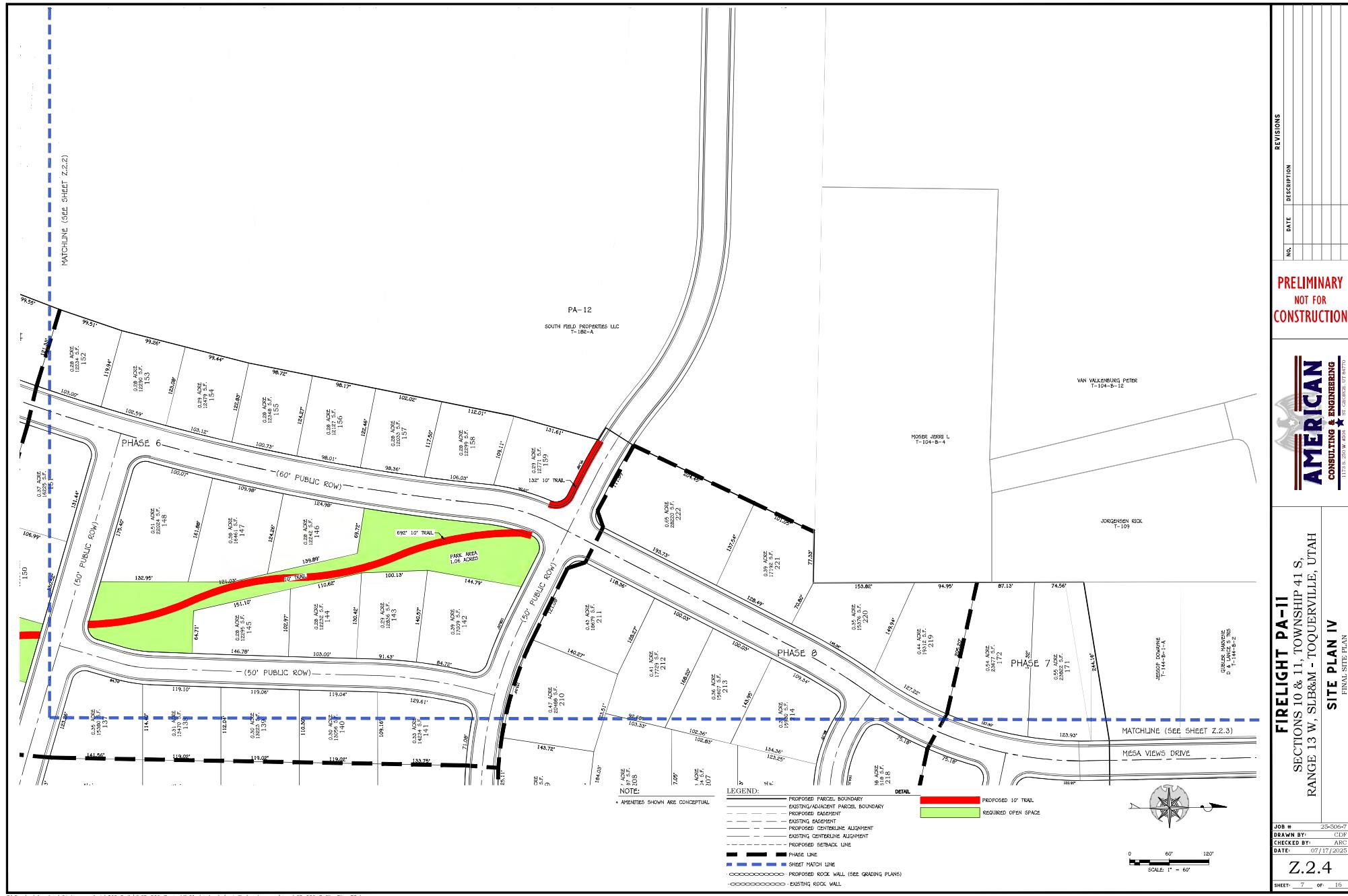


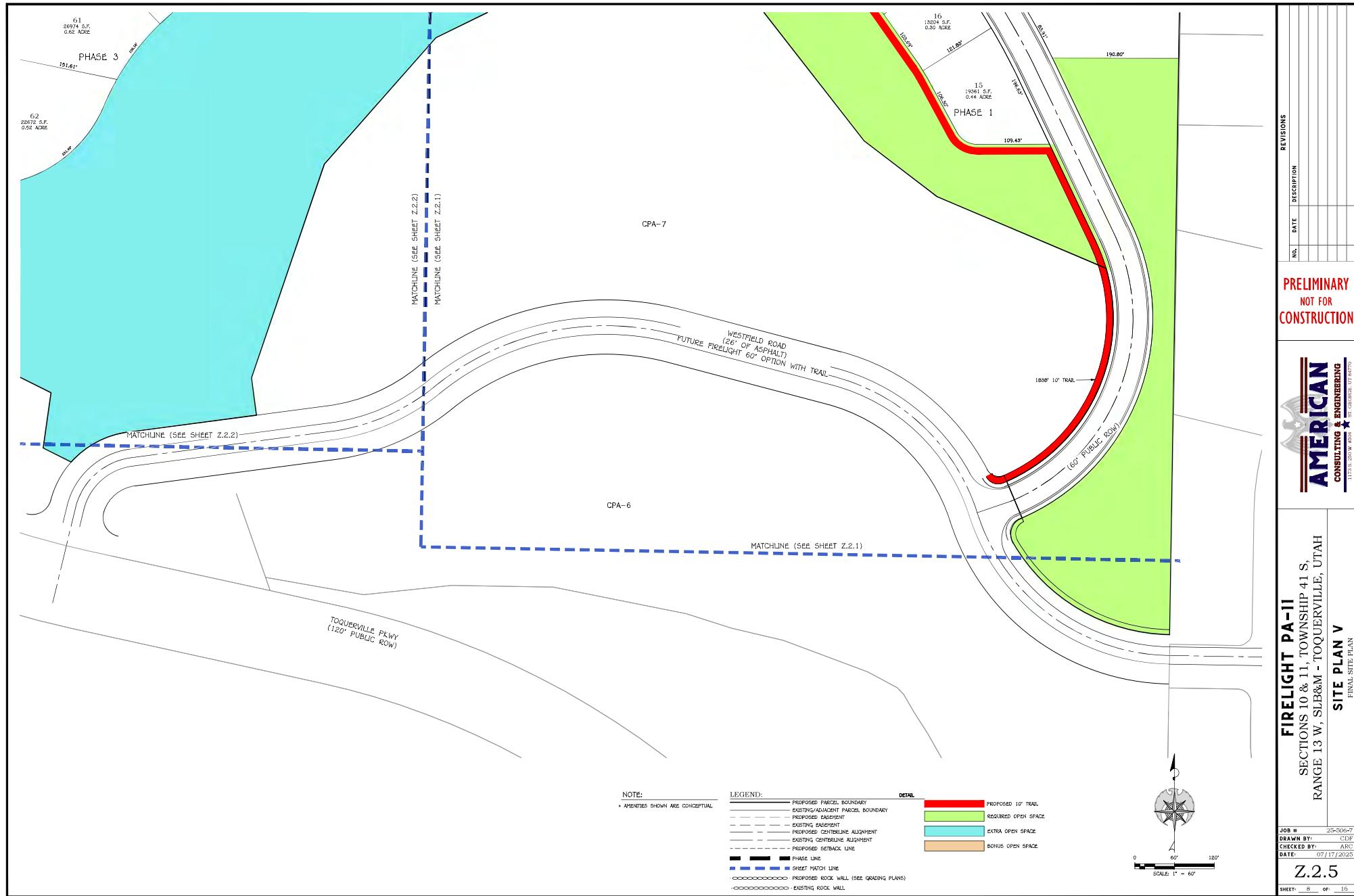
**PRELIMINARY
NOT FOR
CONSTRUCTION**

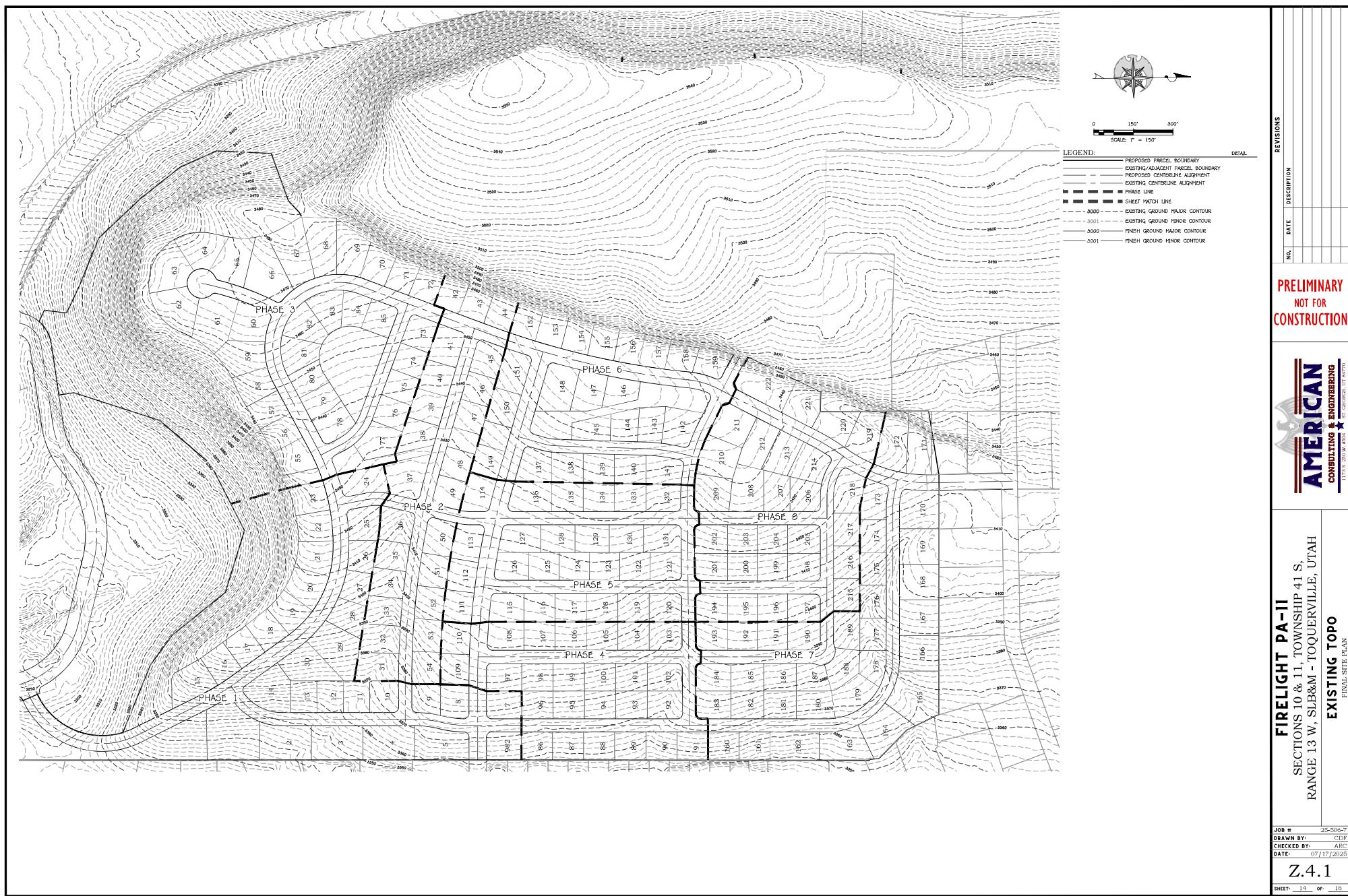
FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP
RANGE 13 W, SLB&M - TOQUERVA
SITE PLAN III
FINAL SITE PLAN

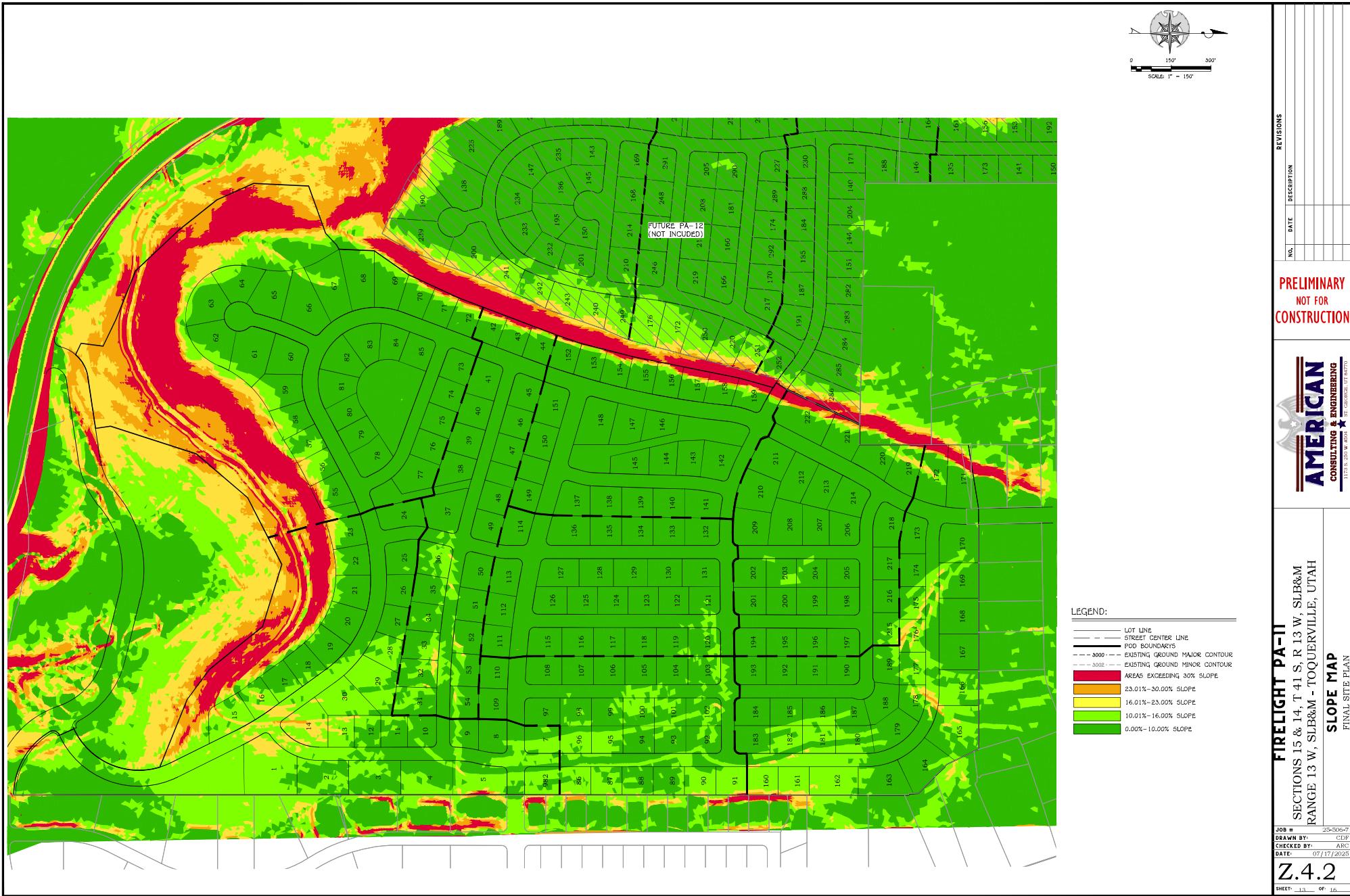
JOB #	25-505-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	07/17/2025

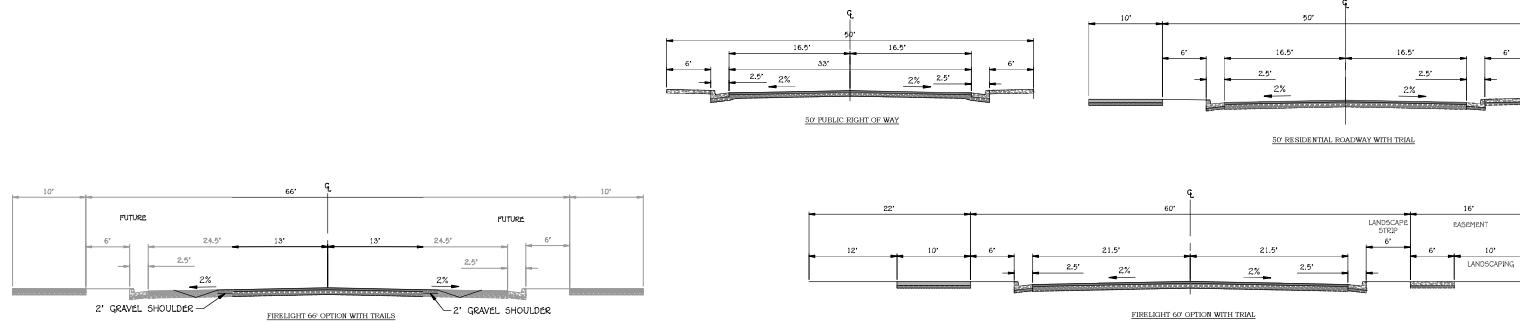
Z.2.3











PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-11
SECTIONS 10 & 11, TOWNSHIP 41 S,
RANGE 13 W, SLB&M - TOQUerville, UTAH
DETAILS
FINAL SITE PLAN

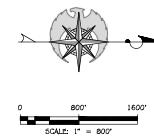
JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 07/17/2025

Z.5.1

SHEET: 16 OF 16

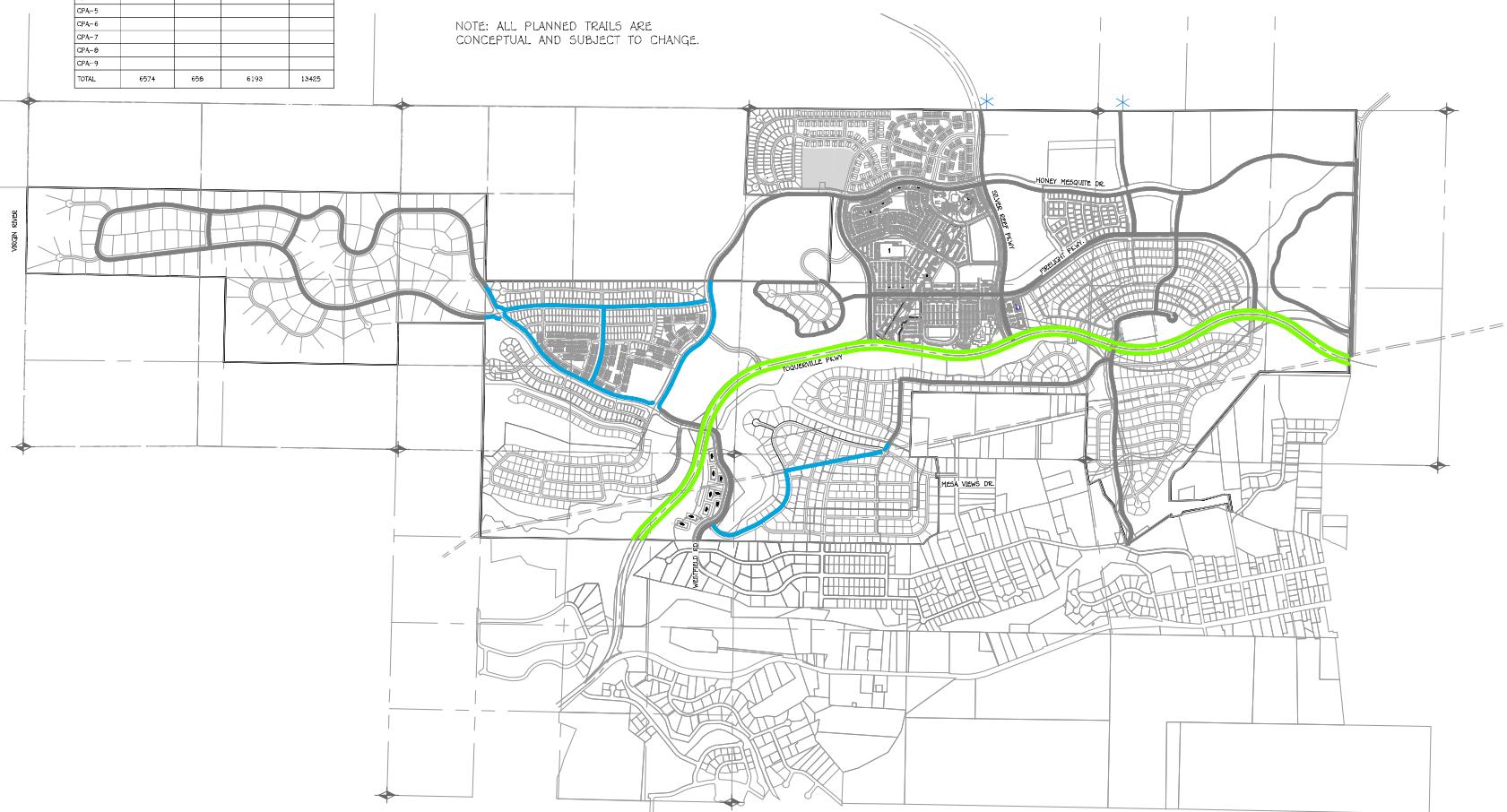
POD TRAIL PEN SPACE DATA			
DESCRIPTION	REQUIRED (LF)	BONUS (LF)	TOTAL (LF) FOR PUBLIC DEDICATION
			TOTAL (LF)
PA-1			
PA-2			
PA-3			
PA-4			
PA-5			
PA-6	4954	491	4743
PA-7			
PA-8			
PA-9			
PA-10			
PA-11	1670	167	1450
PA-12			
PA-13			
CPA-1			
CPA-2			
CPA-3			
CPA-4			
CPA-5			
CPA-6			
CPA-7			
CPA-8			
CPA-9			
TOTAL	6574	656	6193
			13465

SITE DATA	
DESCRIPTION	DATA
CURRENT ZONING	R1-20 (MPDO)
DEVELOPMENT TOTAL AREA	1.749 ACRES
TOTAL APPROVED DENSITY	3,497 DSDU
TOTAL REQUIRED TRAIL	32,965 LINEAL FEET
TOTAL TRAIL LENGTH REQ'D./DSDU	9,427 FT./DSDU
DSDU 10% BONUS	3,297 LINEAL FEET
TOTAL COMMITTED TRAIL	10,138 LINEAL FEET



LEGEND:

- PROPOSED PROPERTY LINES
- PROJECT BOUNDARY
- EXISTING EASEMENT
- COMMITTED 10' MINIMUM PAVED CITY TRAIL
- UDOT TRAIL
- PLANNED 10' MINIMUM PAVED CITY TRAIL
- SURVEY SECTION CORNER MONUMENT
- PLANNED TRAILHEAD



FIRELIGHT DEVELOPMENT
SEC. 3, 10, 11, 14, 15, & 22, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

Z.6.1

REV.	DATE	REVISION
		
PROFESSIONAL ENGINEER No. 10505059 BY GEORGE W. ROBERTSON		
DATE: 07/17/2020		
JOB #: 24-500-1		
DRAWN BY: JOT		
CHECKED BY: JOT		

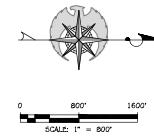


OVERALL TRAIL MAP		
SHEET 15 of 16		

POD OPEN SPACE DATA				
DESCRIPTION	REQUIRED (AC)	5% BONUS (AC)	TOTAL EXTRA (AC)	TOTAL (AC)
PA-1				
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	12.07	7.94	1.76	21.77
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	6.01	0.60	12.22	18.83
PA-12				
PA-13				
GPA-1				
GPA-2				
GPA-3				
GPA-4				
GPA-5				
GPA-6				
GPA-7				
GPA-8				
GPA-9				
TOTAL	18.08	8.54	13.99	40.60

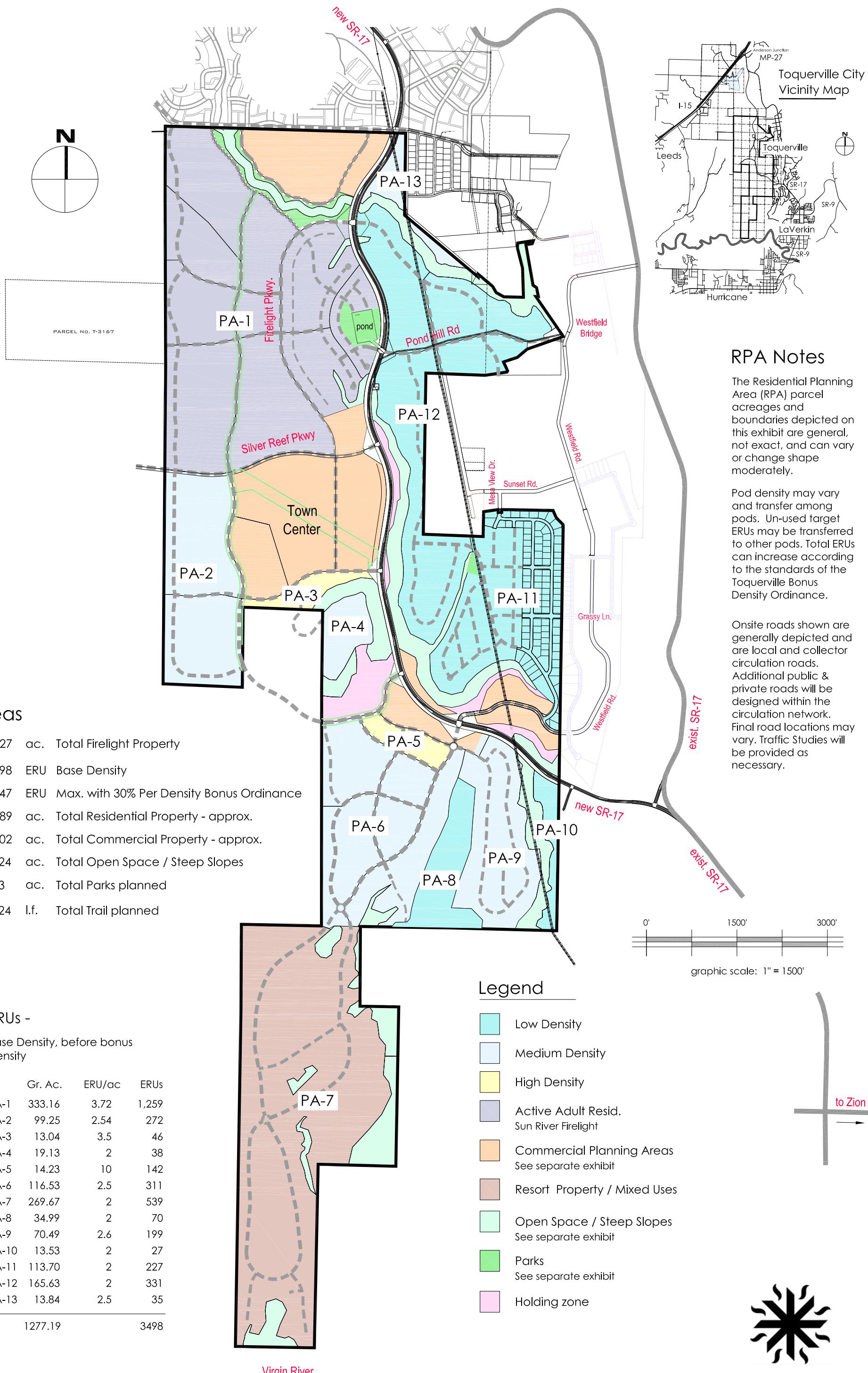
SITE DATA	
DESCRIPTION	DATA
CURRENT ZONING	R1-20 (MP00)
DEVELOPMENT TOTAL AREA	1.749 ACRES
TOTAL COMMITTED OPEN SPACE	21.77 ACRES
TOTAL COMMITTED PARK	6.54 ACRES

NOTE: ALL PLANNED
OPEN SPACE IS
CONCEPTUAL AND IS
SUBJECT TO CHANGE.



LEGEND:
 PROPOSED PROPERTY LINES
 PROJECT BOUNDARY
 EXISTING EASEMENT
 10' MINIMUM PAVED CITY TRAIL
 COMMITTED OPEN SPACE
 PLANNED OPEN SPACE
 PLANNED PARK
 SURVEY SECTION CORNER MONUMENT

REV.	DATE	REVISION
 AMERICAN CONSULTING & ENGINEERING 1175 S. 250 W. ROOM 200 TOQUERVILLE, UTAH		
DATE: 07/17/2020 JOB #: 24-500-1 DRAWN BY: JOT CHECKED BY: JOT		
FIRELIGHT DEVELOPMENT SEC. 3, 10, 11, 14, 15, & 22, T 41 S, R 13 W, SLB&M TOQUERVILLE, UTAH OVERALL OPEN SPACE MAP		
Z.6.2 SHEET: 16 of 16		



Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 08.13.2025

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a Sign Permit submitted by Jordyn Stowe of Clovis Sign Service Inc.

Presented By: Emily Teaters

Attachments:

- Sign Permit Application
- Site & Signage Plan

Options:

Approve/Table/Deny

Possible Motion (Approval):

I move to approve the Sign Permit submitted by Jordyn Stowe of Clovis Sign Service Inc.

Background:

Sinclair has submitted signage for two canopies at the SAPP Bros Travel Center: one large main canopy and one smaller RV canopy. The submitted signs have been updated from Sinclair's traditional branding to neutral colors as required by the City's sign code. However, the proposed signs exceed size limits established in the Toquerville City Code.

In our code, canopy signs are classified as awning signs and fall under the building-mounted sign regulations, which limit their size to the lesser of 40 square feet or one square foot per linear foot of building frontage. Based on this standard, the large canopy, with 190 feet of frontage, is only allowed to have a maximum sign area of 40 square feet. The small canopy, with 50 feet of frontage, is likewise capped at 40 square feet. The proposed signs exceed these limits significantly. The large canopy sign measures 760 square feet and the small canopy sign measures 200 square feet. The code further restricts signage by allowing each licensed business one primary and one secondary sign with specific size limits and location rules.

In your packet, you will find two versions of the canopy signage submittal, which differ primarily in logo size. City code limits logos to a maximum of 25% of the total sign area unless the Planning Commission approves an exception. If each canopy side is treated as an individual sign, the applicant favors the larger logos. If all logos on a canopy are considered collectively, the smaller logo version complies with the 25% limit. The Planning Commission has discretion to determine which logo size plan is appropriate should the applicant appeal a denial.

In addition to the canopy signage, Sinclair submitted service station signs defined in City Code as signs with no more than eight (8) square feet of area and not more than eight feet (8') in height for their pump islands. Additionally, one "self/min/full serve" sign not exceeding three

(3) square feet is allowed on each end of each pump island. These signs are currently under staff review for compliance with code standards and because there is one on each side of each island, they should be sent to the appeal authority for further review. They are exempt from permit requirements.

Staff has reviewed the signage and confirmed that both canopies exceed the size limits established in City Code Section 10-22-7(B)(3). The travel center also appears to have reached or exceeded the number of signs allowed. Two versions of the signage, differing primarily in logo size, were submitted; the Planning Commission has discretion to determine which version should proceed should an appeal be filed. Lighting details have not yet been fully reviewed and will require separate compliance evaluation. If denied, the applicant may apply for a variance if they wish to request an exception from the size and sign quantity limits established in the City Code.

Toquerville Planning and Zoning
600 1700 N
08/07/2025 - 08/06/2026
Sign Permit Application
General

Printed: 08/11/2025

Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning & Zoning	Not Reviewed	08/07/2025
Final-Review	Not Reviewed	

Fees

Payments

Application Fee	\$35.00	08/07/2025	Online	\$35.00
Subtotal	\$35.00	Total Paid		\$37.05
Processing Fee	\$2.05			
Total	\$37.05			
Amount Paid	\$37.05			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name
Jordyn

Last Name
Stowe

Email Address
jordyn@css-ngd.com

Phone Number
(575) 763-5623

Address

1312 E 1st Street Clovis, NM 88101

City

Clovis, NM 88101

State

NM

Zip Code

88101

Is your mailing address different than the address above?

Yes

Mailing Address

PO Box 789

City

Clovis

State

NM

Zip Code

88102

Do you own the subject property?

No

Are you an authorized agent for the property?

Yes

Owner Name

SAPP Bros

Owner Phone Number

(575) 799-2259

Owner Email Address

DDunstan@SAPPBROS.NET

Upload Notarized Property Owner Affidavit signed by property owner and agent.

Property Owner Affidavit.pdf

Street Address

600 1700 N

City

Toquerville

State

UT

Zip Code

84774

Project Engineer/Sign Contractor or Erector

Clovis Sign Service

Mailing Address

PO Box 789

City

Clovis

State

NM

Zip Code

88102

Phone Number

(575) 763-5623

Email Address

jordyn@css-ngd.com

A site plan showing the proposed location of the sign in relation to the face of the building or to the boundaries of the lot on which it is situated, existing and proposed buildings or other structures, control curbs and parking areas and the extent to which the sign is proposed to project into or over public property, if any.



Upload Site Plan

Untitled Extract Pages.pdf

Elevation drawings of the proposed sign, drawn to scale, showing the type of sign, sign display, sign height and sign area.



Upload Elevation Drawings

2025-08-07 I-15 7 N Toquer Blvd - St George, UT - 48 in System Signage BB.pdf

Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footing, and materials to be used.



Upload Plans

2025-08-07 I-15 7 N Toquer Blvd - St George, UT - 48 in System Signage BB.pdf

Type of sign illumination, if any, including description of proposed illumination, technical data sufficient to allow evaluation of proposed light levels and identification of fixtures, types, locations, mounting and wattage on plans and elevations, (See Lighting Ordinance Title 10 Chapter 24 of the Toquerville City Code).



Upload Sign Illumination

5100693L.pdf

Upload Notarized Professional Services Agreement

Professional Services Agreement.pdf

Signature

I hereby acknowledge that I have read the Toquerville City Code Title 10 Chapter 22 - Sign Regulations as applicable to my application herein, and that I understand the provisions of the Code as it applies to this application and that I will fully and completely comply with the provisions and requirements to the best of my ability and pay all fees required therein. I hereby agree to hold Toquerville City harmless for any and all liability which may arise as a result of my exercise of this permit.

Jordyn Stowe - 08/07/2025 11:48 am

Messages

Hi Jordyn,

You'll need to upload a signed and notarized Property Owner Affidavit and Professional Services Agreement. I've attached the forms to this message. You can return them either by emailing mary@toquerville.utah.gov or by sending them back here.

Let me know if you have any questions!

Thanks,

Mary

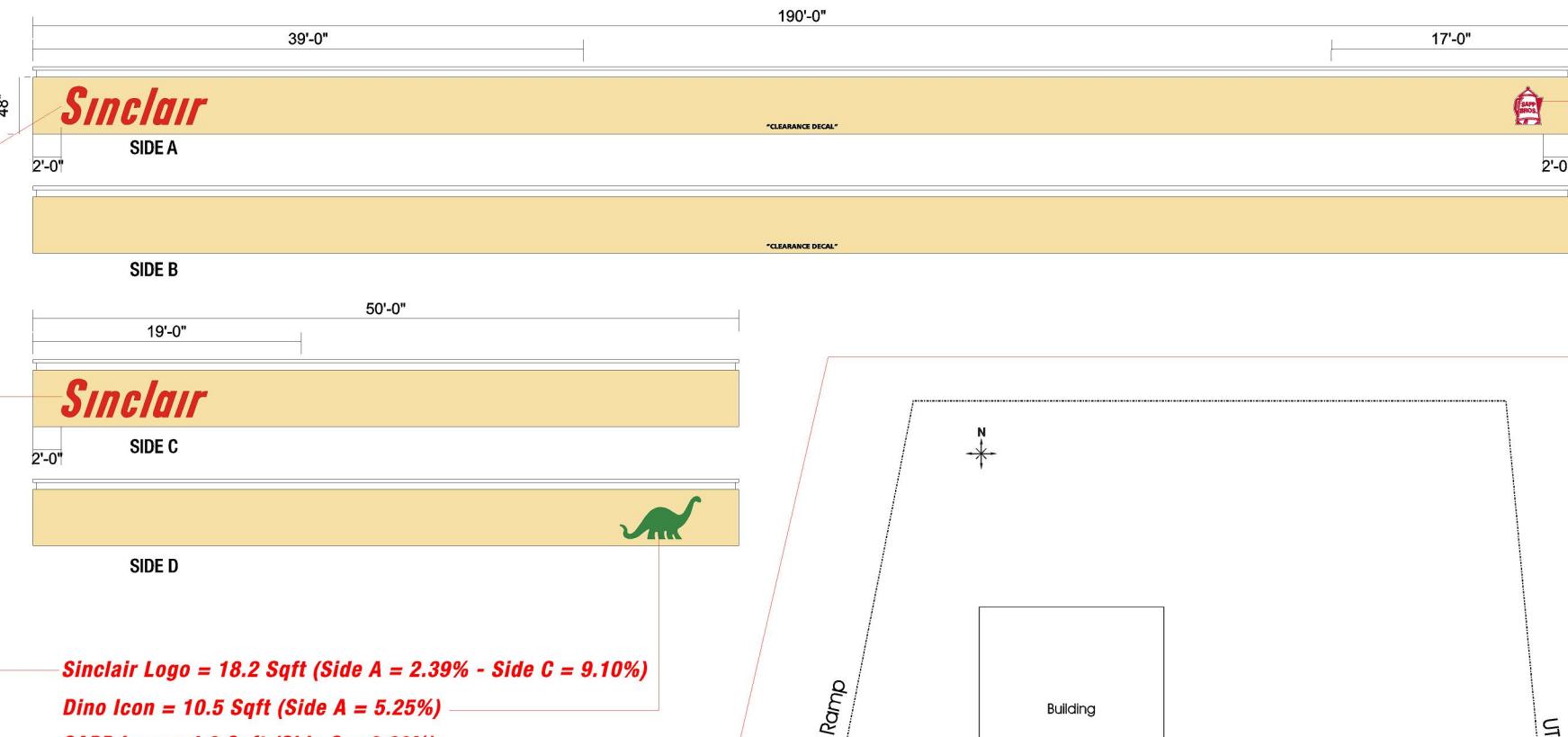
📎 Owner Affidavit and Agent Authorization 03.18.2024.pdf 📎 Professional Services Agreement 03.18.2024.pdf

Comments:

Attached are the requested documents.

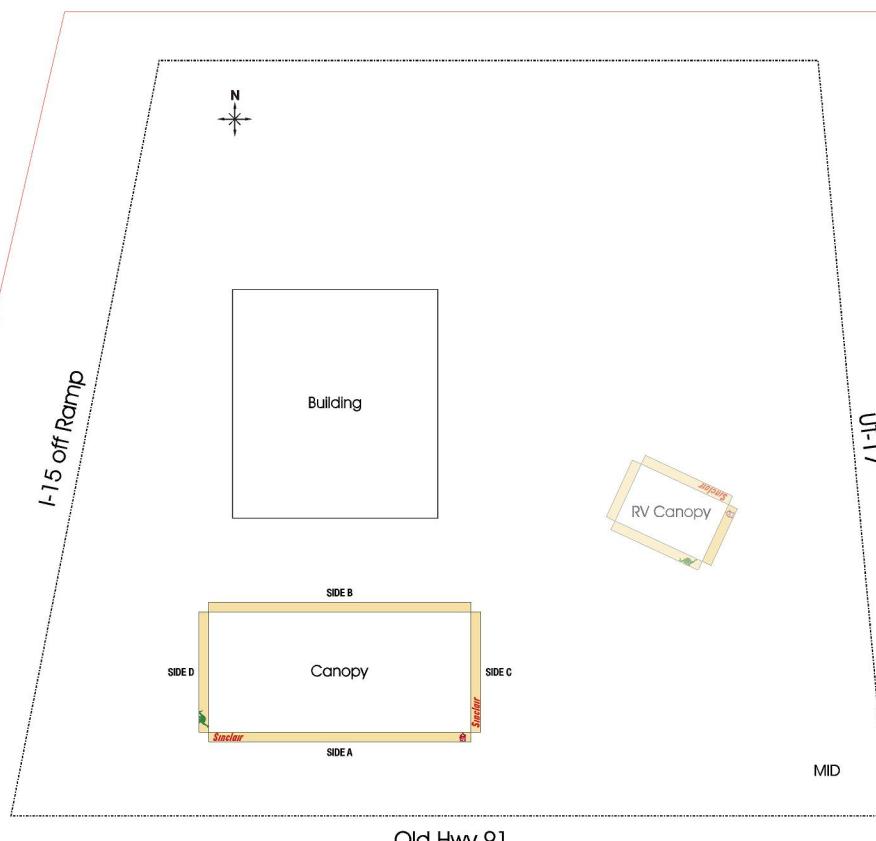
📎 SKM_C55825080715240.pdf 📎 08072025_TOQUERVILLE CITY.pdf

CANOPY



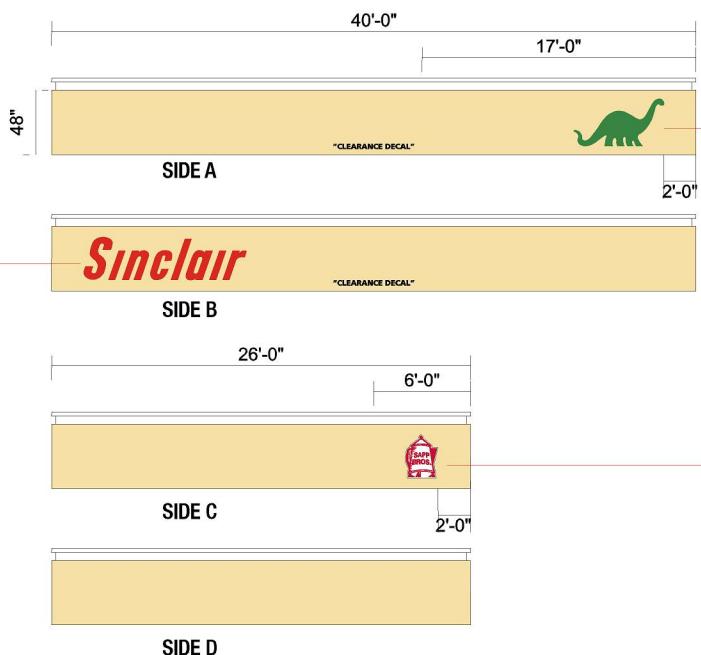
CANOPY

INSTALL NEW ACM FASCIA
 INSTALL LIGHT BAND (SEE DETAIL PAGE)
 28" CHANNEL LETTERS (SEE DETAIL PAGE)
 34" DINO ICON 3 (SEE DETAIL PAGE)
 30" SAPP BROS. SIGN (SEE DETAIL PAGE)
 CLEARANCE DECAL (VERIFY ON SITE)
 4" FROM BOTTOM OF CANOPY AND CENTERED ON DRIVE THRU SIDE



CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:1 of 7	
CLOVIS SIGN SERVICE	1312 E 1st Street Clovis, NM 88101 575-763-5623
APPROVED BY:	
DATE:	

RV CANOPY



Sinclair Logo = 18.2 Sqft (Side B = 11.38%)

Dino Icon = 10.5 Sqft (Side A = 6.56%)

SAPP Icon = 4.8 Sqft (Side C = 4.62%)

CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:2 of 7	Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623
APPROVED BY:	
DATE:	

RV CANOPY

INSTALL NEW ACM FASCIA

INSTALL LIGHT BAND (SEE DETAIL PAGE)

20" CHANNEL LETTERS (SEE DETAIL PAGE)

34" DINO ICON 3 (SEE DETAIL PAGE)

30" SAPP BROS. SIGN (SEE DETAIL PAGE)

CLEARANCE DECAL (VERIFY ON SITE)

4" FROM BOTTOM OF CANOPY AND CENTERED ON DRIVE THRU SIDE

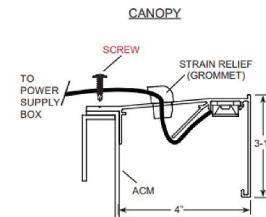
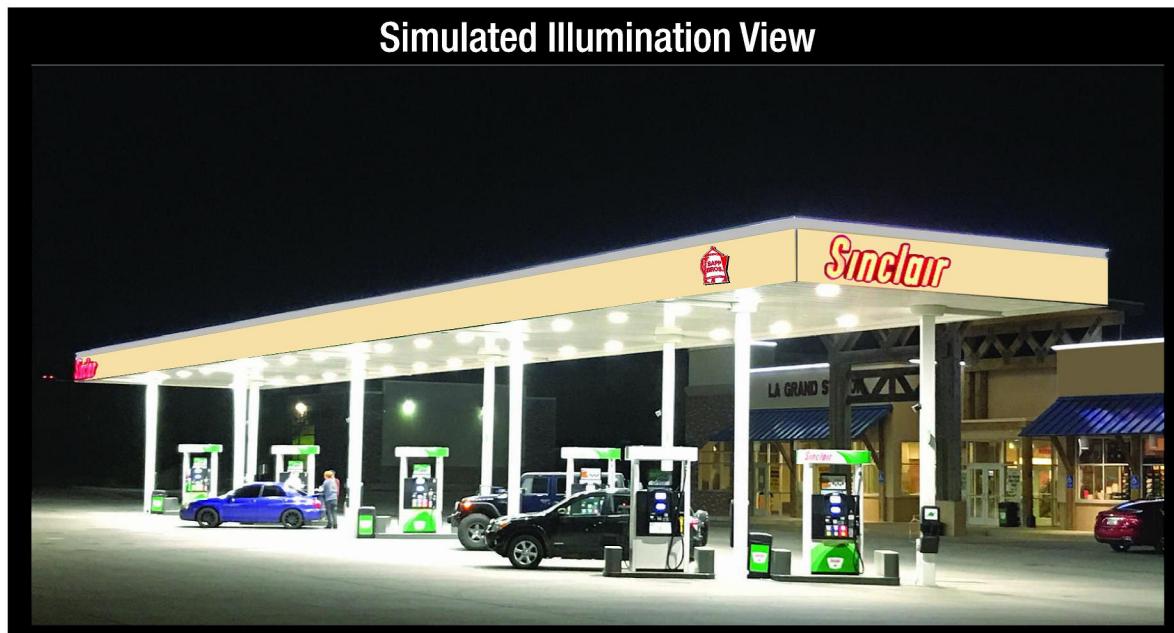


CANOPY LIGHT BAND

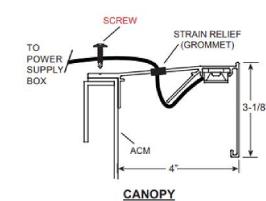
MATTE WHITE ALUMINUM CONSTRUCTION
 WHITE L.E.D. DOWN LIGHTING

INSTALLED ABOVE CANOPY FASCIA
 SIDE A & B: 190' 0"
 SIDE C & D: 50' 0"

INSTALLED ABOVE CANOPY RV FASCIA
 SIDE A & B: 40' 0"
 SIDE C & D: 26' 0"



Please Reference Section 2 for Hardware Application.
 Note: Canopy hardware is 10 screws to a bag per 118" downlighter section. Order per section qty.



1. Unbox parts and verify using packing list that all parts have been received and are in good condition.
2. Mount DNL1 flush, square and level on canopy using K-latch screw in each pre-drilled hole.
3. Run all LED power cords over top of canopy.
4. Mount power supply boxes behind ACM on canopy structure (all least three attachment points), and make electrical connections inside boxes.

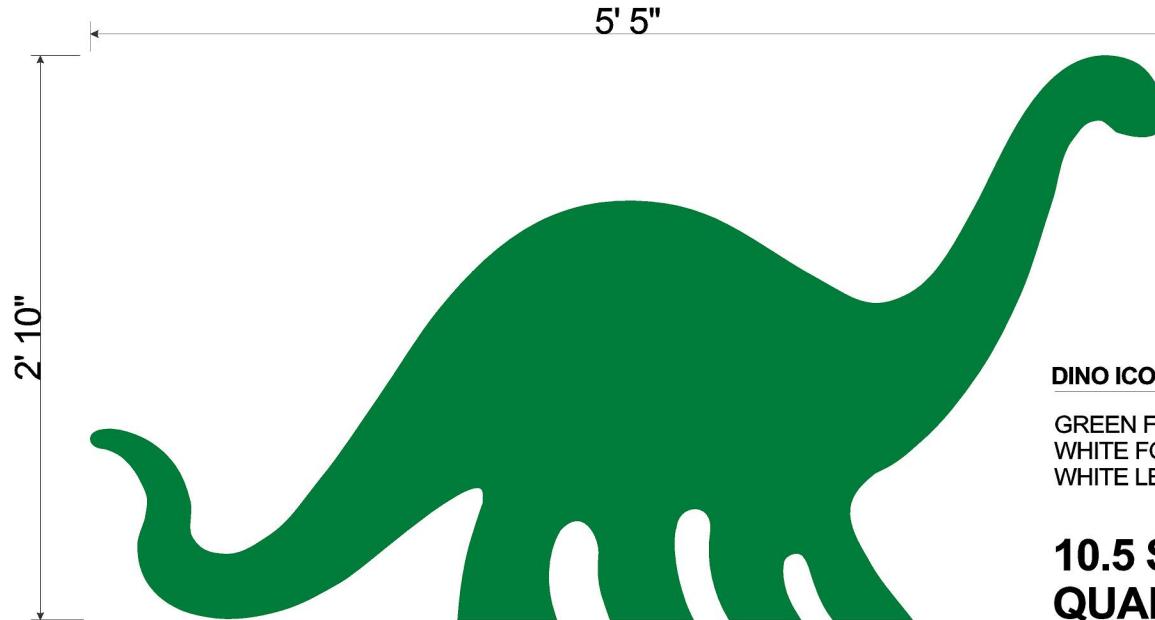
CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:3 of 7	
Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623	
APPROVED BY:	
DATE:	



28" TALL RED LED CHANNEL LETTERS

ALUMINUM CONSTRUCTION (HUNTER RED)
 RED ACRYLIC (211) FACES WITH 1" RED TRIM CAP
 RED LED ILLUMINATION
 ATTACH TO CANOPY WITH A MIN. OF (6) #10 GRABBER SCREWS PER LETTER (VERIFY ON SITE)

**18.2 SQFT
 QUANTITY 1**

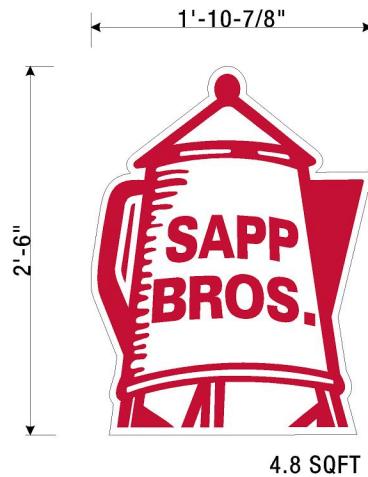


DINO ICON 3

GREEN FORMED POLYCARBONATE FACE
 WHITE FORMED POLYCARBONATE BACK
 WHITE LED ILLUMINATION

**10.5 SQFT
 QUANTITY 2**

CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:	4 of 7
Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623	
APPROVED BY:	
DATE:	



QUANTITY 2

30" SAPP BROS. SIGN

5" WHITE ALUMINUM RETURNS

CLEAR POLYCARBONATE BACK

WHITE ACRYLIC FACE WITH 1" WHITE TRIM CAP

CARDINAL RED (3630-53) TRANSLUCENT VINYL GRAPHICS

WHITE LED FACE/HALO ILLUMINATION

MOUNTED TO CANOPY WITH 1-1/2" STAND OFFS

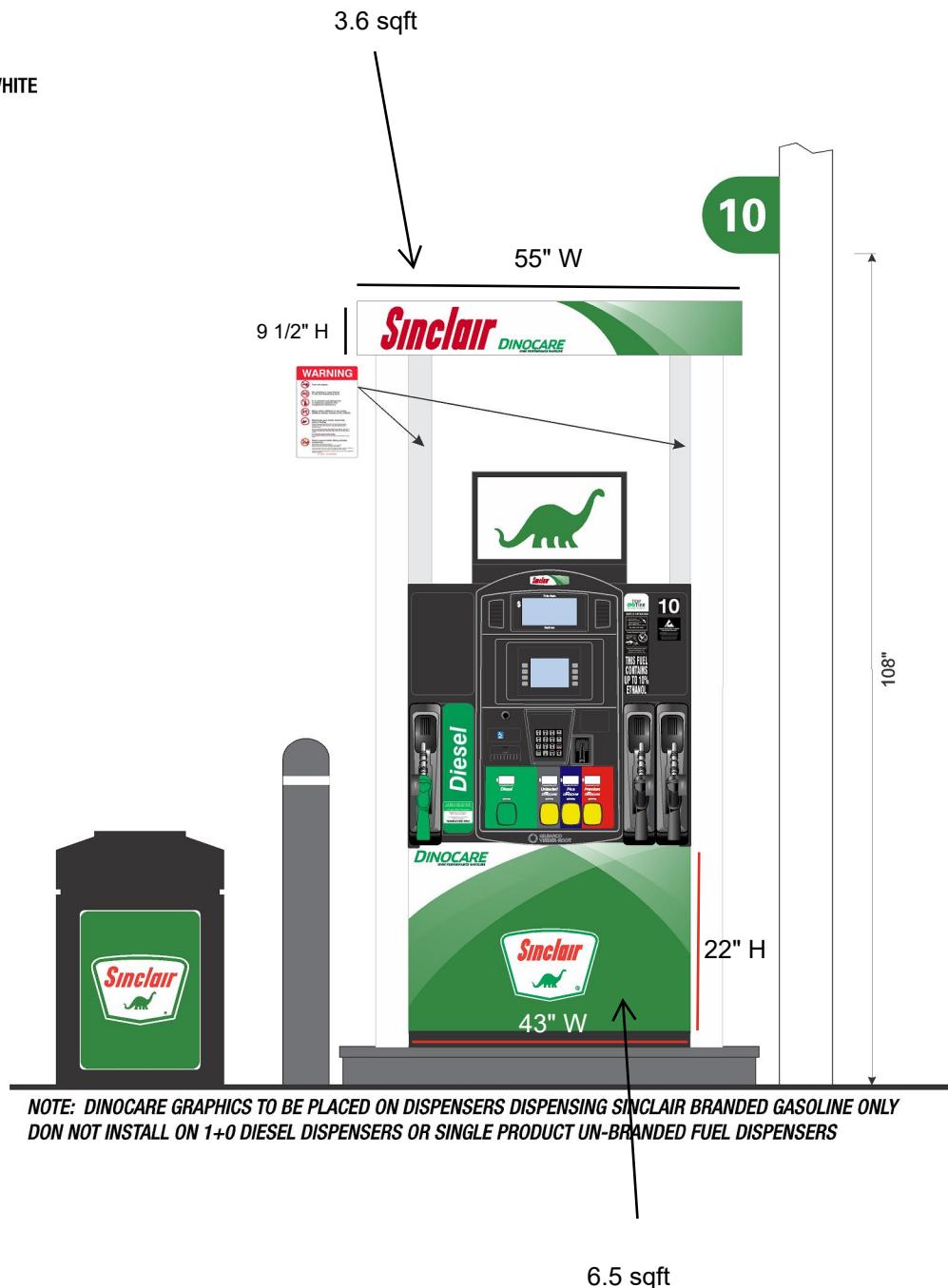
CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:5 of 7	Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623
APPROVED BY:	
DATE:	

UELING AREA

E-IMAGE EXISTING FUEL DISPENSERS
 INCLUDING BLACK PAINT & BLACK OVERLAYS IF NOT ALREADY BLACK, GREY OR WHITE
 INSTALL TRASHCAN/WINDOW WASH COMBO UNITS
 PAINT CANOPY COLUMNS, LOT LIGHT POLES & FUEL VENT PIPES WHITE
 PAINT U BOLLARDS SINCLAIR DARK GREY
 INSTALL FLAG MOUNT DISPENSER NUMBERS ON COLUMNS



2.28 Total sqft

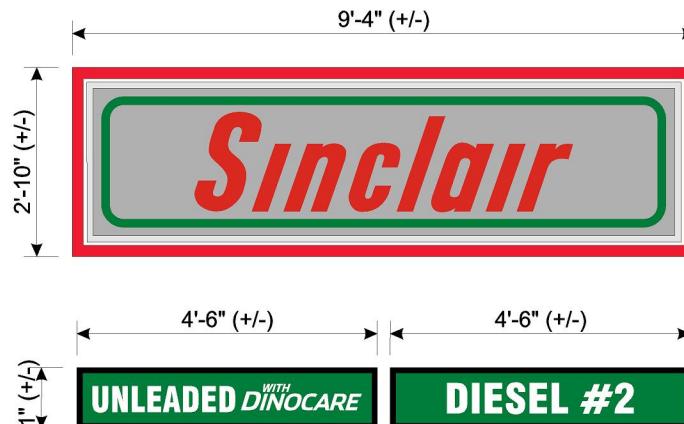
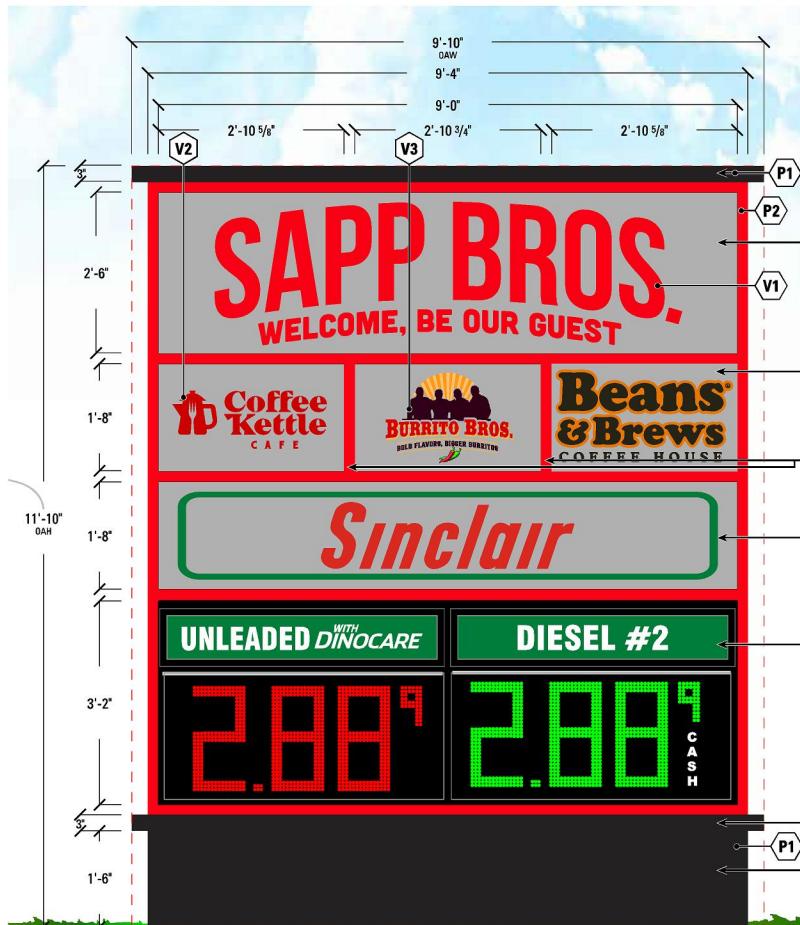


CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
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FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:	6 of 7
Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623	
APPROVED BY:	
DATE:	

MONUMENT SIGN
 NEW CUSTOM FACES

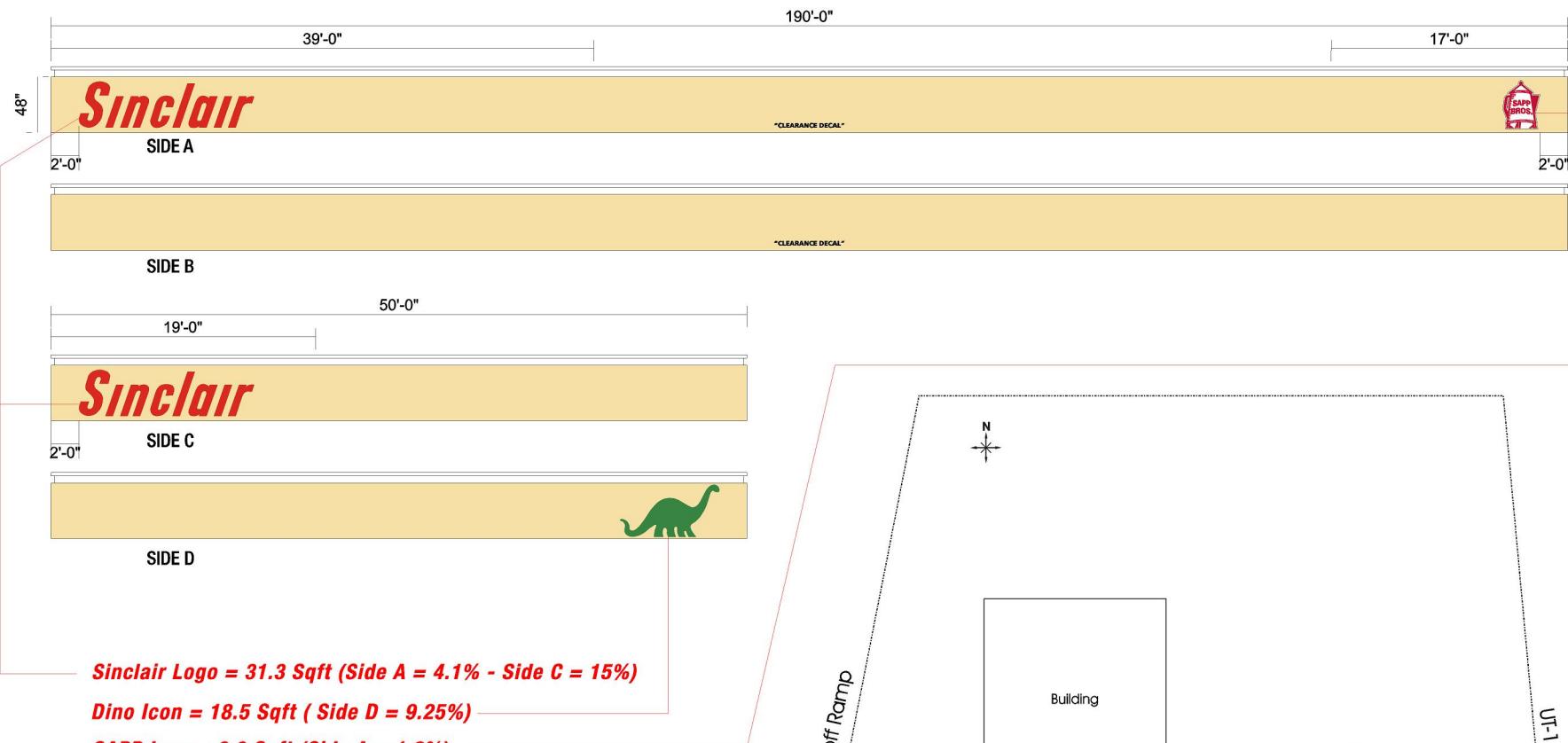
SINCLAIR - CLEAR FORMED EMBOSSED POLYCARBONATE LOGO FACES
 BACK SPRAYED GREEN (PMS 348), RED (PMS 485) & WHITE

TWO PRODUCT PRICE - CLEAR FLAT POLYCARBONATE FACES
 WITH SECOND SURFACE DECORATION
 GREEN (PMS 348) TRANSLUCENT & WHITE DIFFUSER VINYL APPLIED
 SECOND SURFACE PRODUCT COPY



CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
DATE:	2025-08-07
SCALE:	1/8"=1'
ACCOUNT EXECUTIVE:	
DRAWN BY:	JJS
FILE NAME:	St George_I-15 & N Toquer Blvd
JOB #:	
REVISIONS:	
PAGE:	7 of 7
	Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623
APPROVED BY:	
DATE:	

CANOPY



Sinclair Logo = 31.3 Sqft (Side A = 4.1% - Side C = 15%)

Dino Icon = 18.5 Sqft (Side D = 9.25%)

SAPP Icon = 9.3 Saft (Side A = 1.2%)

CANOPY

CHAPTER 1

INSTALL NEW ACM FASCIA

INSTALL LIGHT BAND (SEE DETAIL PAGE)

40" CHANNEL LETTERS (SEE DETAIL PAGE)

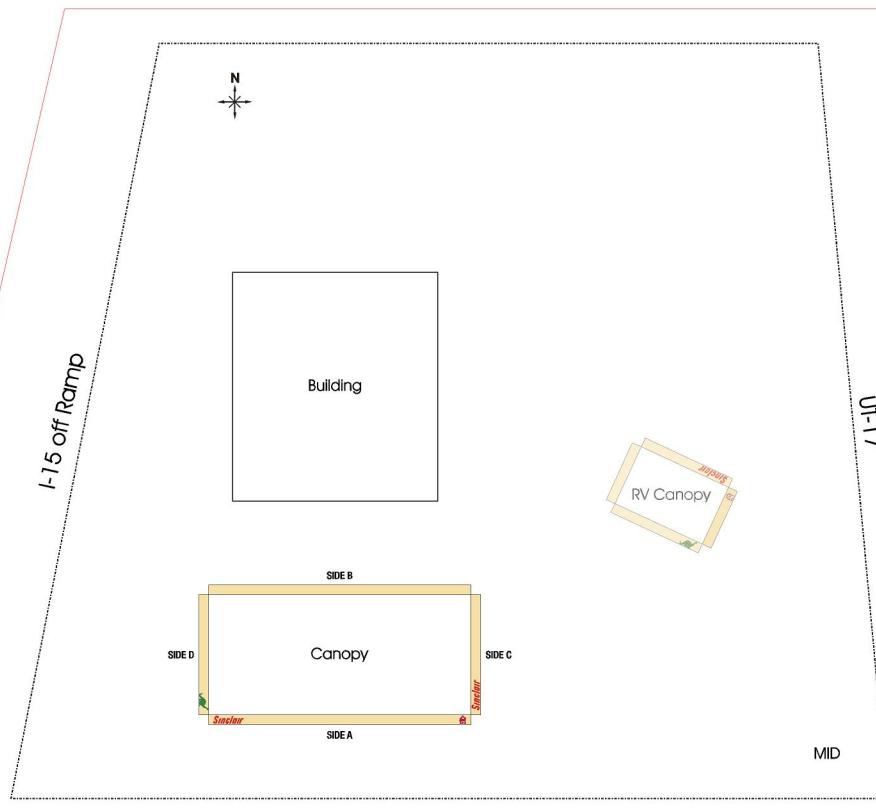
45" CHANNEL LETTERS (SEE DETAIL PAGE)

42" SAPP BBOS SIGN (SEE DETAIL PAGE)

42 SAIT BROS. SIGN (SEE DETAIL PAGE)
CLEARANCE DECAL (VERBIEY ON SITE)

4" FROM BOTTOM OF CANOPY AND

4 FROM BOTTOM OF CANOPY AND CENTERED ON DRIVE THRU SIDE



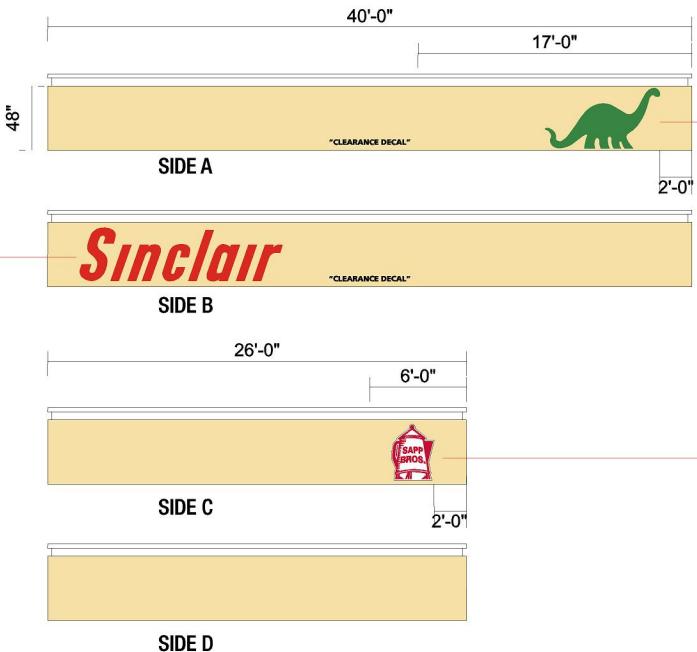
Old Hwy 91

APPROVED BY:

DATE:

DATE:

RV CANOPY



Sinclair Logo = 31.3 Sqft (Side B = 19.6%)

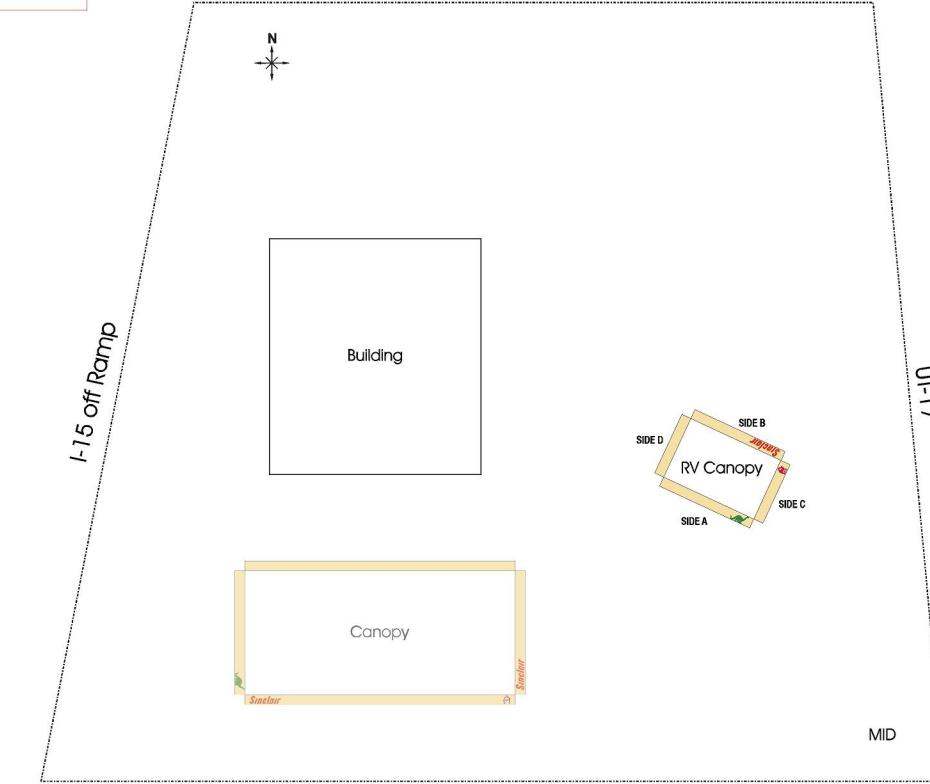
Dino Icon = 18.5 Sqft (Side A = 11.6%)

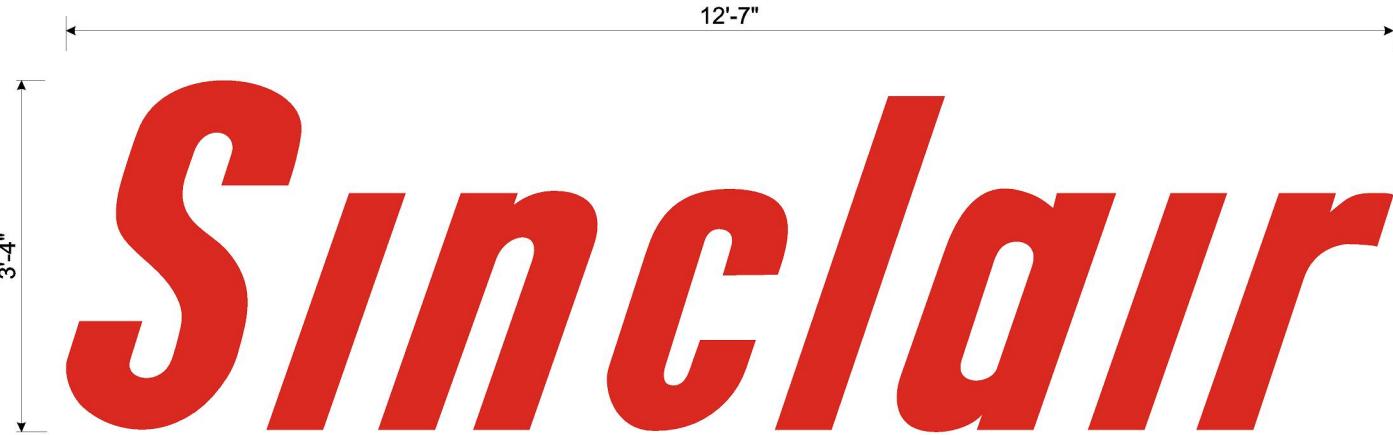
SAPP Icon = 9.3 Sqft (Side B = 8.9%)

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RV CANOPY

INSTALL NEW ACM FASCIA
 INSTALL LIGHT BAND (SEE DETAIL PAGE)
 40" CHANNEL LETTERS (SEE DETAIL PAGE)
 45" DINO ICON 4 (SEE DETAIL PAGE)
 42" SAPP BROS. SIGN (SEE DETAIL PAGE)
 CLEARANCE DECAL (VERIFY ON SITE)
 4" FROM BOTTOM OF CANOPY AND CENTERED ON DRIVE THRU SIDE





QUANTITY 3

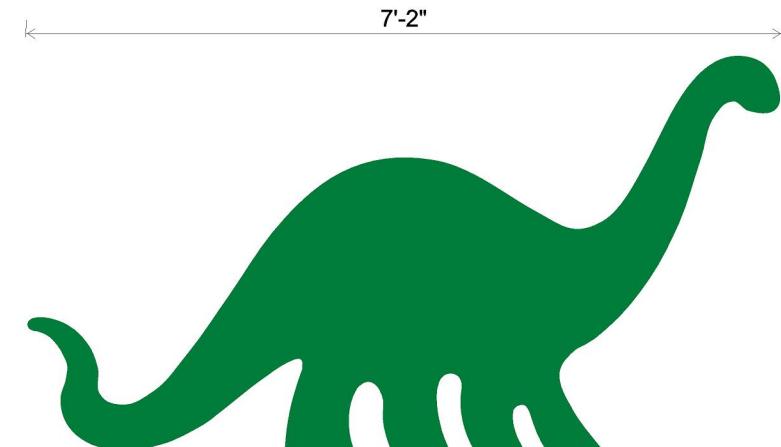
40" TALL RED LED CHANNEL LETTERS

ALUMINUM CONSTRUCTION (HUNTER RED)

RED ACRYLIC (211) FACES WITH 1" RED TRIM CAP

RED LED ILLUMINATION

31.3 SQFT



18.5 SQFT

QUANTITY 2

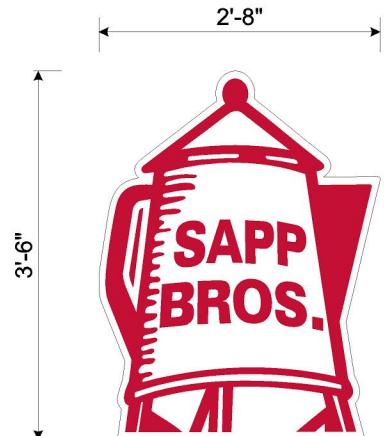
DINO ICON 4

GREEN FORMED POLYCARBONATE FACE

WHITE FORMED POLYCARBONATE BACK

WHITE LED ILLUMINATION

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9.3 SQFT

QUANTITY 2

42" SAPP BROS. SIGN

5" WHITE ALUMINUM RETURNS
 CLEAR POLYCARBONATE BACK

WHITE ACRYLIC FACE WITH 1" WHITE TRIM CAP
 CARDINAL RED (3630-53) TRANSLUCENT VINYL GRAPHICS
 WHITE LED FACE/HALO ILLUMINATION

MOUNTED TO CANOPY WITH 1 1/2" STAND OFFS

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