

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
September 10, 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 – Chair Preslar
2. Pledge of Allegiance – Commissioner Haymore
3. Statement of Belief/Opening Prayer – Commissioner Christensen
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 August 13, 2025, Planning Commission Meeting.

D. REPORTS:

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

E. BUSINESS ITEM(S):

1. **Discussion and possible approval** of lot widths and size on a MPDO Modification Application and Site Plan for Residential Planning Area 1 within the Firelight MPDO.
2. **Discussion and possible recommendation** on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential District.
 - A. **Public Hearing:** Public input is sought on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential District.
3. **Discussion and possible recommendation** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.
 - A. **Public Hearing:** Public input is sought on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.
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 September 9, 2025, by Toquerville City Recorder, Emily Teaters.

**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**August 13, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

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

A. CALL TO ORDER:

<https://www.youtube.com/live/e5FbBA0GKVI?si=yLBmzewAtKaRxcCl&t=5>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/e5FbBA0GKVI?si=Z3Smwy3UbRnY9Cep&t=97>

The Commissioners reviewed the agenda.

Commissioner Christensen made a motion to approve the agenda order. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

C. CONSENT AGENDA:

https://www.youtube.com/live/e5FbBA0GKVI?si=G4EH86AH2rSVq_jj&t=118

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

Commissioner Harrison made a motion to approve the minutes from the last meeting on July 9th, 2025. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Glenn Leavitt – aye, Lonnie Christensen – abstain.

D. REPORTS:

<https://www.youtube.com/live/e5FbBA0GKVI?si=RKfkR40c05SG0Ryu&t=166>

1. Planning Commissioners
There were no reports from the Commissioners.
2. Planning and Zoning Administrator Emily Teaters
Emily provided updates on the sign ordinance, ADU Code, and land use applications. She also mentioned that Mary and John met with some representatives from Firelight to discuss permitting and provided an update on Building Permits. Emily also gave a report on an upcoming ‘Meet the Candidates’ and noted financial disclosures for those running in the election.
3. Assistant City Manager Darrin LeFevre
Darrin provided an update on the engineering side of projects happening in Toquerville, including IME Automations, Boulder Ridge, and the Toquerville Bypass.

E. BUSINESS ITEM(S):

1. **Discussion and possible recommendation** on a zone change application submitted by Raymond and 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).

https://www.youtube.com/live/e5FbBA0GKVI?si=CFrkG_Fnlj4WuU6L&t=1454

Emily and Commissioner Haymore provided some background information on the application.

Commissioner Leavitt motioned to move into a Public Hearing. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

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). There were no comments from the public.

Commissioner Chamberlain motioned to close the Public Hearing. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

Commissioner Harrison motioned 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. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

2. **Discussion and possible approval** of a Lot Line Adjustment Application submitted by Ray & Kathy Bence for Tax ID: T-163-C-1-A & T-168-G.
<https://www.youtube.com/live/e5FbBA0GKVI?si=PiLGoV7mOWEgFfa1&t=1826>
Emily introduced this item summarizing the proposed lot line adjustment. The Planning Commission discussed this item.

Commissioner Chamberlain motioned to approve the Lot Line Adjustment Application for parcels T-163-C-1-A & T-168-G, contingent on City Council approval of the associated zone change for the parcel, and contingent on their submission of the conveyance document as approved by city staff and the Planning Commission Chair. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

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.
https://www.youtube.com/live/e5FbBA0GKVI?si=eMe-9MXBkkQJhJ_k&t=2060
Emily provided a summary of the application. Darrin elaborated on the site plan providing more detail to the Planning Commission. American Consulting & Engineering representative Jeff Thomas and Firelight representative Stephen Wood answered questions from the Planning Commission regarding the site plan and connecting Westfield to the new Bypass. Dan Catlin got up during this item and spoke about the Westfield connection to Firelight.

Commissioner Chamberlain motioned to approve the lot sizes and widths submitted with the MPDO Modification Application and Site Plan for Residential Planning Area 11 within the Firelight MPDO based on the consistency with the adopted MPDO ordinance and the applicable restrictions. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

4. **Discussion and possible approval** of a Sign Permit Application submitted by Clovis Signs on behalf of Sinclair Co.

<https://www.youtube.com/live/e5FbBA0GKVI?si=kKDzUuzwoIpoPD5H&t=3045>

Emily introduced the item, summarizing the application and outlining what is needed from the Planning Commission. She and Attorney Gothard responded to questions from the Commission and elaborated on how the proposed signs do and don't comply with code.

Commissioner Chamberlain motioned to approve the color scheme of the compliant signs. Commissioner Leavitt seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

Commissioner Chamberlain motioned to deny the application based on the elements that don't comply. Commissioner Harrison seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

F. ADJOURN:

<https://www.youtube.com/live/e5FbBA0GKVI?si=5Wx8YKUPm36yatC0&t=3834>

Commissioner Christensen motioned to adjourn. Commissioner Chamberlain seconded the motion. Motion carried, 5-0. Dean Haymore – aye, Angela Harrison – aye, Jenny Chamberlain – aye, Lonnie Christensen – aye, Glenn Leavitt – aye.

Chair Pro Tempore Dean Haymore adjourned the meeting at 7:04 pm.

Planning Chair – Valerie Preslar

Date

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.10.2025

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 1 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 1 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 1 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 considering 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-1 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:

- X 1. Modified MPDO Plan including the revision date;
- X 2. Supplemental summary of changes detailing the changes made to the modified plan;
- X 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: 8/12/25

(Office Use Only)

Date Received: 8/11/25 Payment Type: [REDACTED] Received by: Mandy
Application Determination: ☒ Non-Material Modification ☐ Material Modification
Date of Determination: 8/20/25 ED



SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	R1-20	
TOTAL AREA	354.84	ACRES
NO. OF LOTS	1163.00	LOTS 100%
NO. OF 45' LOTS	23	LOTS 2%
NO. OF 51' LOTS	97.00	LOTS 8%
NO. OF 61' LOTS	410.00	LOTS 35%
NO. OF 71' LOTS	515.00	LOTS 45%
NO. OF 80' LOTS	118.00	LOTS 10%
DENSITY	3.28	D.U./ACRE
NO. OF PHASES	TBD	

TRAILS INFORMATION	
PLANNED TRAILS	19,850 L.F.
TOTAL REQUIRED TRAILS/ERU	9.43 L.F.
BASE ERU IN PA-1	923
TOTAL REQUIRED TRAILS PA-1	8,704 L.F.
BONUS TRAILS PA-1	870 L.F.
TOTAL TRAIL ALLOTTED FOR CPA-6 TRAIL DENSITY BONUS	1120 L.F.
TOTAL TRAIL FOR PUBLIC DEDICATION PER DEVELOPMENT AGREEMENT IN PA-1	6,867 L.F.
TOTAL TRAIL FOR PUBLIC DEDICATION PER DEVELOPMENT AGREEMENT IN 6PA-6	2,289 L.F.

LEGEND:		DETAIL
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED EASEMENT	
	EXISTING EASEMENT	
	PROPOSED CENTERLINE ALIGNMENT	
	EXISTING CENTERLINE ALIGNMENT	
	PROPOSED SETBACK LINE	
	SURVEY SECTION LINE	
	SHEET MATCH LINE	
	PHASE LINE	
	PROPOSED 10' TRAILS	
	PROPOSED 10' UDOT TRAIL	
	REQUIRED OPEN SPACE 28.85 ACRES	
	EXTRA OPEN SPACE 3.67 ACRES	
	BONUS OPEN SPACE 2.89 ACRES	
	DETENTION BASIN	
	PARK 6.35 ACRES	

SITE AREA BONUS DENSITY		
OPEN SPACE BONUS	5%	47 ERU
TRAILS BONUS	10%	92 ERU
ACTIVE RECREATION	10%	92 ERU
PUBLIC DEDICATION	5%	46 ERU
TOTAL	30%	277 ERU

OPEN SPACE INFORMATION							
LOT SIZES	AREA	REQUIRED	OPEN SPACE REQUIRED	O.S. NEEDED FOR 5% BONUS	O.S. PROVIDED		
	SQUARE FEET	ACRE	PERCENT	SQUARE FEET	ACRES	SQUARE FEET	ACRES
0.0K-8.0K	4,802,525	110.25	15.0%	720379	16.54	72038	1.65
8.0K-10.0K	3,441,949	79.02	12.5%	430244	9.88	43024	0.99
10.0K-12.5K	739,130	16.97	10.0%	73913	1.70	7391	0.17
12.5K-25K	429,279	9.85	7.5%	32196	0.74	3220	0.07
		SUBTOTAL		1256731	28.85	125673	2.89
						35.41	AREA IN SINGLE FAMILY

REVISIONS			
NO.	DATE	DESCRIPTION	

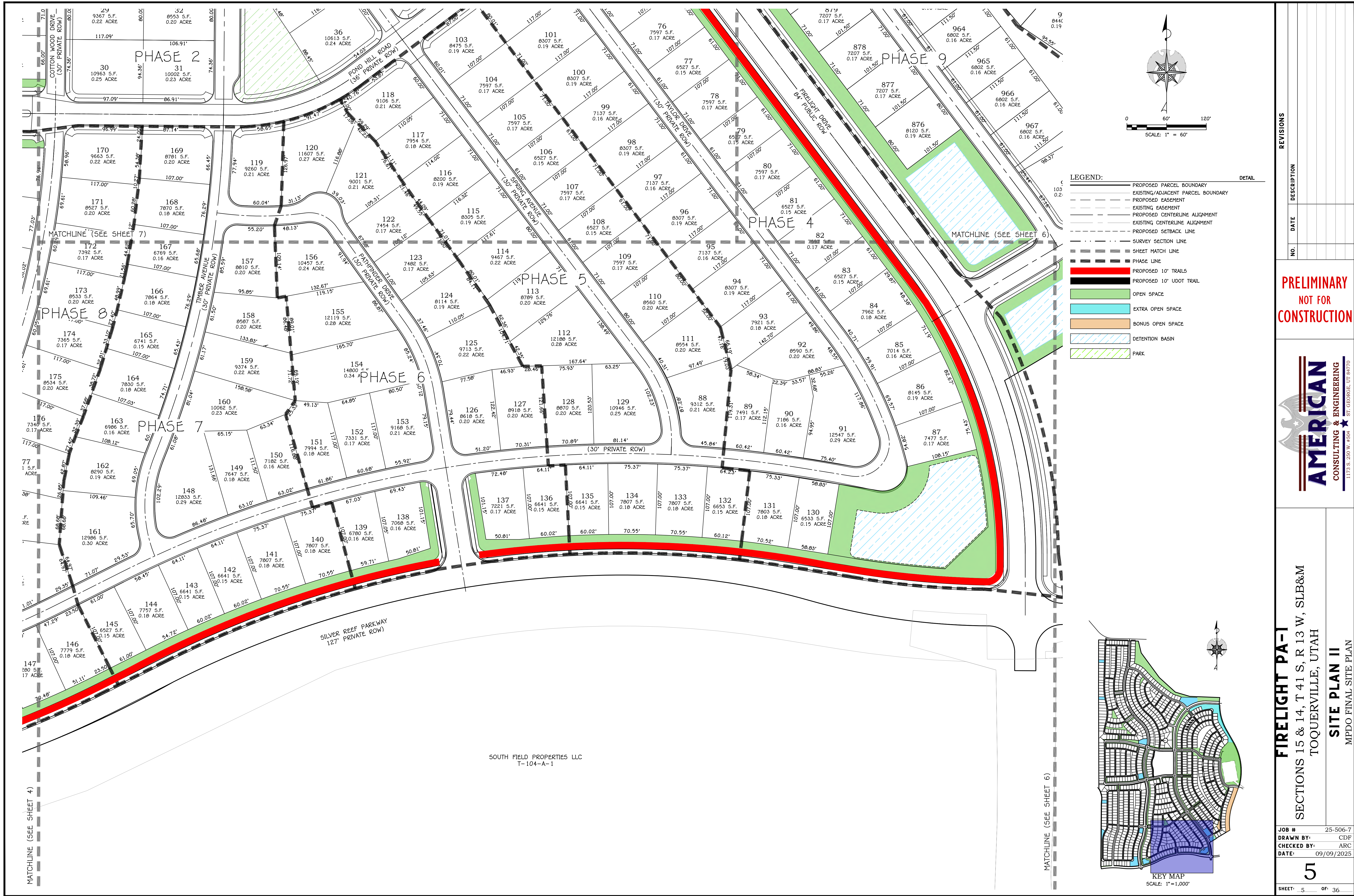
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NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
OVERALL SITE PLAN
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/09/2025





REVISIONS

DESCRIPTION

DATE

NO.

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CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN II
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/09/2025

5

SHEET 5 OF 36



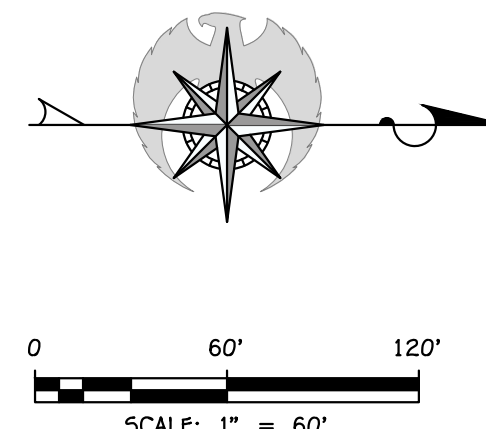
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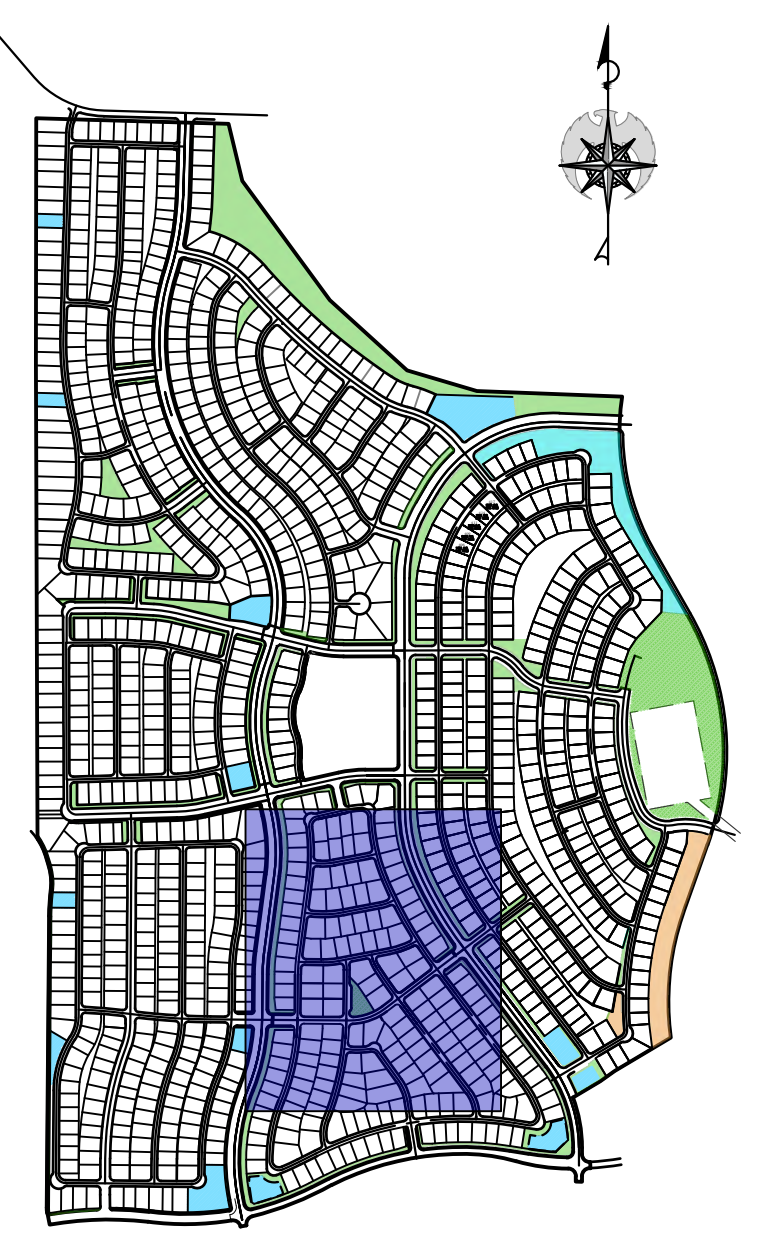


FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN III
MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
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DATE:	09/09/2025
6	
SHEET	6 OF 36



- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - SURVEY SECTION LINE
 - SHEET MATCH LINE
 - PHASE LINE
 - PROPOSED 10' TRAILS
 - PROPOSED 10' UDOT TRAIL
 - OPEN SPACE
 - EXTRA OPEN SPACE
 - BONUS OPEN SPACE
 - DETENTION BASIN
 - PARK



REVISIONS

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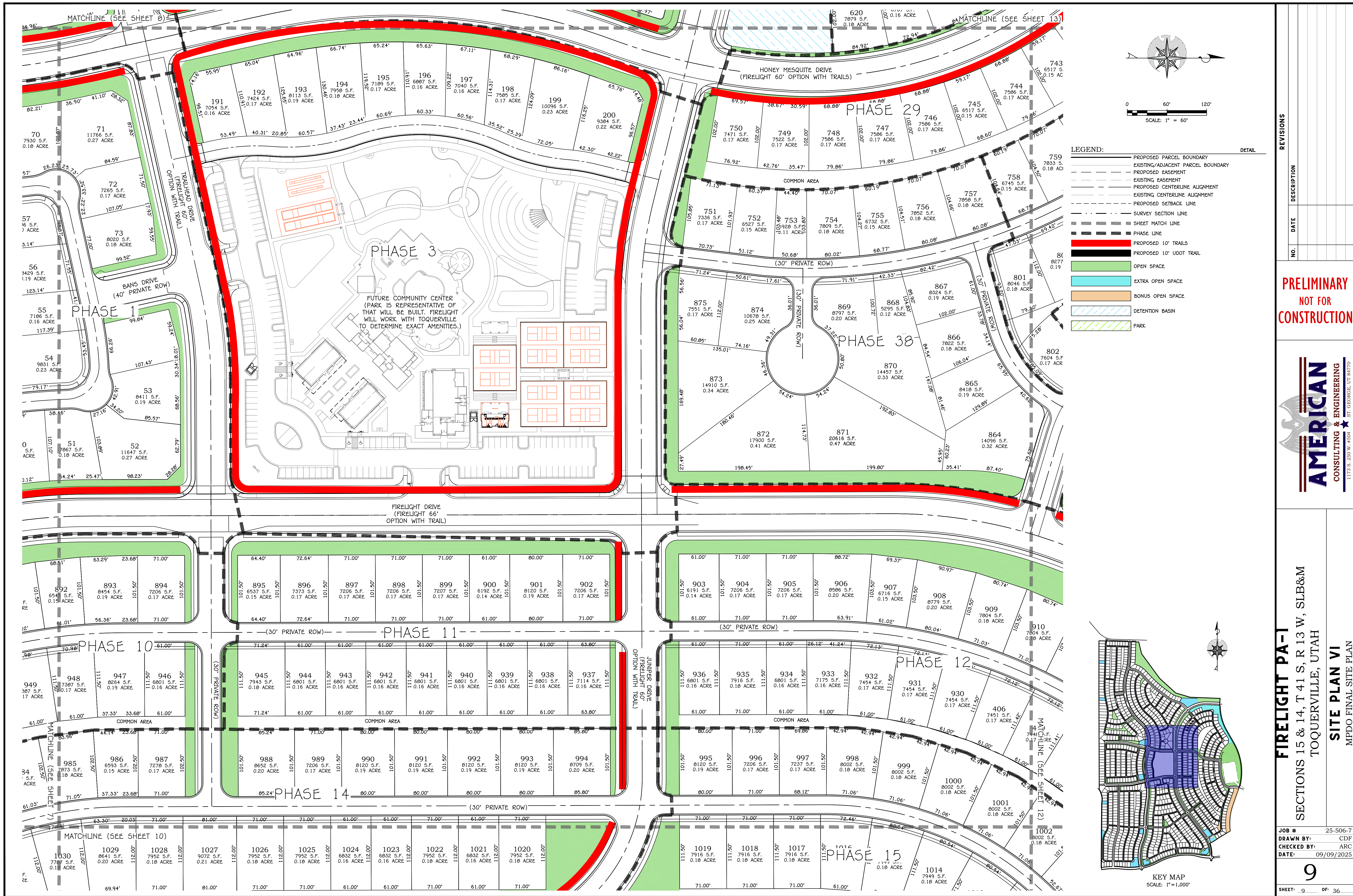
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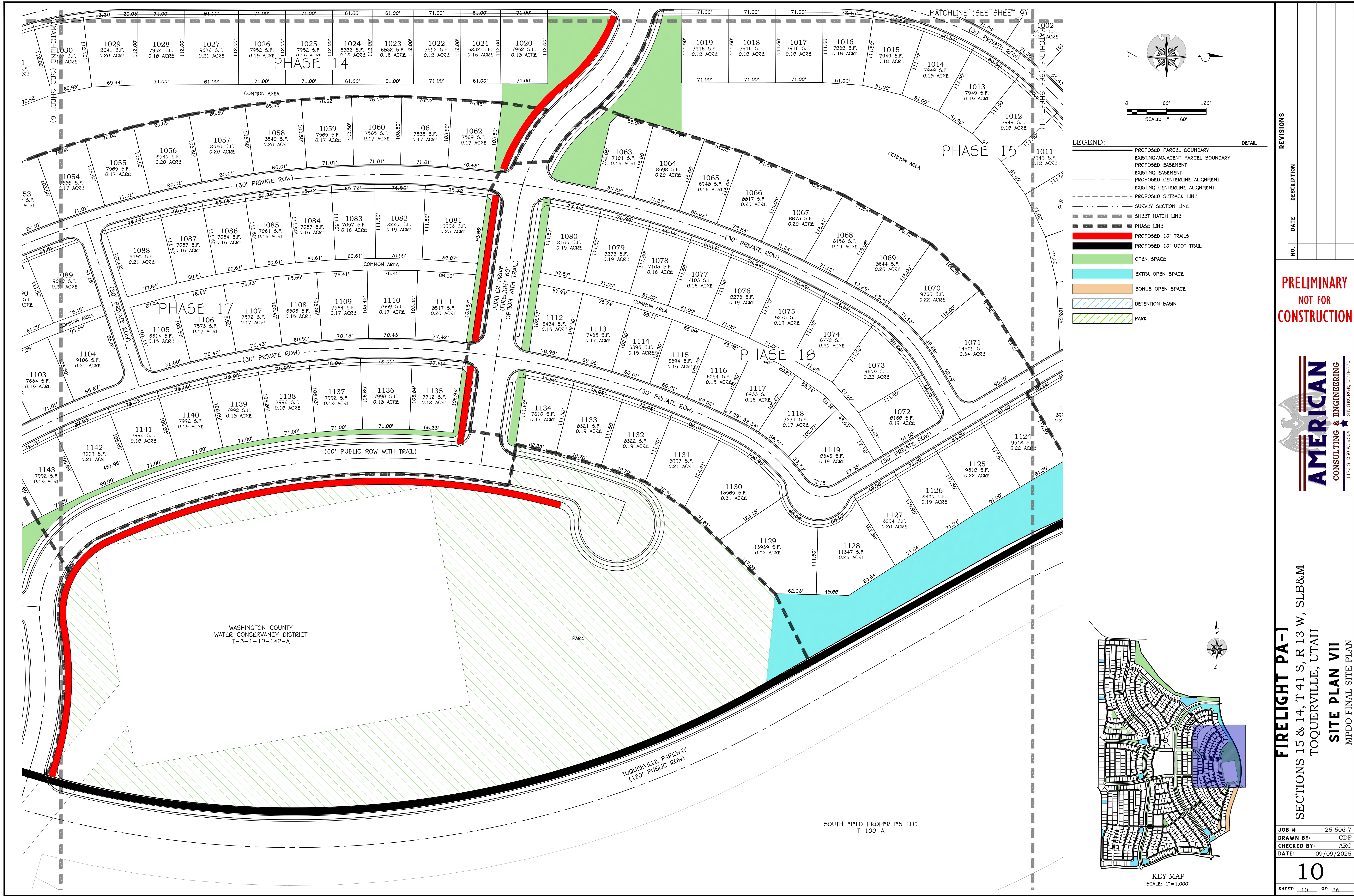


FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN IV
MPDO FINAL SITE PLAN

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DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	09/09/2025
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SHEET: 7	OF: 36



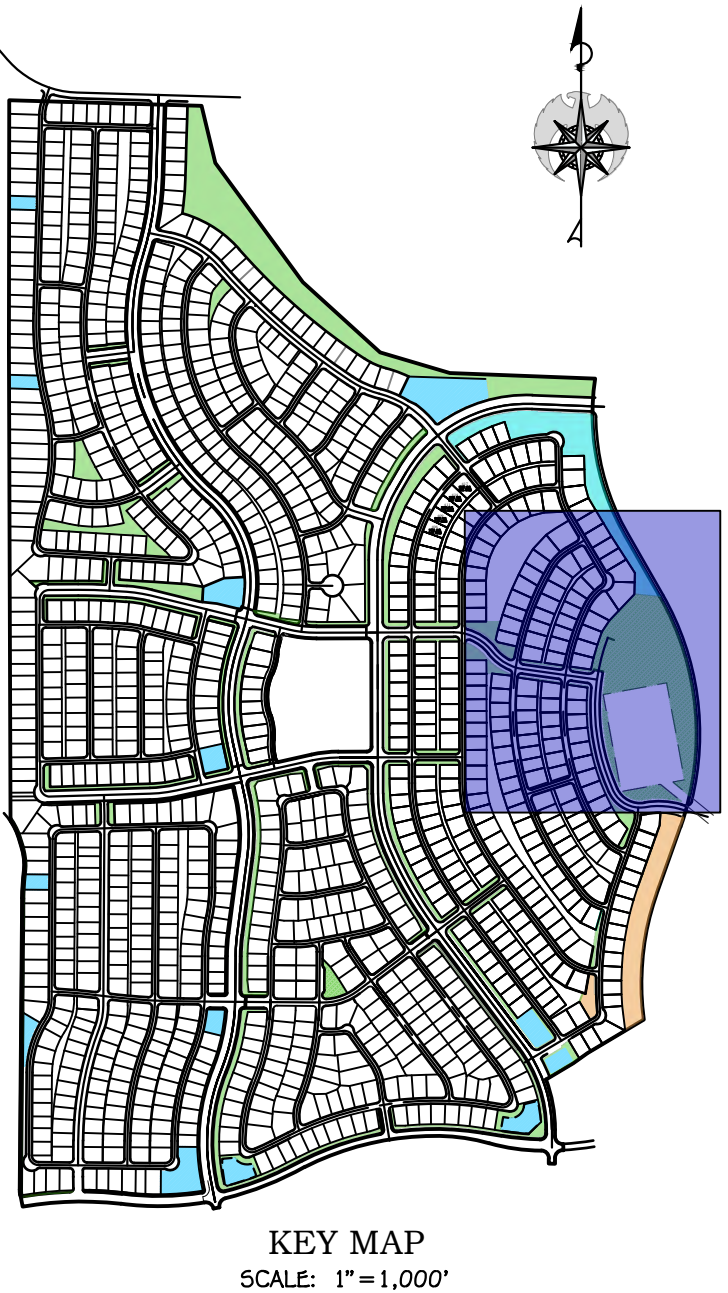




LEGEND:

- PROPOSED PARCEL BOUNDARY
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- PROPOSED 10' TRAILS
- PROPOSED 10' UDOT TRAIL
- OPEN SPACE
- EXTRA OPEN SPACE
- BONUS OPEN SPACE
- DETENTION BASIN
- PARK

DETAIL



REVISIONS	
NO.	DESCRIPTION

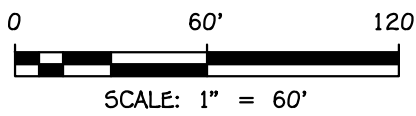
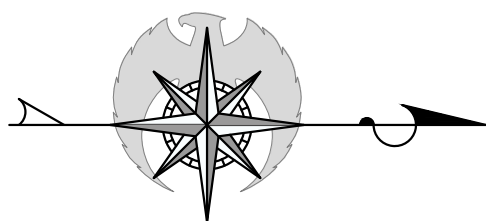
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NOT FOR
CONSTRUCTION**

**AMERICAN
CONSULTING & ENGINEERING**
ST. GEORGE, UT 84770
1173 S. 250 W. #504

FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN VII
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/09/2025

10
SHEET 10 OF 36



LEGEND:		DETAIL
	PROPOSED PARCEL BOUNDARY	
	EXISTING/ADJACENT PARCEL BOUNDARY	
	PROPOSED EASEMENT	
	EXISTING EASEMENT	
	PROPOSED CENTERLINE ALIGNMENT	
	EXISTING CENTERLINE ALIGNMENT	
	PROPOSED SETBACK LINE	
	SURVEY SECTION LINE	
	SHEET MATCH LINE	
	PHASE LINE	
	PROPOSED 10' TRAILS	
	PROPOSED 10' UDOT TRAIL	
	OPEN SPACE	
	EXTRA OPEN SPACE	
	BONUS OPEN SPACE	
	DETENTION BASIN	
	PARK	

SOUTH FIELD PROPERTIES LLC
T-100-A

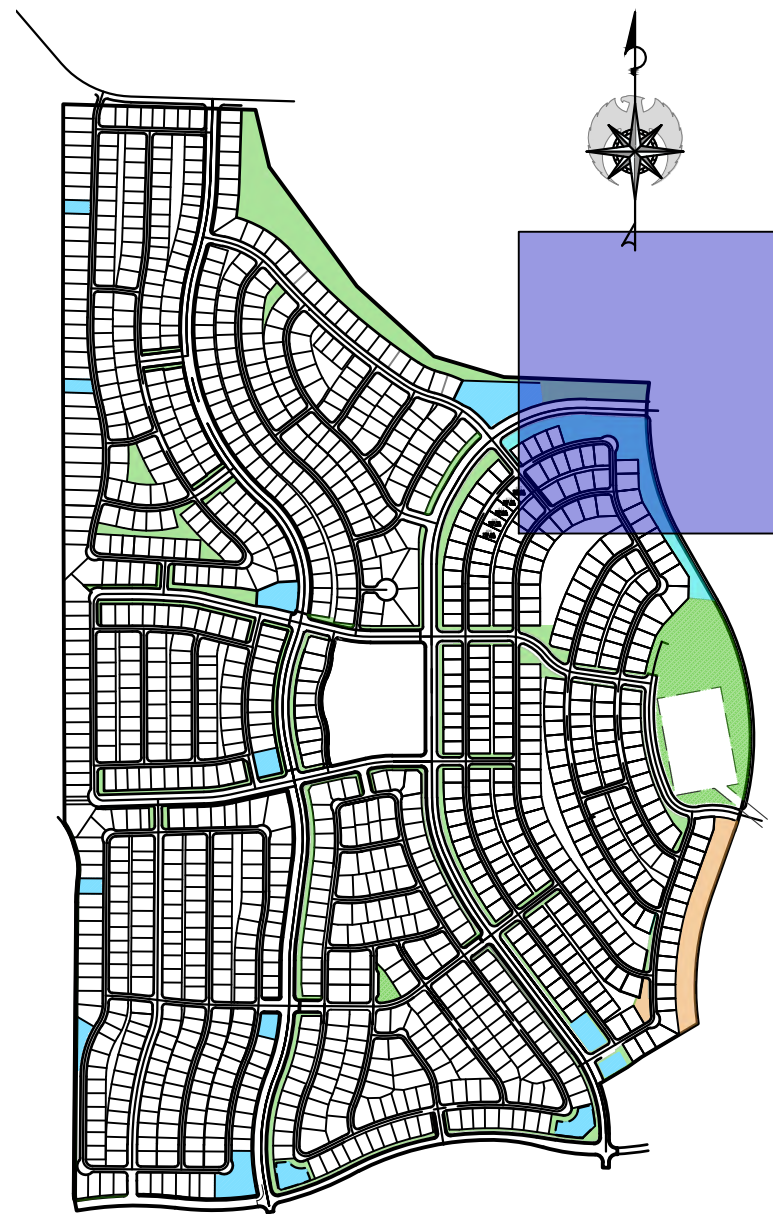
TOQUERVILLE PARKWAY
(120' PUBLIC ROW)

SOUTH FIELD PROPERTIES LLC
T-100-A

SOUTH FIELD PROPERTIES LLC
T-105

SOUTH FIELD PROPERTIES LLC
T-100-A

SOUTH FIELD PROPERTIES LLC T-104



KEY MAP
SCALE: 1" = 1,000'

REVISIONS

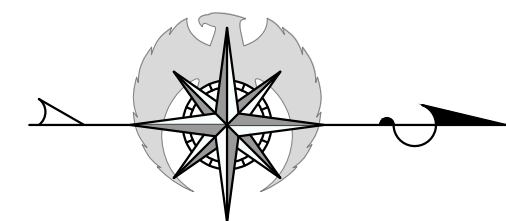
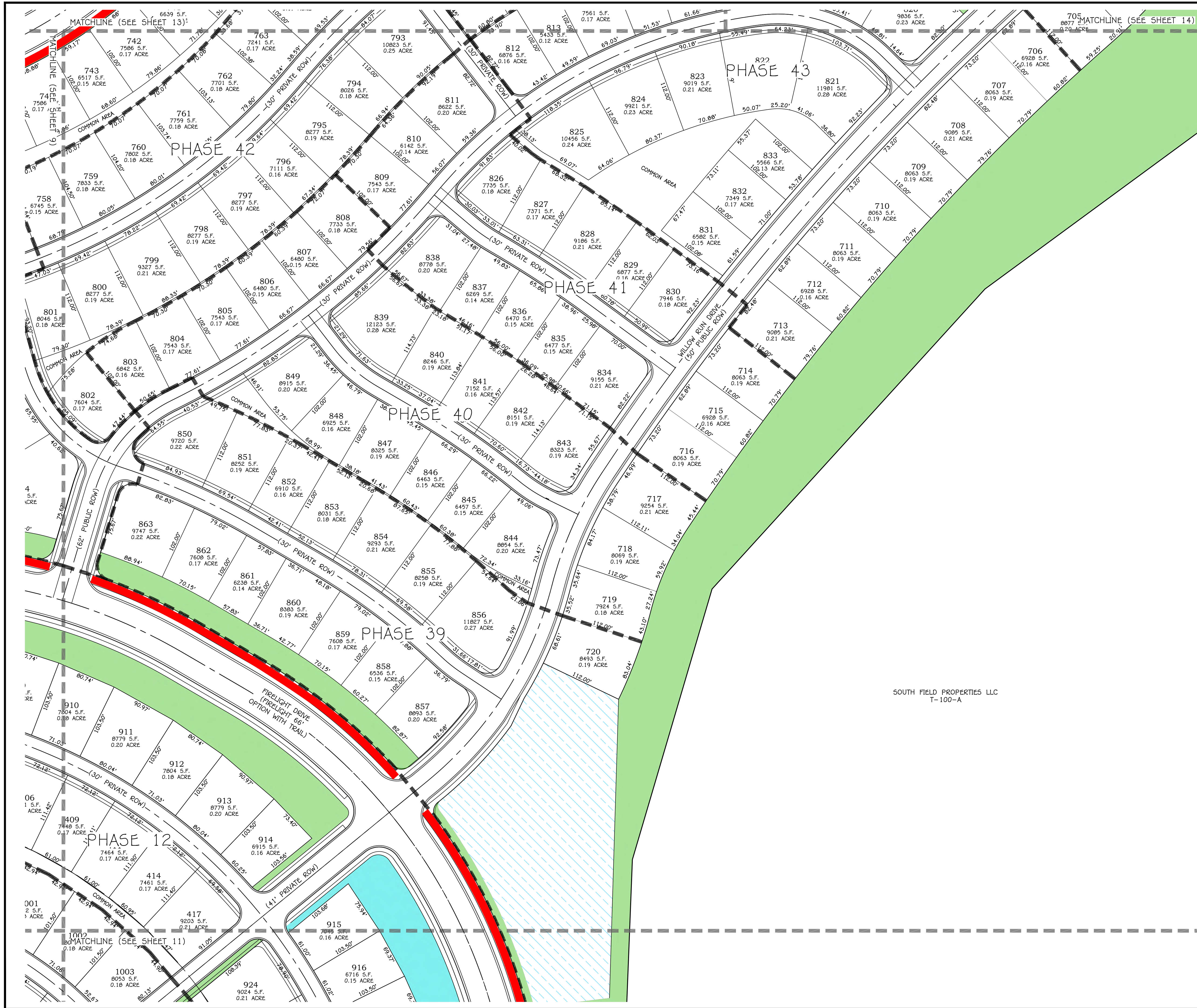
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CONSTRUCTION**



FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN VIII
MPDO FINAL SITE PLAN

JOB # 25-506-7
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CHECKED BY: ARC
DATE: 09/09/2025

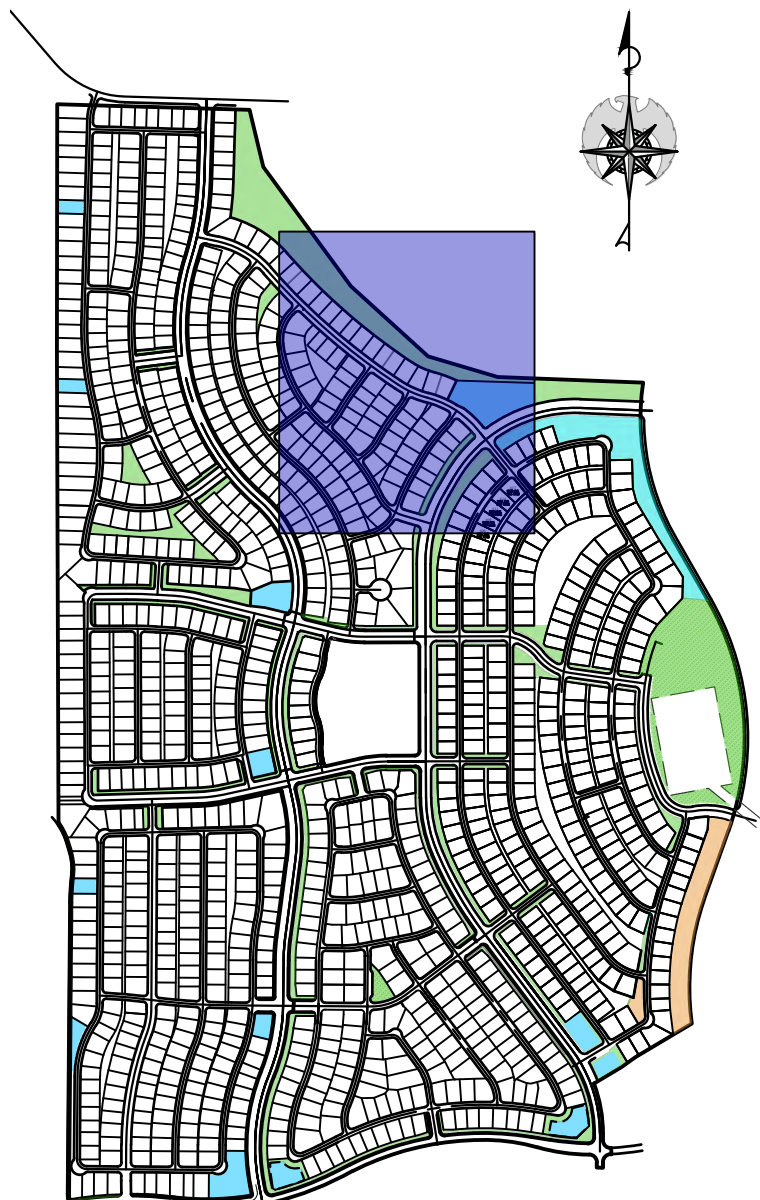


0 60' 120'
SCALE: 1" = 60'

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
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- BONUS OPEN SPACE
- DETENTION BASIN
- PARK

DETAIL



KEY MAP
SCALE: 1"=1,000'

REVISIONS

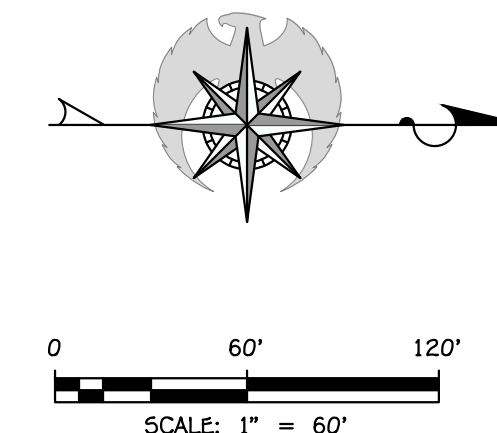
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PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN IX
MPDO FINAL SITE PLAN

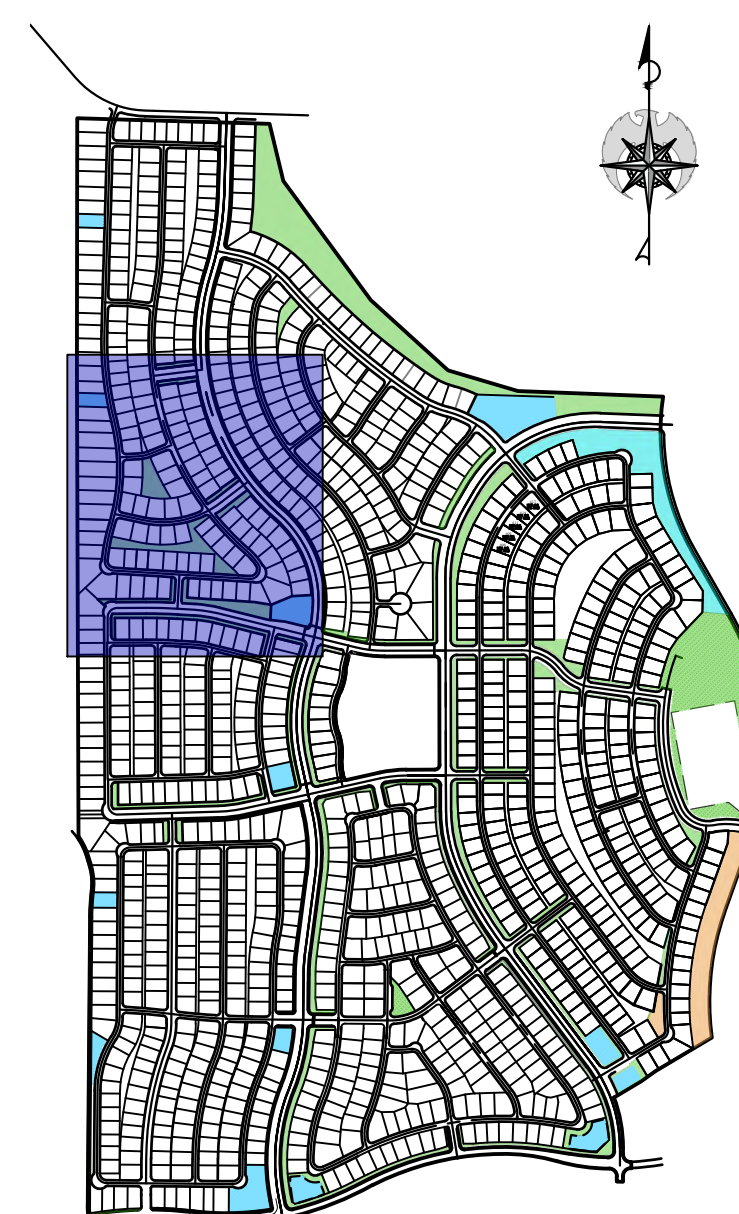
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CHECKED BY: ARC
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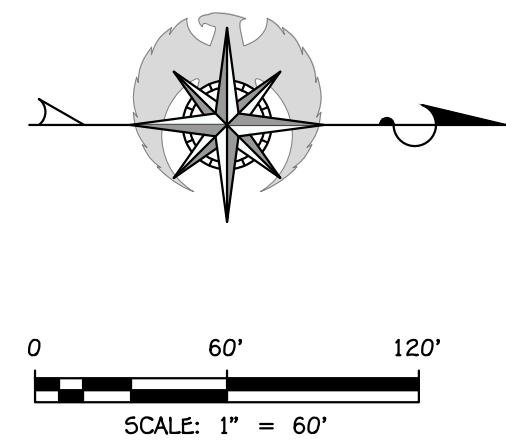
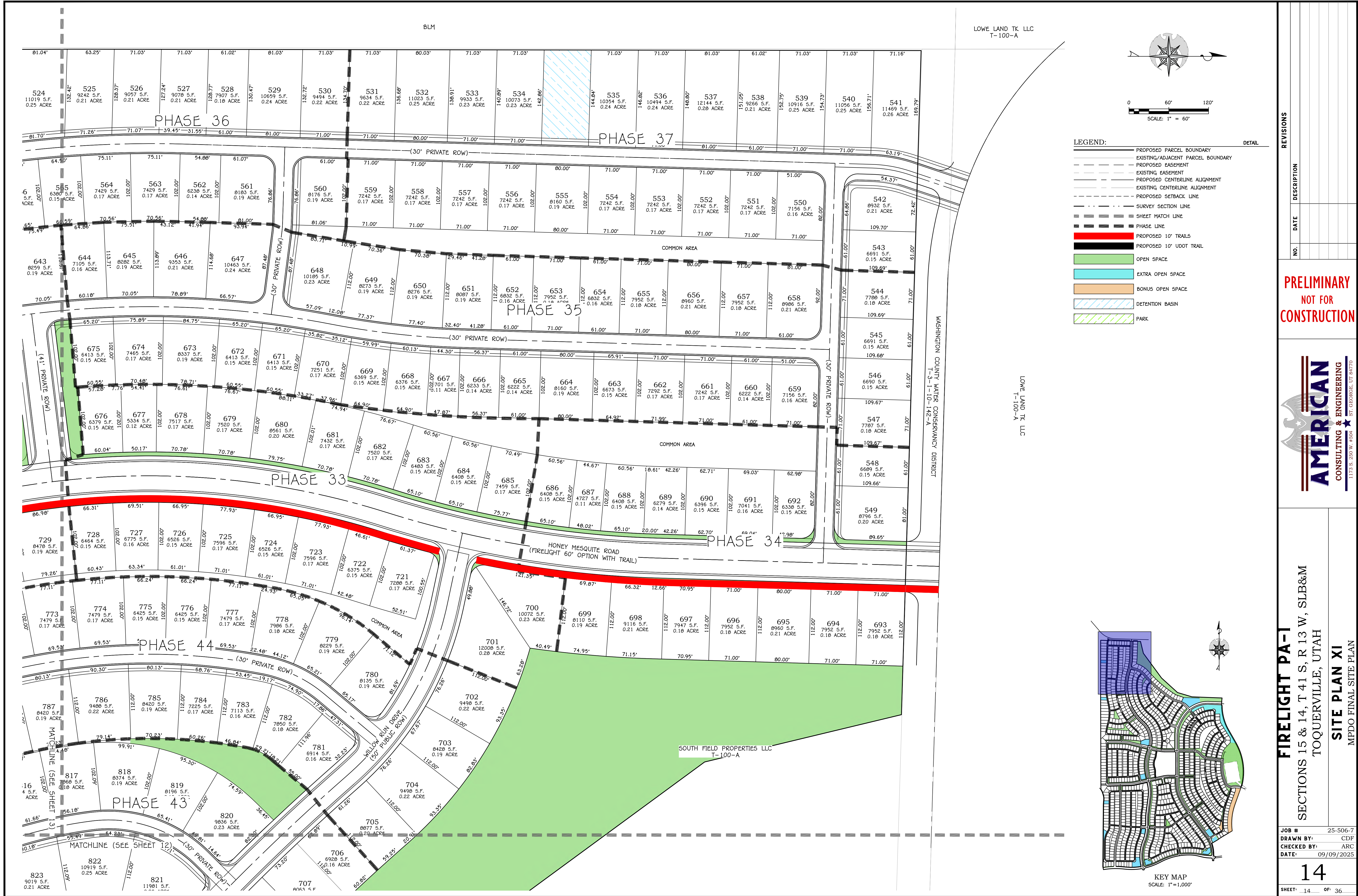
DETAIL

- | | |
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| | PROPOSED PARCEL BOUNDARY |
| | EXISTING/ADJACENT PARCEL BOUNDARY |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
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| | EXISTING CENTERLINE ALIGNMENT |
| | PROPOSED SETBACK LINE |
| | SURVEY SECTION LINE |
| | SHEET MATCH LINE |
| | PHASE LINE |
| | PROPOSED 10' TRAILS |
| | PROPOSED 10' UDOT TRAIL |
| | OPEN SPACE |
| | EXTRA OPEN SPACE |
| | BONUS OPEN SPACE |
| | DETENTION BASIN |
| | PARK |



KEY MAP
SCALE: 1"=1,000'





LEGEND:

---	PROPOSED PARCEL BOUNDARY
---	EXISTING/ADJACENT PARCEL BOUNDARY
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CENTERLINE ALIGNMENT
---	EXISTING CENTERLINE ALIGNMENT
---	PROPOSED SETBACK LINE
---	SURVEY SECTION LINE
---	SHEET MATCH LINE
---	PHASE LINE
---	PROPOSED 10' TRAILS
---	PROPOSED 10' UDOT TRAIL
---	OPEN SPACE
---	EXTRA OPEN SPACE
---	BONUS OPEN SPACE
---	DETENTION BASIN
---	PARK

DETAIL

REVISIONS

DESCRIPTION

DATE

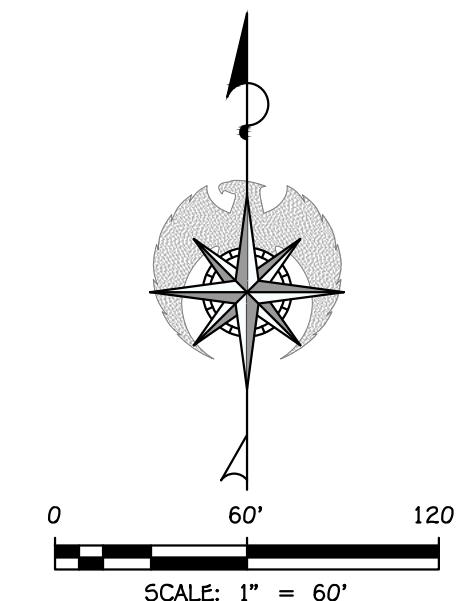
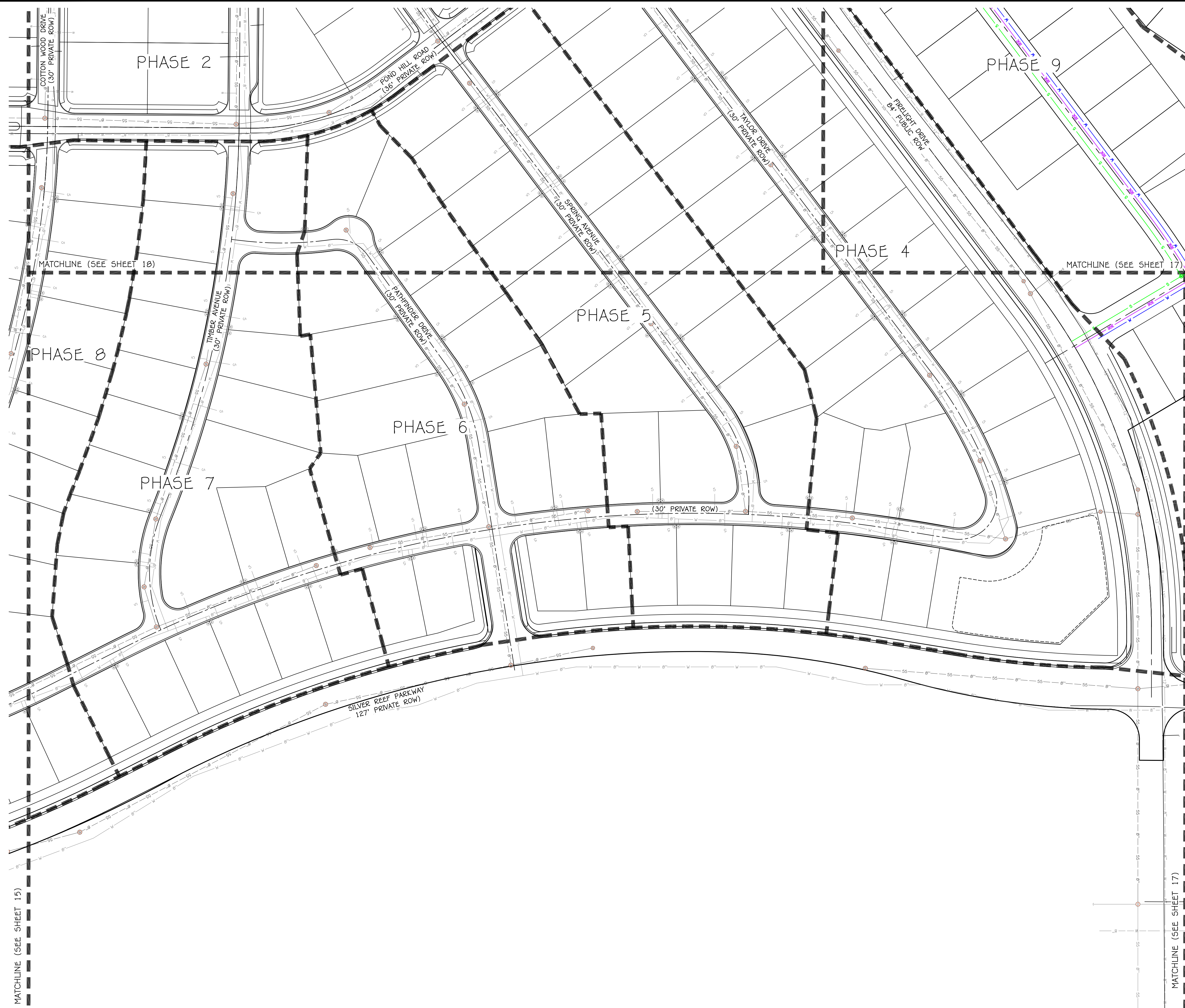
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PRELIMINARY
NOT FOR
CONSTRUCTION



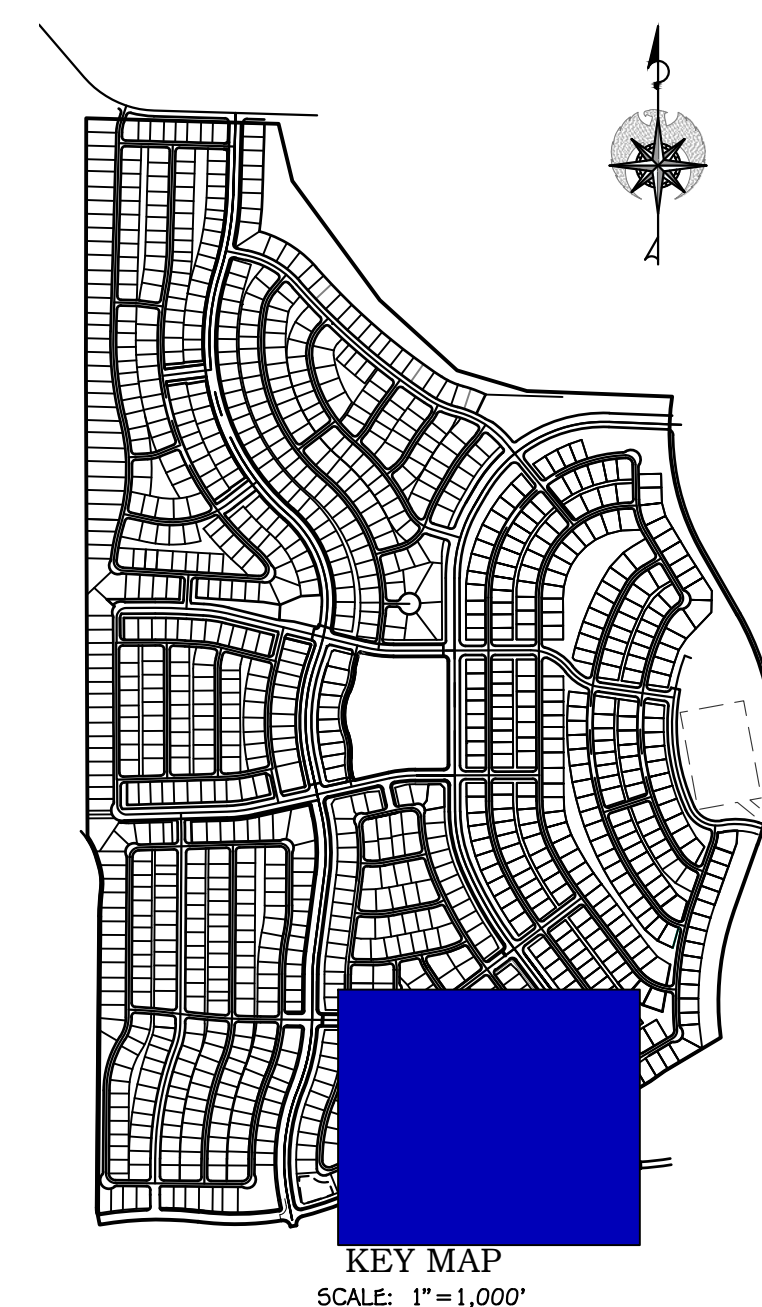
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
SITE PLAN XI
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 09/09/2025
14
SHEET 14 OF 36



LEGEND:

	PROPOSED PARCEL BOUNDARY	DETAIL
—	EXISTING/ADJACENT PARCEL BOUNDARY	
—	PROPOSED EASEMENT	
—	EXISTING EASEMENT	
■	PHASE LINE	
■ ■ ■ ■ ■	SHEET MATCH LINE	
— W	PROPOSED WATER MAIN (SIZE PER PLAN)	
— W	EXISTING WATER MAIN (SIZE PER PLAN)	
— 800	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)	
— 1800	EXISTING IRRIGATION MAIN (SIZE PER PLAN)	
— S	PROPOSED SEWER MAIN (SIZE PER PLAN)	
— S	EXISTING SEWER MAIN (SIZE PER PLAN)	
(55)	STANDARD SEWER MANHOLE	
	CATCH BASIN	

[illegible]

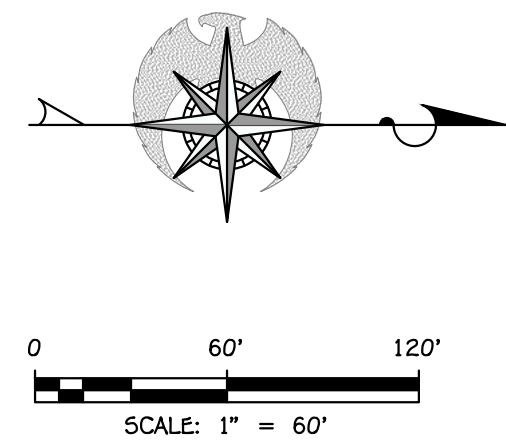
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NOT FOR
CONSTRUCTION**



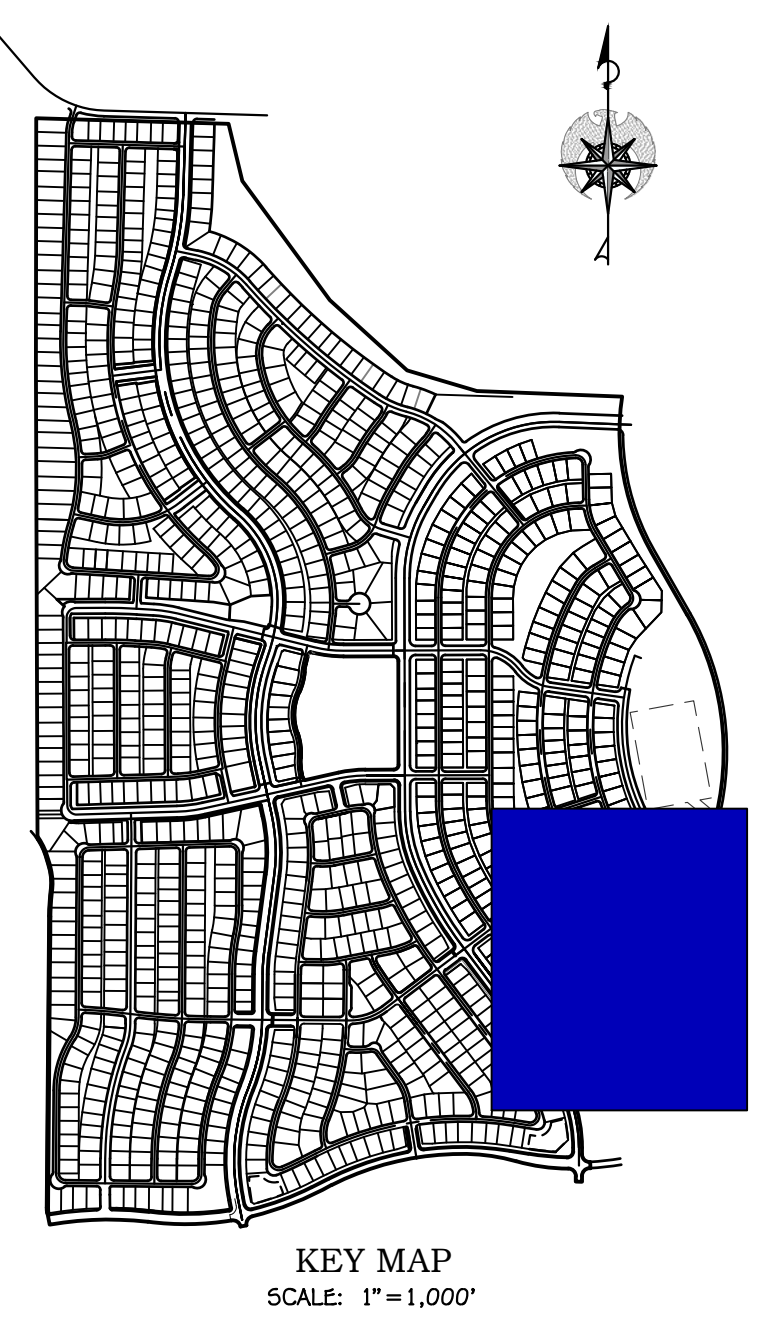
FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

UTILITY PLAN II
MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/18/2025
16	
SHEET: 16	OF: 36



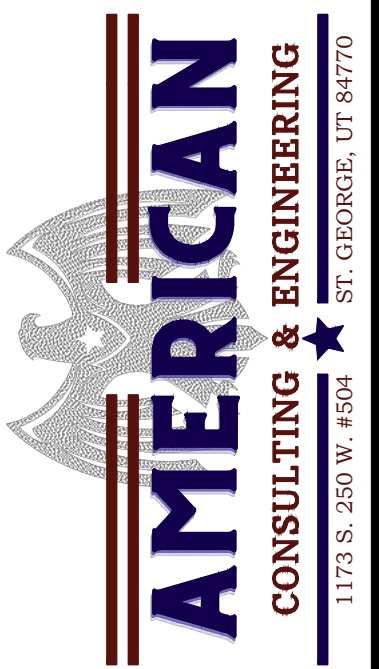
- LEGEND:**
- | | |
|---------------|--|
| — | PROPOSED PARCEL BOUNDARY |
| - - - | EXISTING/ADJACENT PARCEL BOUNDARY |
| - - - | PROPOSED EASEMENT |
| - - - | EXISTING EASEMENT |
| - - - | PHASE LINE |
| - - - | SHEET MATCH LINE |
| — W — | PROPOSED WATER MAIN (SIZE PER PLAN) |
| — W — | EXISTING WATER MAIN (SIZE PER PLAN) |
| — IR — | PROPOSED IRRIGATION MAIN (SIZE PER PLAN) |
| — IR — | EXISTING IRRIGATION MAIN (SIZE PER PLAN) |
| — S — | PROPOSED SEWER MAIN (SIZE PER PLAN) |
| — S — | EXISTING SEWER MAIN (SIZE PER PLAN) |
| 55 | STANDARD SEWER MANHOLE |
| [Hatched Box] | CATCH BASIN |



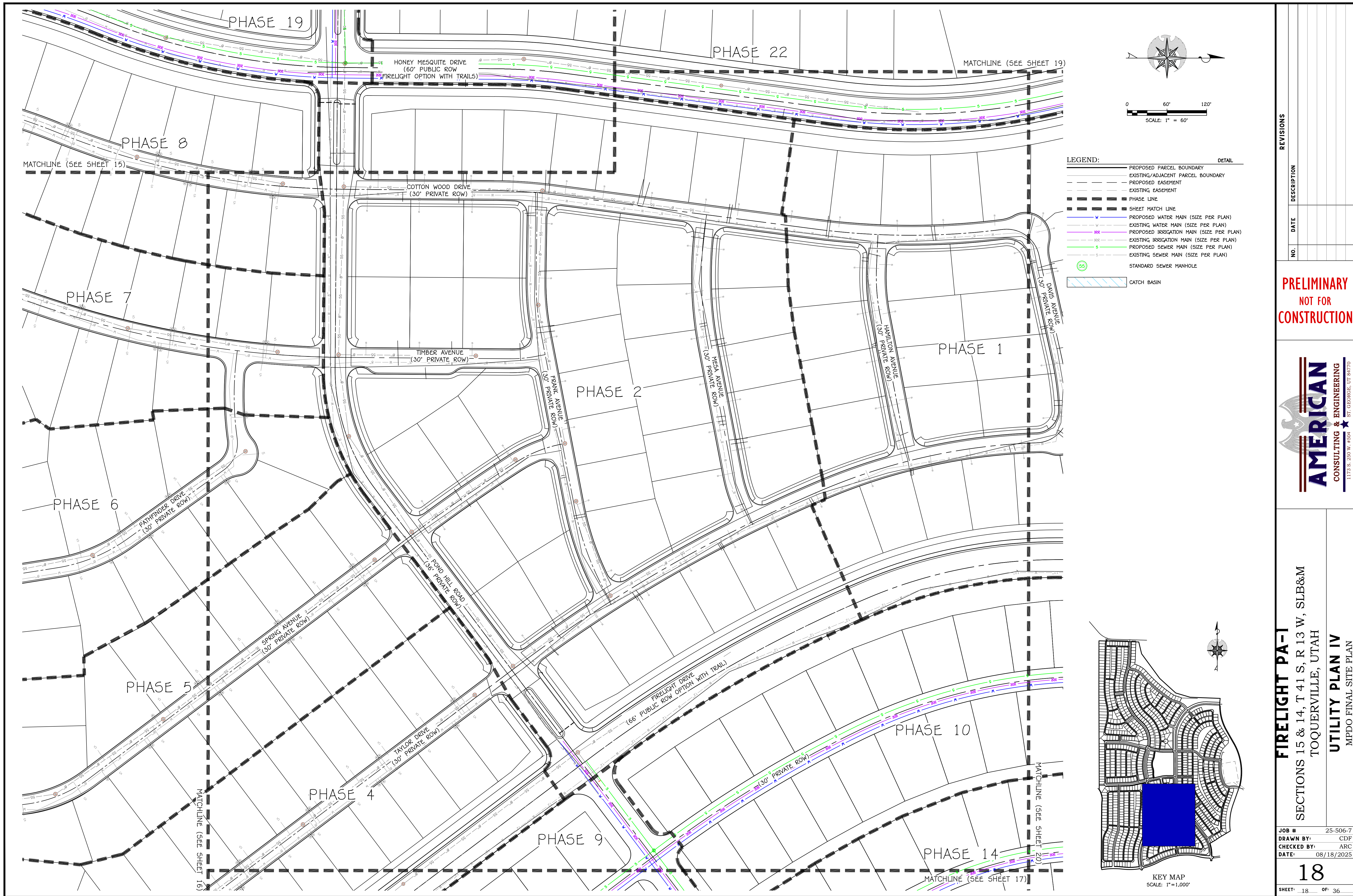
REVISIONS

NO.	DATE	DESCRIPTION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

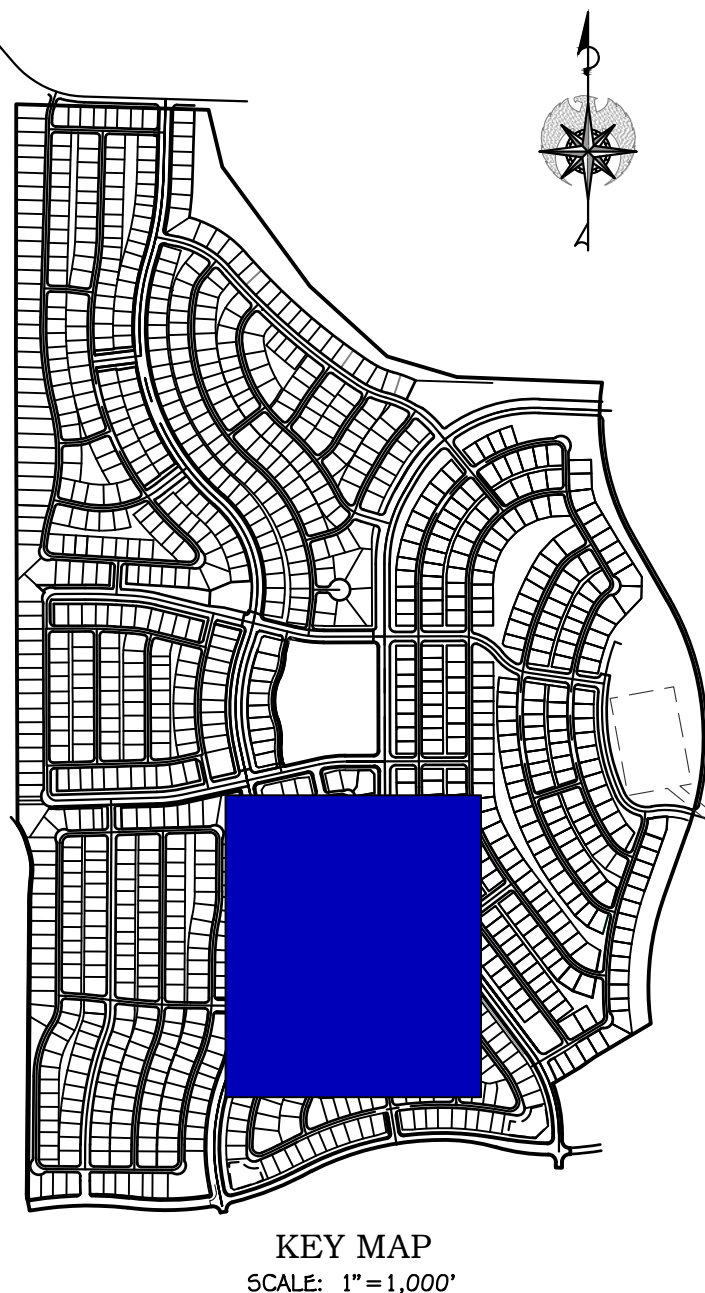


FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
UTILITY PLAN III
MPDO FINAL SITE PLAN



LEGEND:

---	PROPOSED PARCEL BOUNDARY
---	EXISTING/ADJACENT PARCEL BOUNDARY
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PHASE LINE
---	SHEET MATCH LINE
---	PROPOSED WATER MAIN (SIZE PER PLAN)
---	EXISTING WATER MAIN (SIZE PER PLAN)
---	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
---	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
---	PROPOSED SEWER MAIN (SIZE PER PLAN)
---	EXISTING SEWER MAIN (SIZE PER PLAN)
55	STANDARD SEWER MANHOLE
---	CATCH BASIN



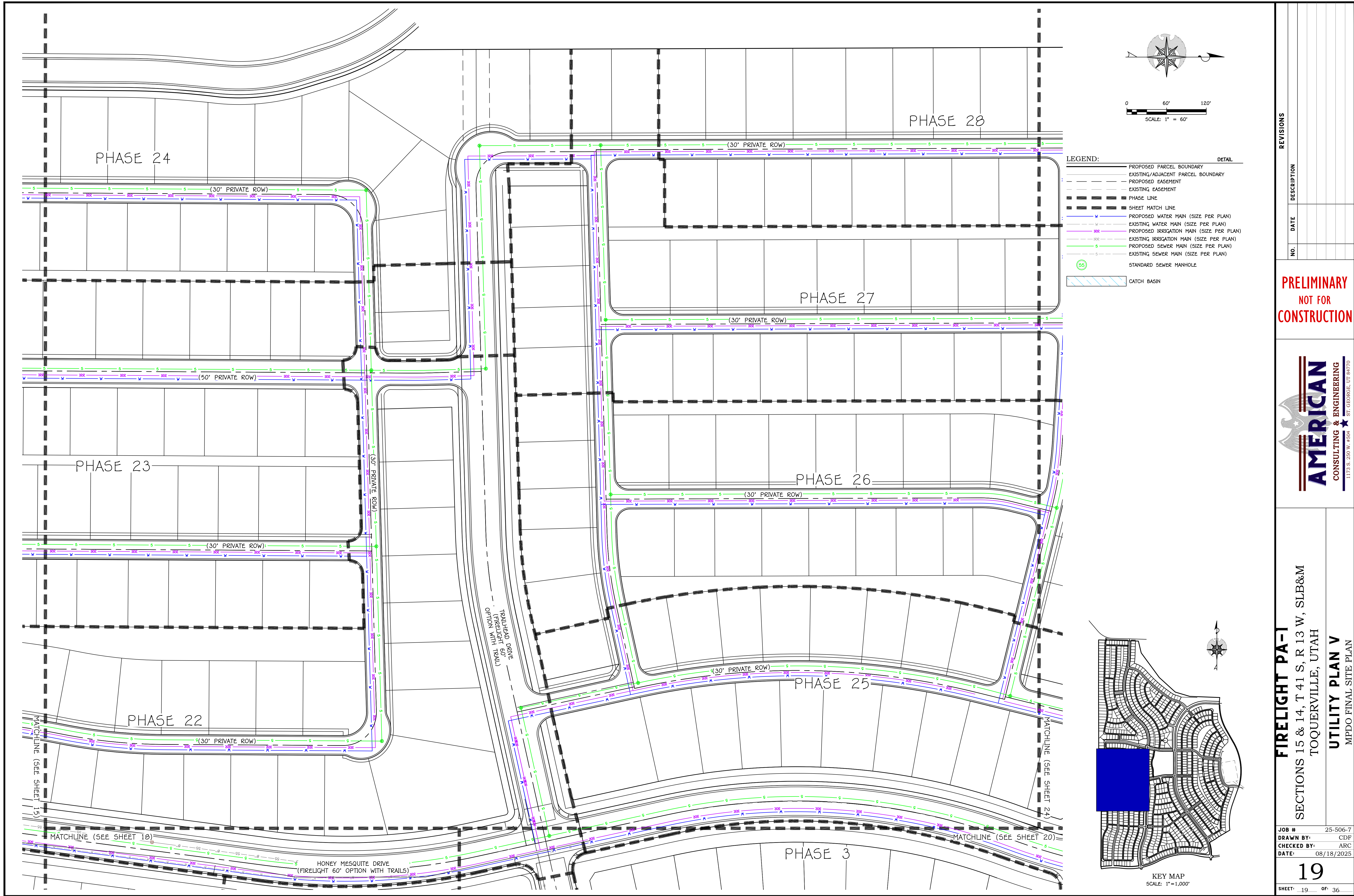
REVISIONS	
NO.	DESCRIPTION
DATE	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

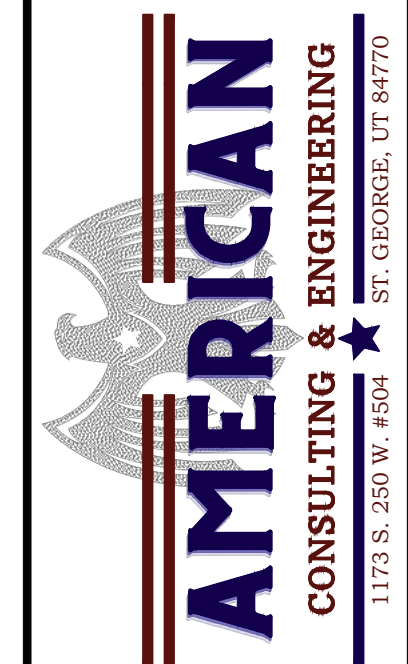


FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
UTILITY PLAN IV
MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/18/2025
18	
SHEET	18 OF 36

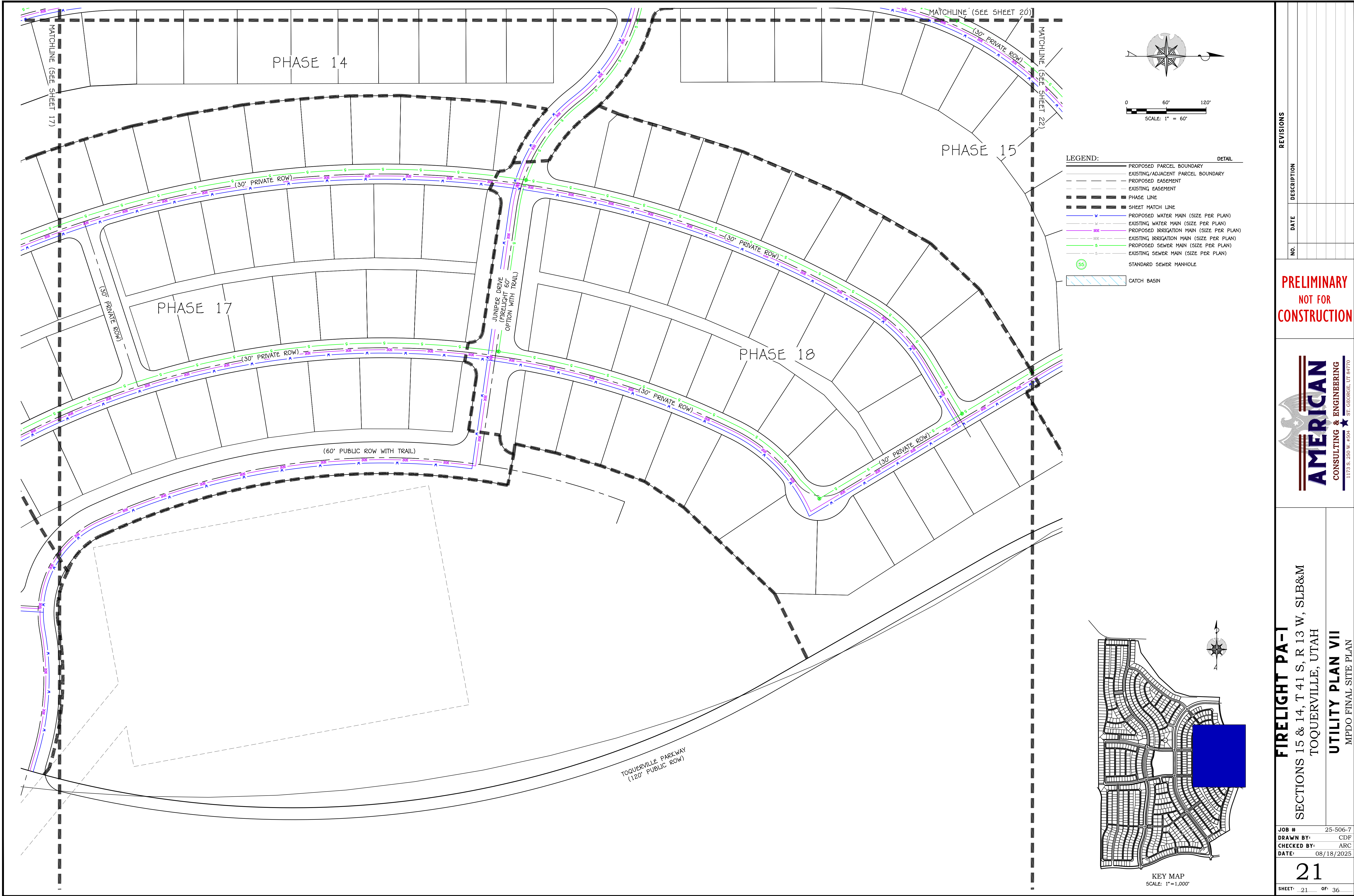


PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
UTILITY PLAN V
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/18/2025
19
SHEET 19 OF 36



LEGEND:

DETAIL	
—	PROPOSED PARCEL BOUNDARY
- - -	EXISTING/ADJACENT PARCEL BOUNDARY
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
- - -	PHASE LINE
- - -	SHEET MATCH LINE
— W —	PROPOSED WATER MAIN (SIZE PER PLAN)
— I —	EXISTING WATER MAIN (SIZE PER PLAN)
— IR —	PROPOSED IRRIGATION MAIN (SIZE PER PLAN)
— IR —	EXISTING IRRIGATION MAIN (SIZE PER PLAN)
— S —	PROPOSED SEWER MAIN (SIZE PER PLAN)
— S —	EXISTING SEWER MAIN (SIZE PER PLAN)
55	STANDARD SEWER MANHOLE
[Hatched Box]	CATCH BASIN

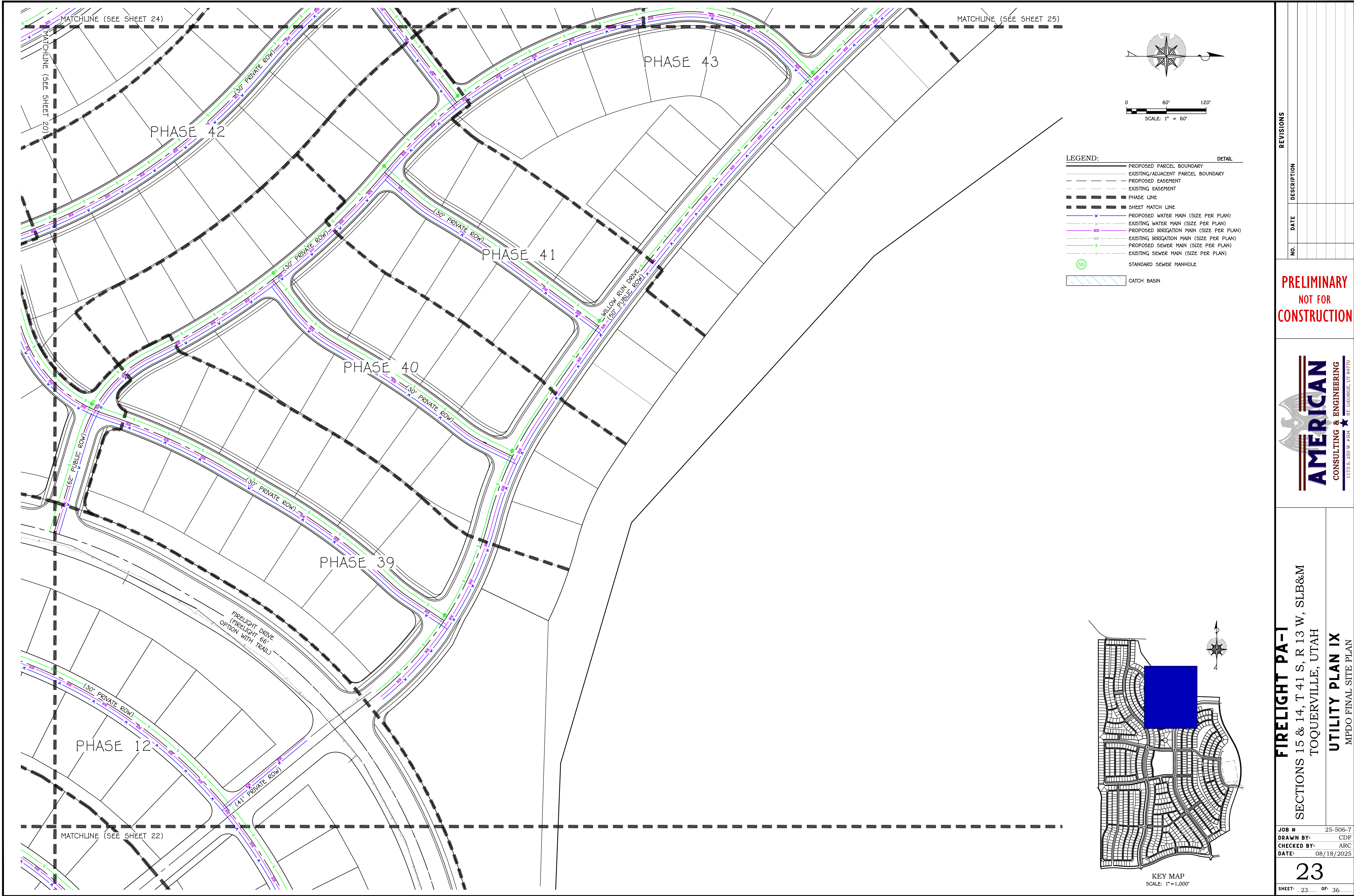
REVISIONS	
NO.	DESCRIPTION
DATE	

PRELIMINARY
NOT FOR
CONSTRUCTION

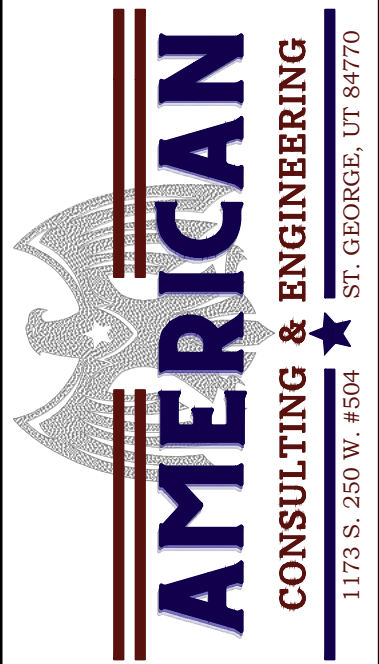
AMERICAN
CONSULTING & ENGINEERING
ST. GEORGE, UT 84770
1173 S. 250 W. #504

FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
UTILITY PLAN VII
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/18/2025



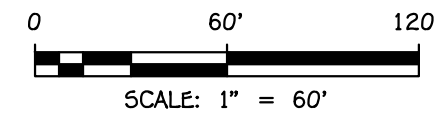
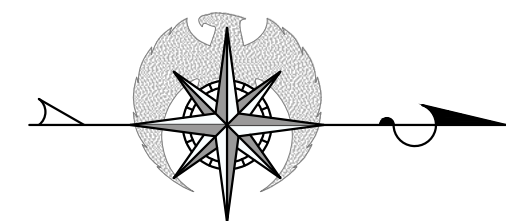
PRELIMINARY
NOT FOR
CONSTRUCTION



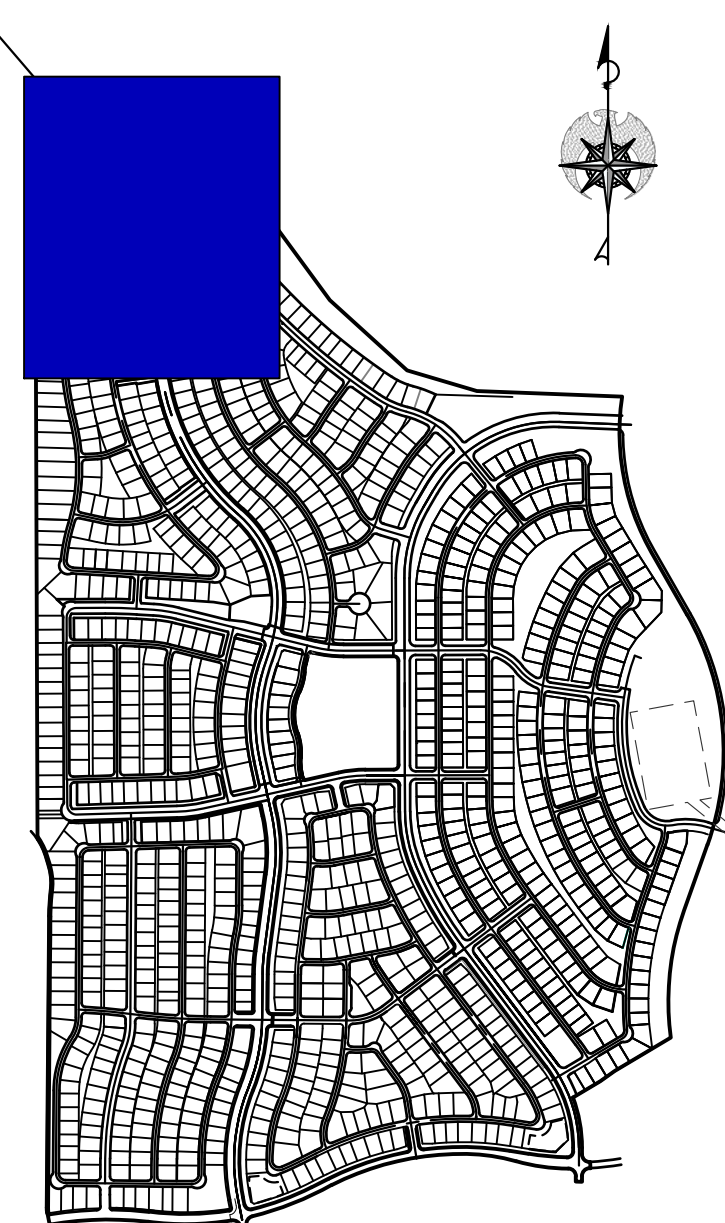
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
UTILITY PLAN IX
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/18/2025

23
SHEET 23 OF 36

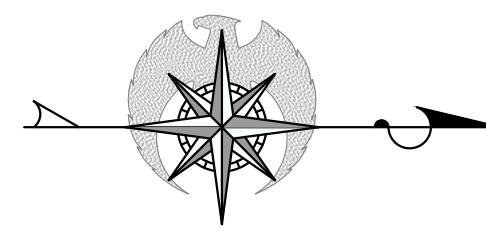
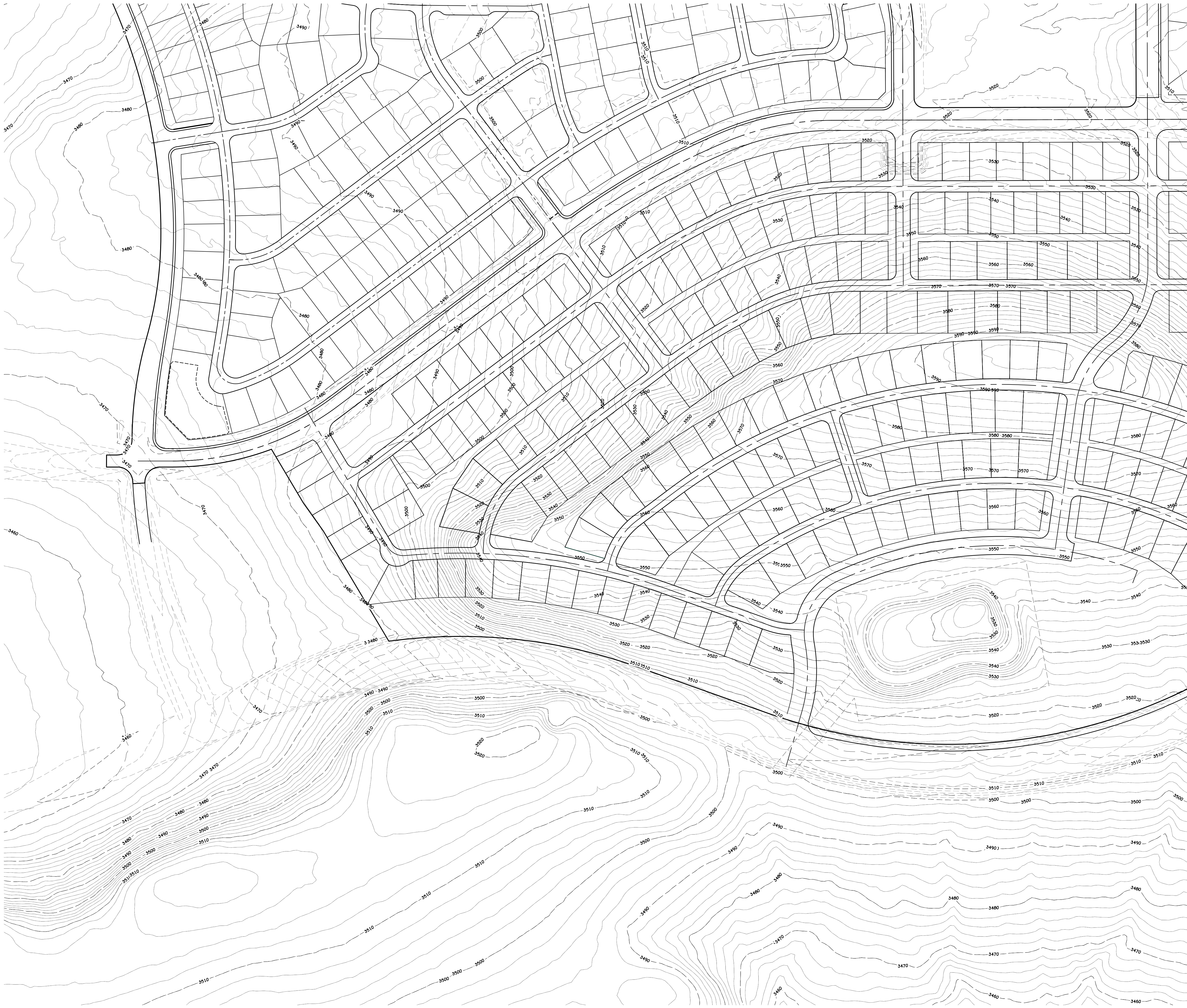


- LEGEND:**
- | | |
|---------------|--|
| — | PROPOSED PARCEL BOUNDARY |
| - - - | EXISTING/ADJACENT PARCEL BOUNDARY |
| - - - | PROPOSED EASEMENT |
| - - - | EXISTING EASEMENT |
| - - - | PHASE LINE |
| - - - | SHEET MATCH LINE |
| W | PROPOSED WATER MAIN (SIZE PER PLAN) |
| W | EXISTING WATER MAIN (SIZE PER PLAN) |
| IR | PROPOSED IRRIGATION MAIN (SIZE PER PLAN) |
| IR | EXISTING IRRIGATION MAIN (SIZE PER PLAN) |
| S | PROPOSED SEWER MAIN (SIZE PER PLAN) |
| S | EXISTING SEWER MAIN (SIZE PER PLAN) |
| 55 | STANDARD SEWER MANHOLE |
| [Hatched Box] | CATCH BASIN |



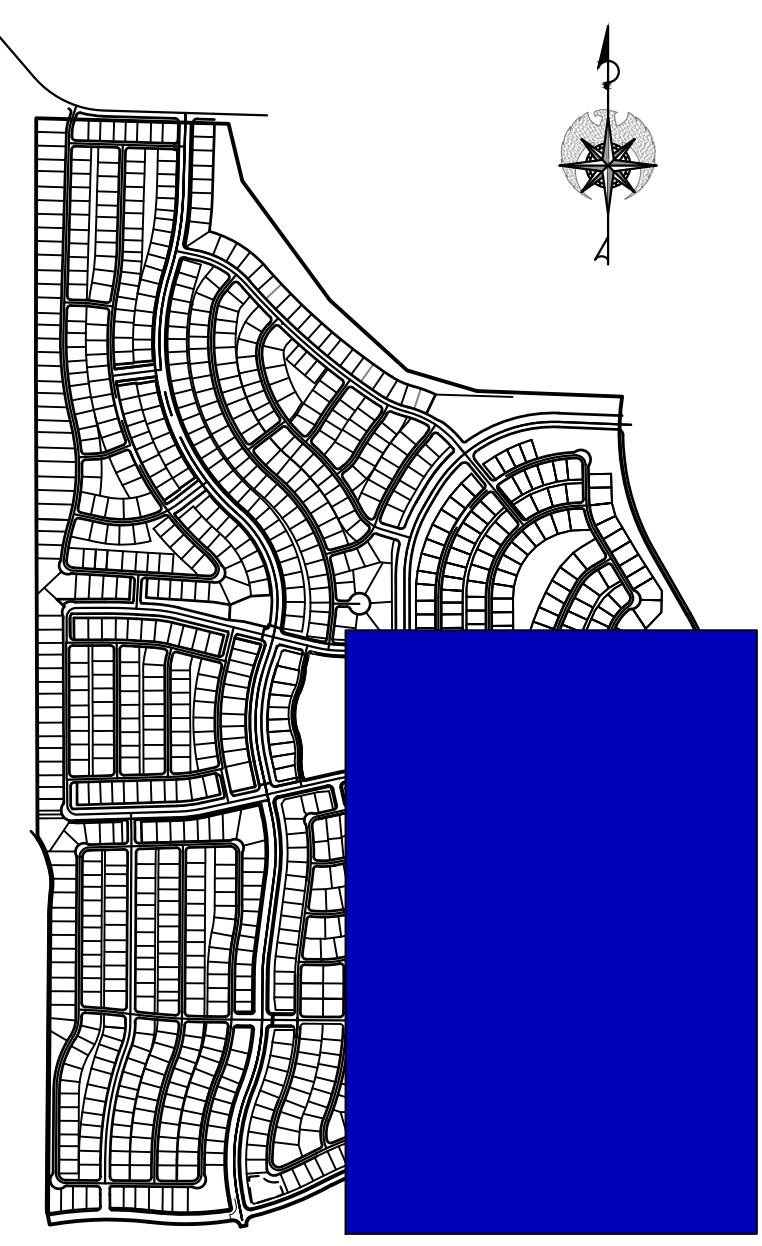
KEY MAP
SCALE: 1" = 1,000'

REVIEWS			
NO.	DATE	DESCRIPTION	
PRELIMINARY NOT FOR CONSTRUCTION			
 AMERICAN CONSULTING & ENGINEERING 1173 S. 250 W. #504 ST. GEORGE, UT 84770			
FIRELIGHT PA-1 SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M TOQUERVILLE, UTAH UTILITY PLAN XI MPDO FINAL SITE PLAN			
JOB # 25-506-7		DRAWN BY: CDF	
CHECKED BY: ARC		DATE: 08/18/2025	
SHEET 25		OF 36	



0 120' 240'
SCALE: 1" = 120'

- LEGEND: DETAIL
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - EXISTING GRADE MAJOR
 - EXISTING GRADE MINOR
 - SURVEY SECTION LINE
 - PHASE LINE
 - SHEET MATCH LINE



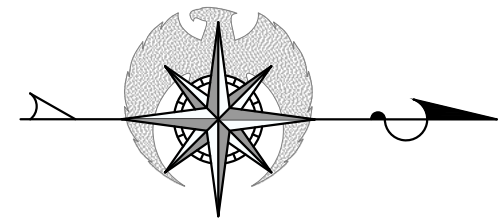
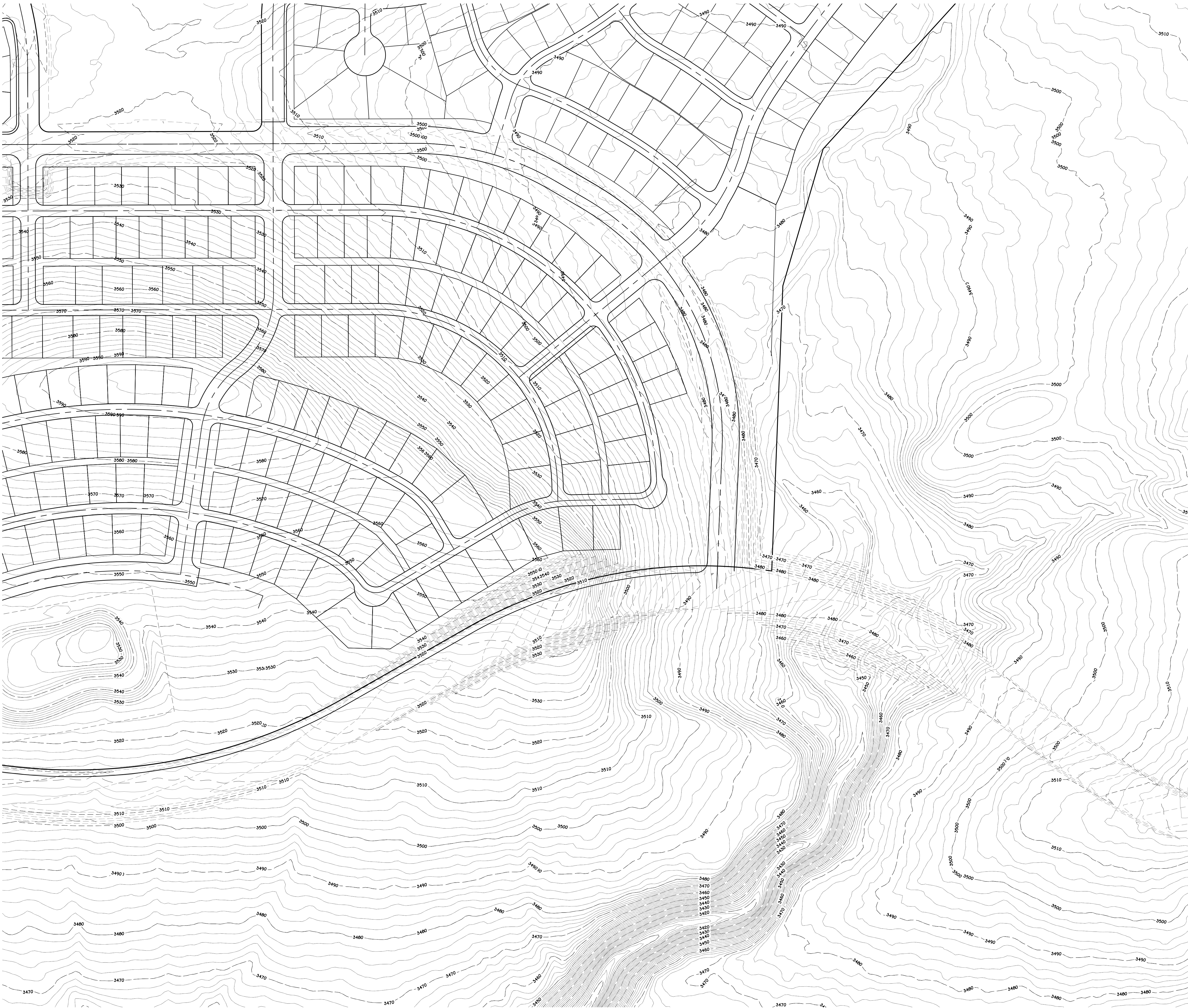
KEY MAP
SCALE: 1"=1,000'

PRELIMINARY
NOT FOR
CONSTRUCTION



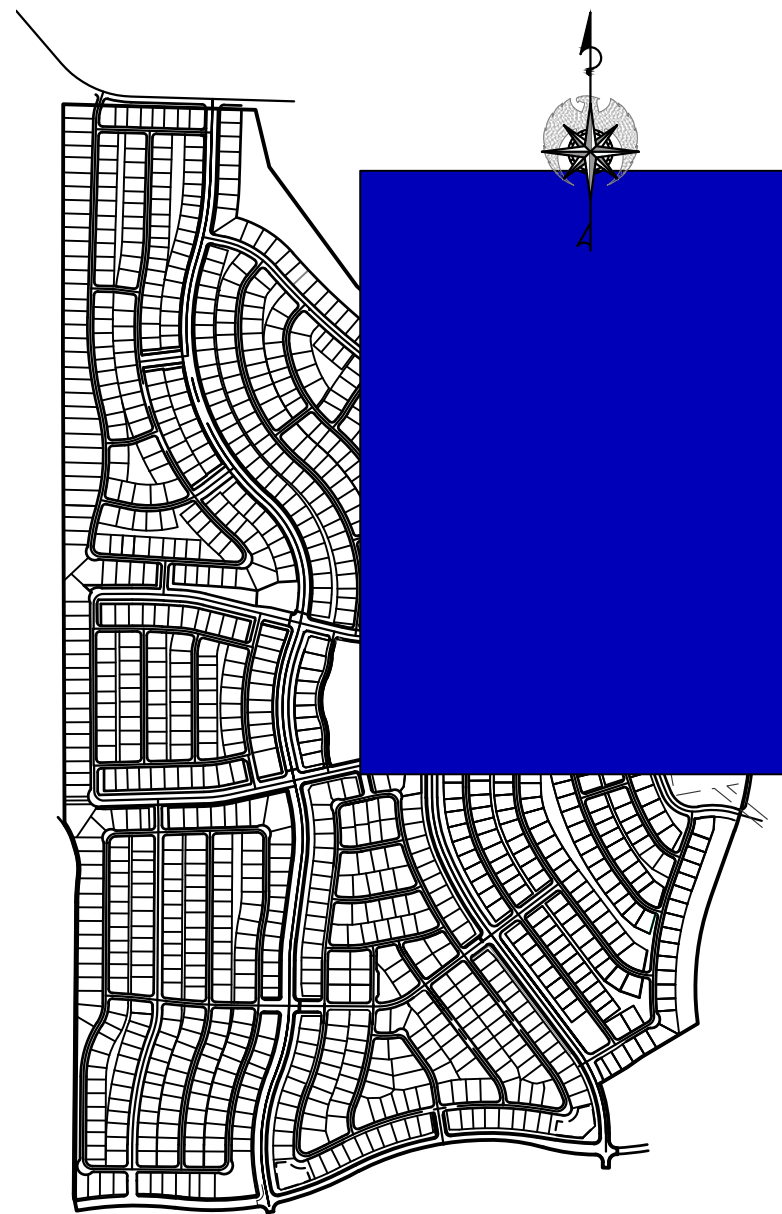
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
TOPO II
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025



0 120' 240'
SCALE: 1" = 120'

- LEGEND: DETAIL
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - EXISTING GRADE MAJOR
 - EXISTING GRADE MINOR
 - SURVEY SECTION LINE
 - PHASE LINE
 - SHEET MATCH LINE



KEY MAP
SCALE: 1" = 1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

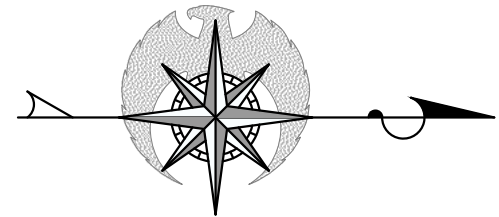
TOPO III

MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

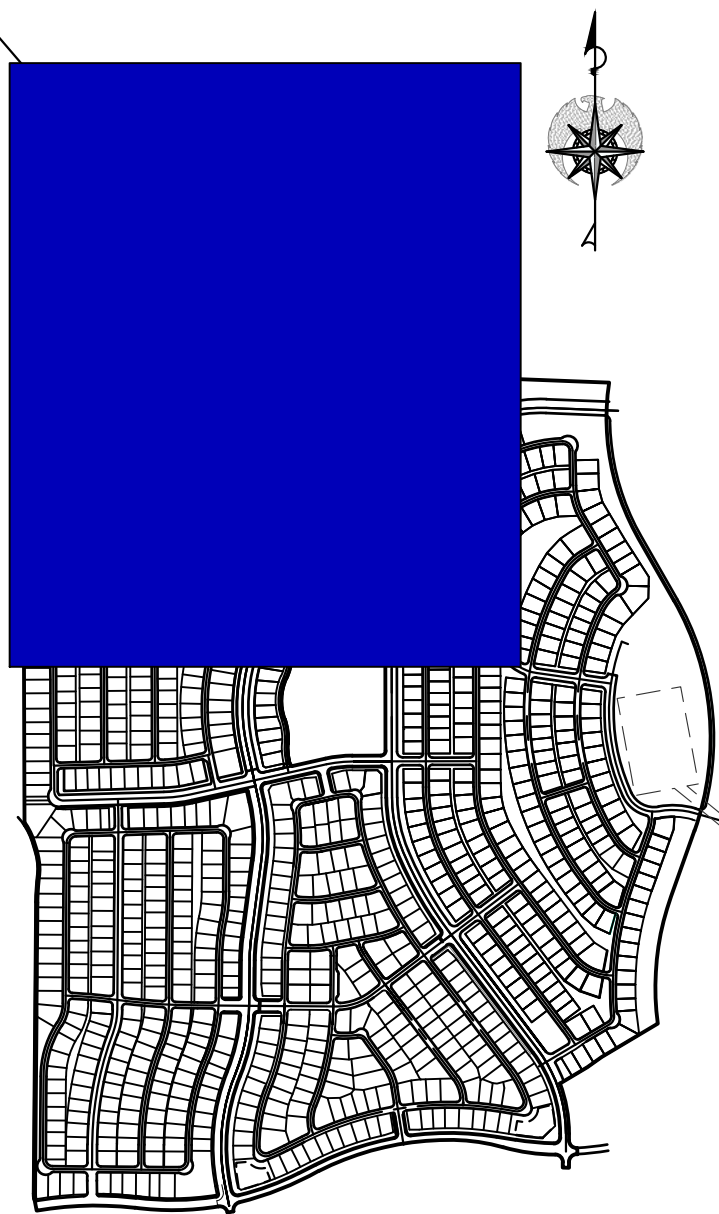
28

SHEET 28 OF 36



0 120' 240'
SCALE: 1" = 120'

- LEGEND: DETAIL
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PROPOSED SETBACK LINE
 - EXISTING GRADE MAJOR
 - EXISTING GRADE MINOR
 - SURVEY SECTION LINE
 - PHASE LINE
 - SHEET MATCH LINE



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

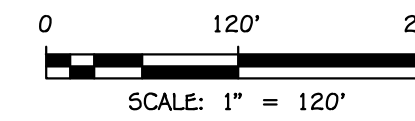
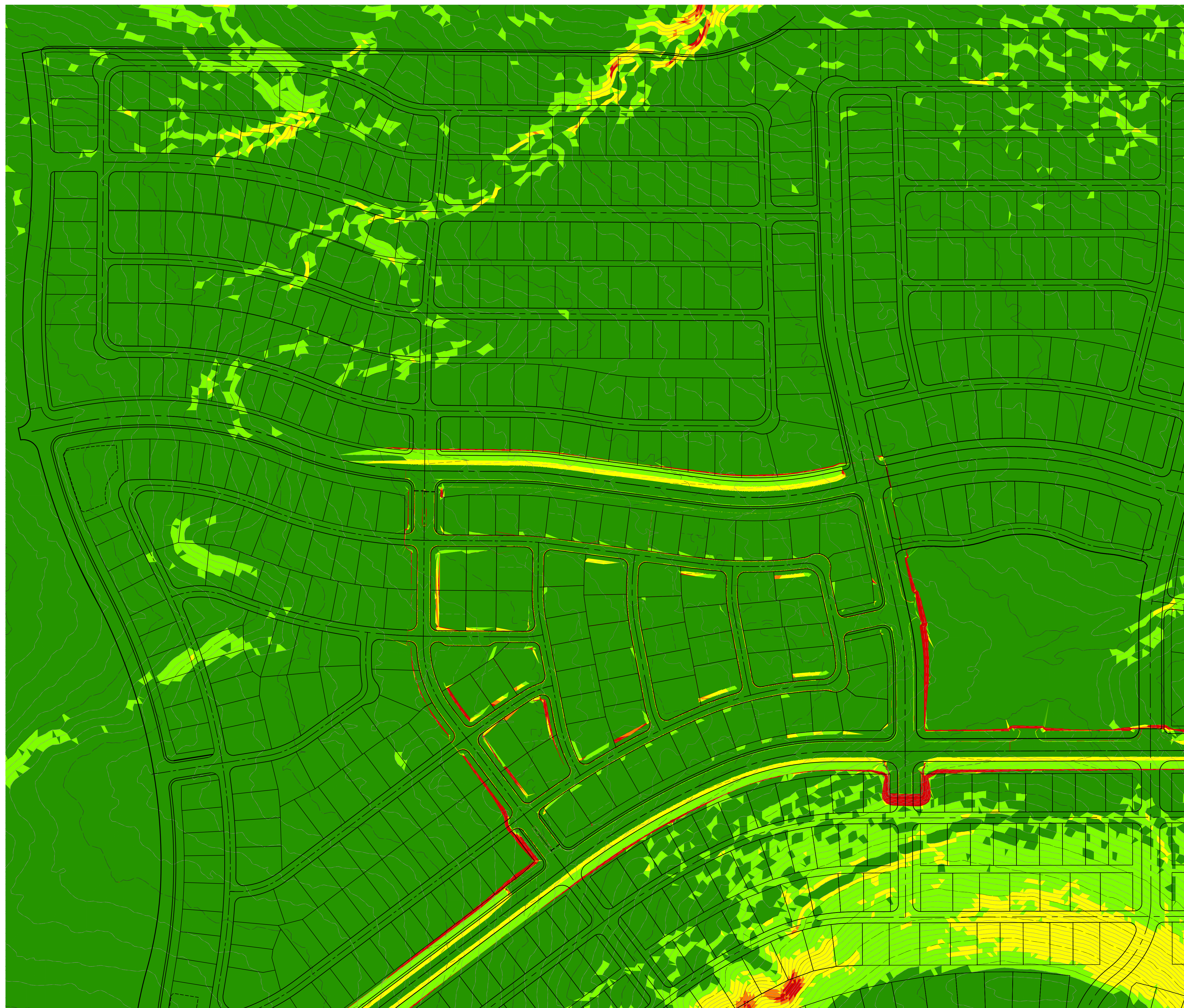
TOPO IV

MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

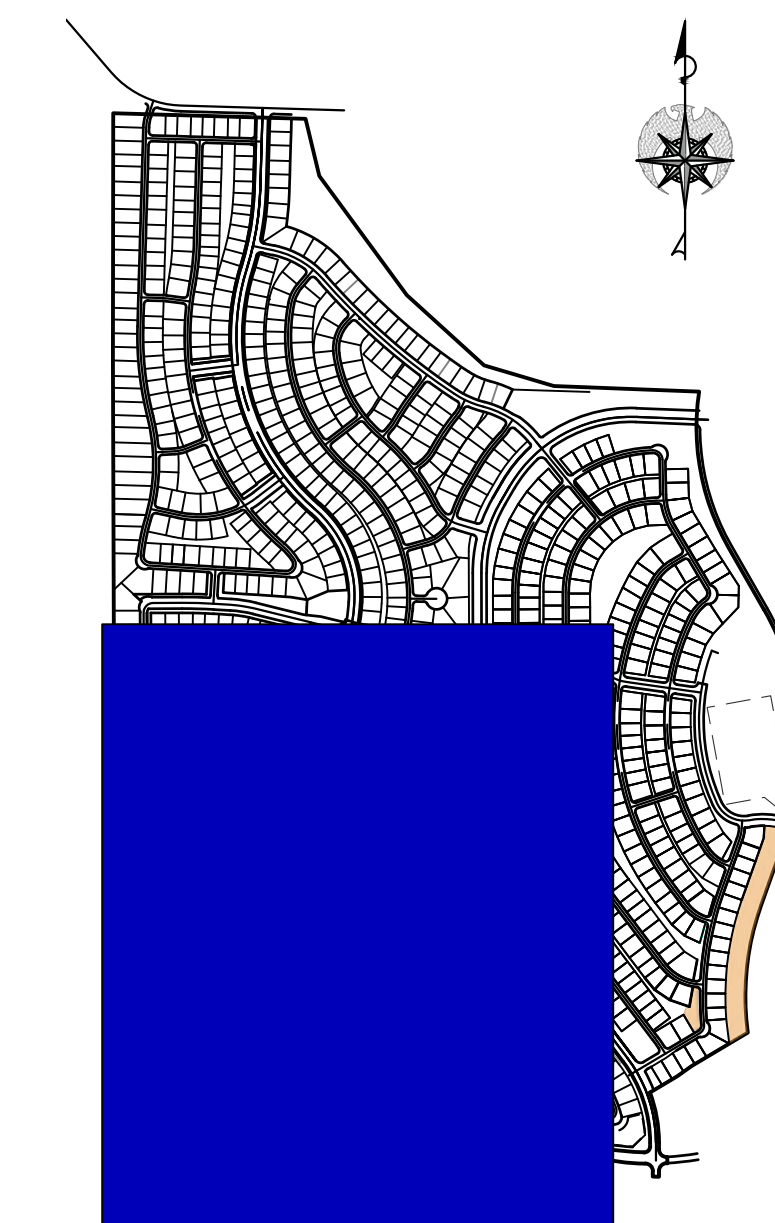
29

SHEET 29 OF 36



LEGEND:

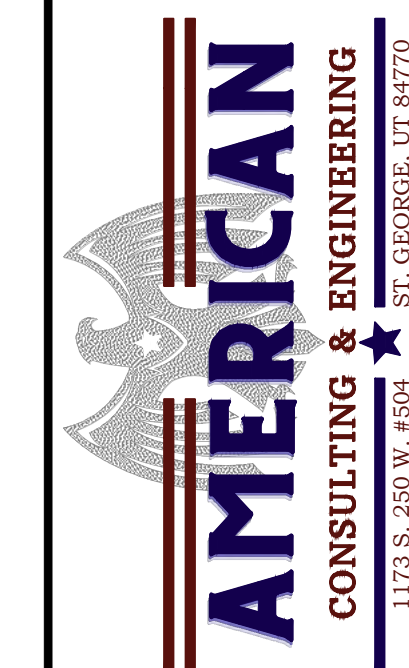
- _____ LOT LINE
 - - - - - STREET CENTER LINE
 _____ POD BOUNDARY
 - - - 3000' - - - EXISTING GROUND MAJOR CONTOUR
 - - - 3000' - - - EXISTING GROUND MINOR CONTOUR
 [Red Box] AREAS EXCEEDING 30% SLOPE
 [Orange Box] 23.01%–30.00% SLOPE
 [Light Orange Box] 16.01%–23.00% SLOPE
 [Yellow Box] 10.01%–16.00% SLOPE
 [Green Box] 0.00%–10.00% SLOPE



KEY MAP
SCALE: 1"=1,000'

[illegible]

**PRELIMINARY
NOT FOR
CONSTRUCTION**



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

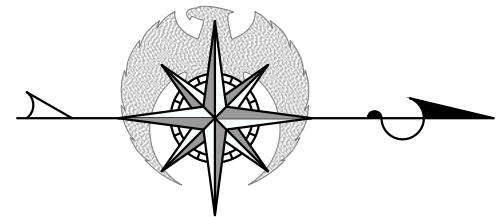
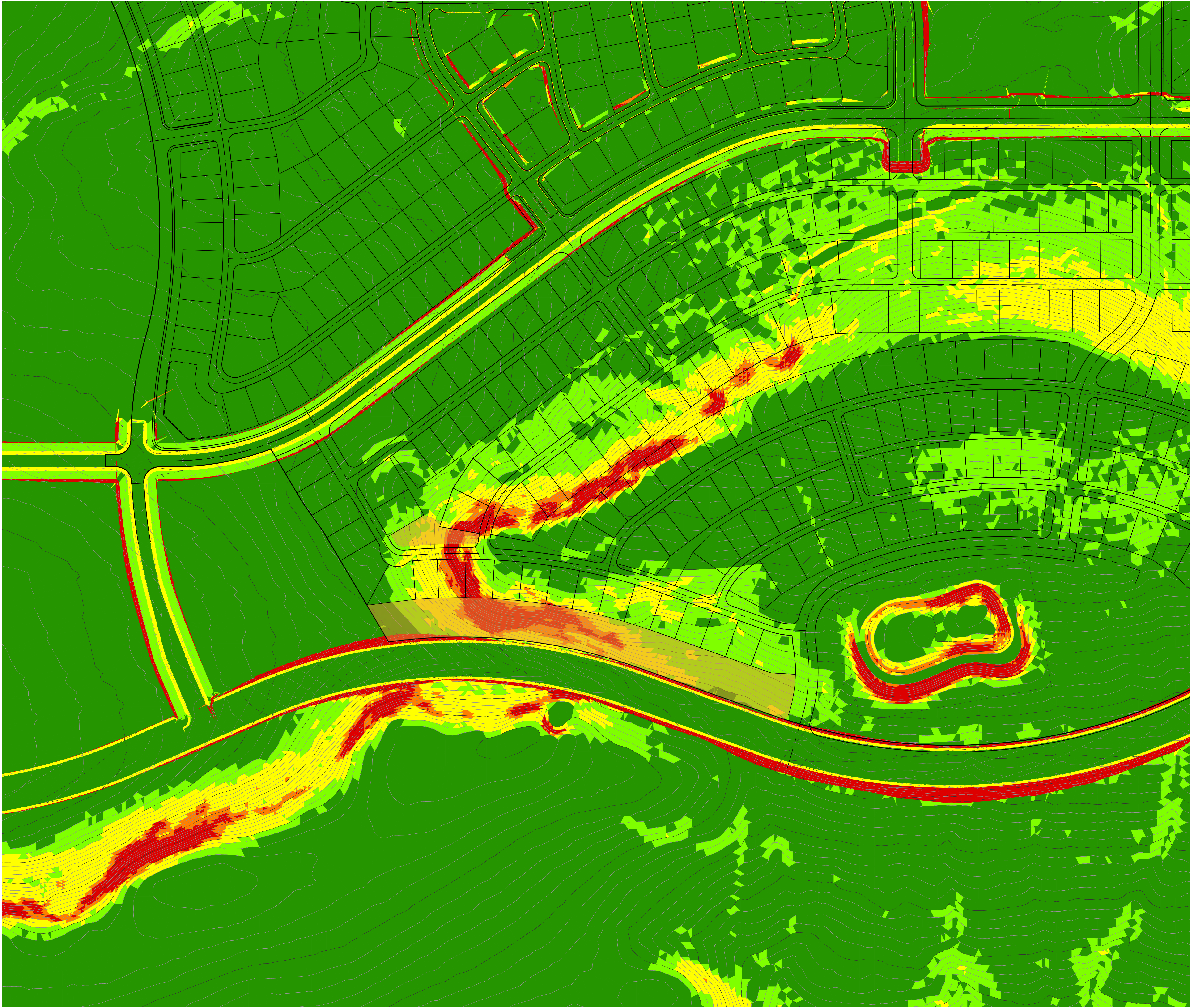
Topo I

MPDO FINAL SITE PLAN

JOB #	25-506-7
DRAWN BY:	CDF
CHECKED BY:	ARC
DATE:	08/15/2025

26

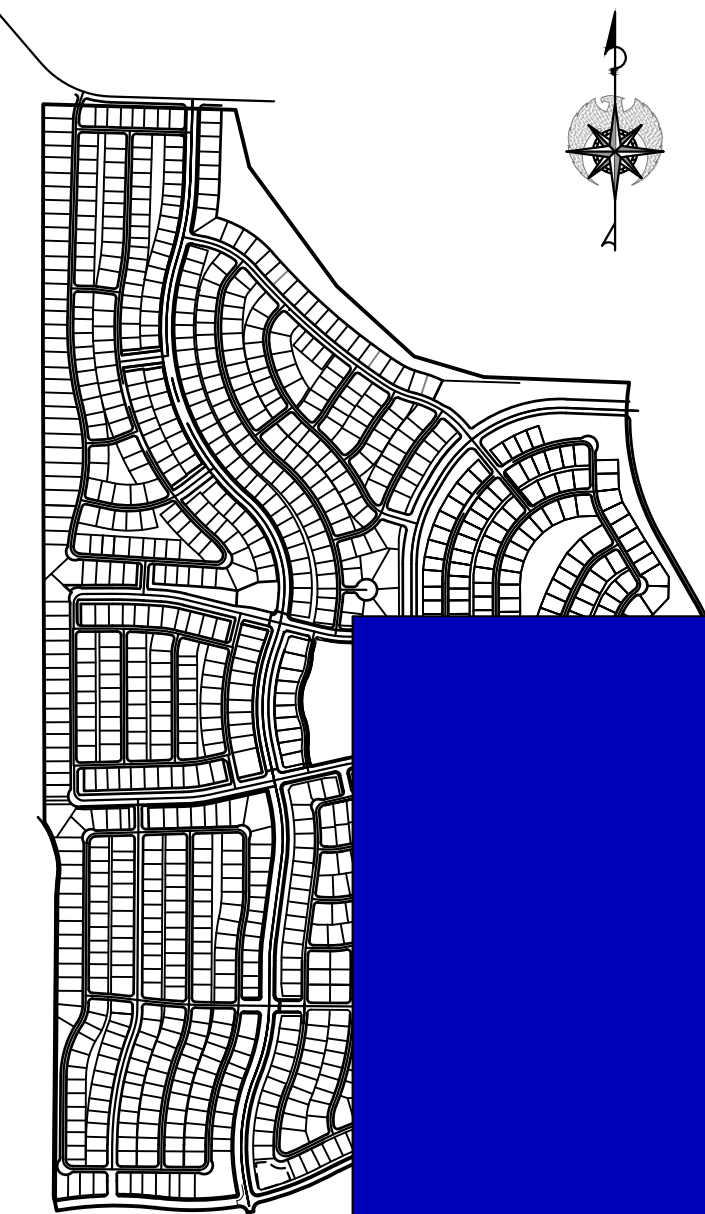
SHEET: 26 OF: 36



0 120' 240'
SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARIES
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- AREAS EXCEEDING 30% SLOPE
- 23.01% - 30.00% SLOPE
- 16.01% - 23.00% SLOPE
- 10.01% - 16.00% SLOPE
- 0.00% - 10.00% SLOPE



KEY MAP
SCALE: 1" = 1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



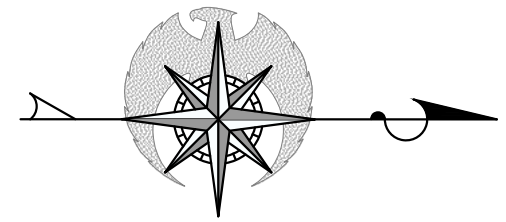
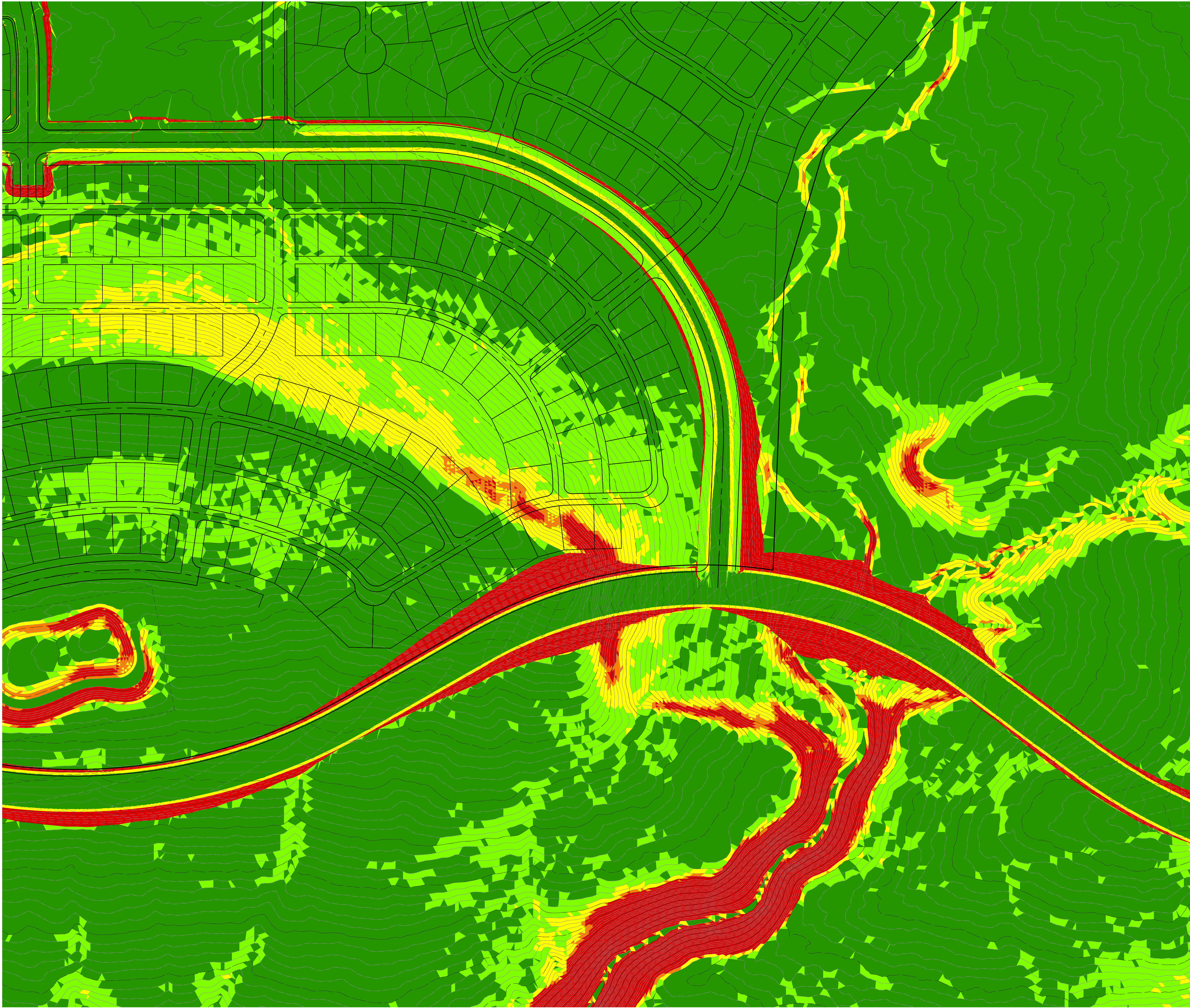
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

TOPO II
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

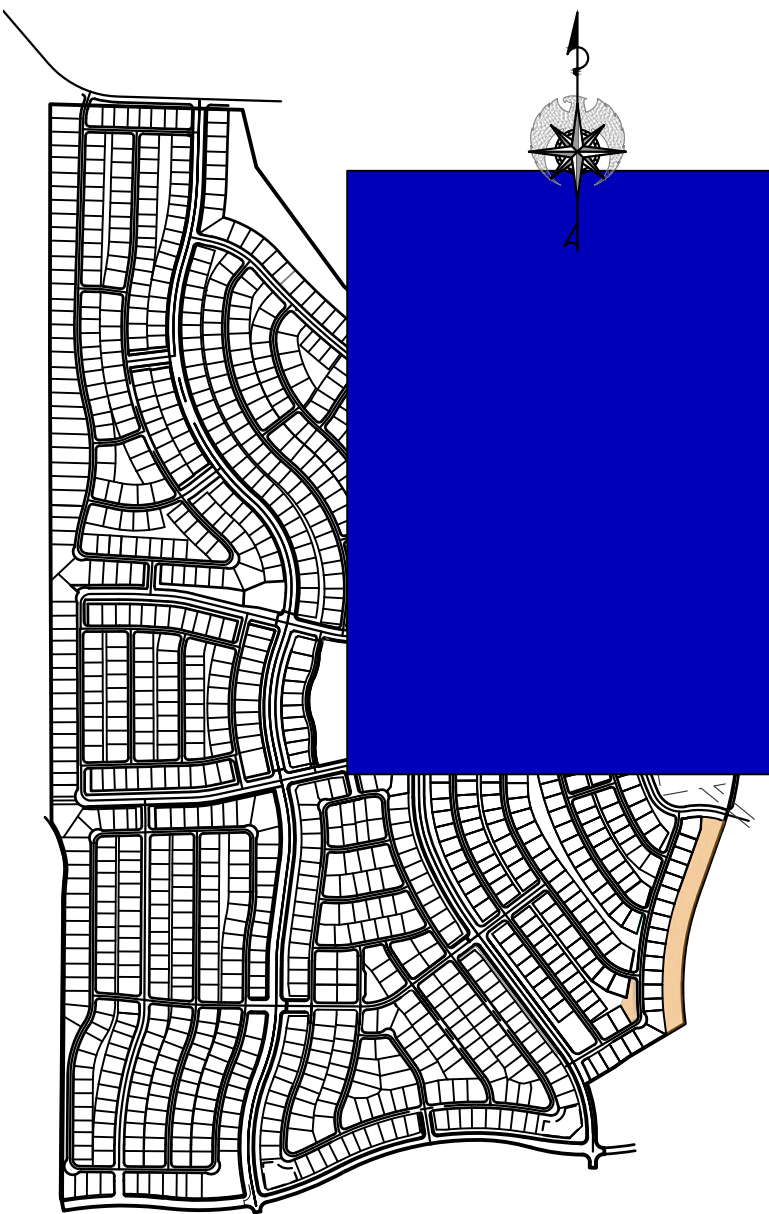
27

SHEET 27 OF 36



0 120' 240'
SCALE: 1" = 120'

- LEGEND:
- LOT LINE
 - STREET CENTER LINE
 - POD BOUNDARYS
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - AREAS EXCEEDING 30% SLOPE
 - 23.01%~30.00% SLOPE
 - 16.01%~23.00% SLOPE
 - 10.01%~16.00% SLOPE
 - 0.00%~10.00% SLOPE



KEY MAP
SCALE: 1"=1,000'

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-I
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

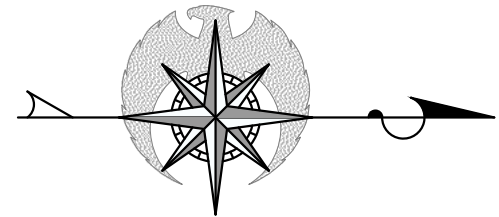
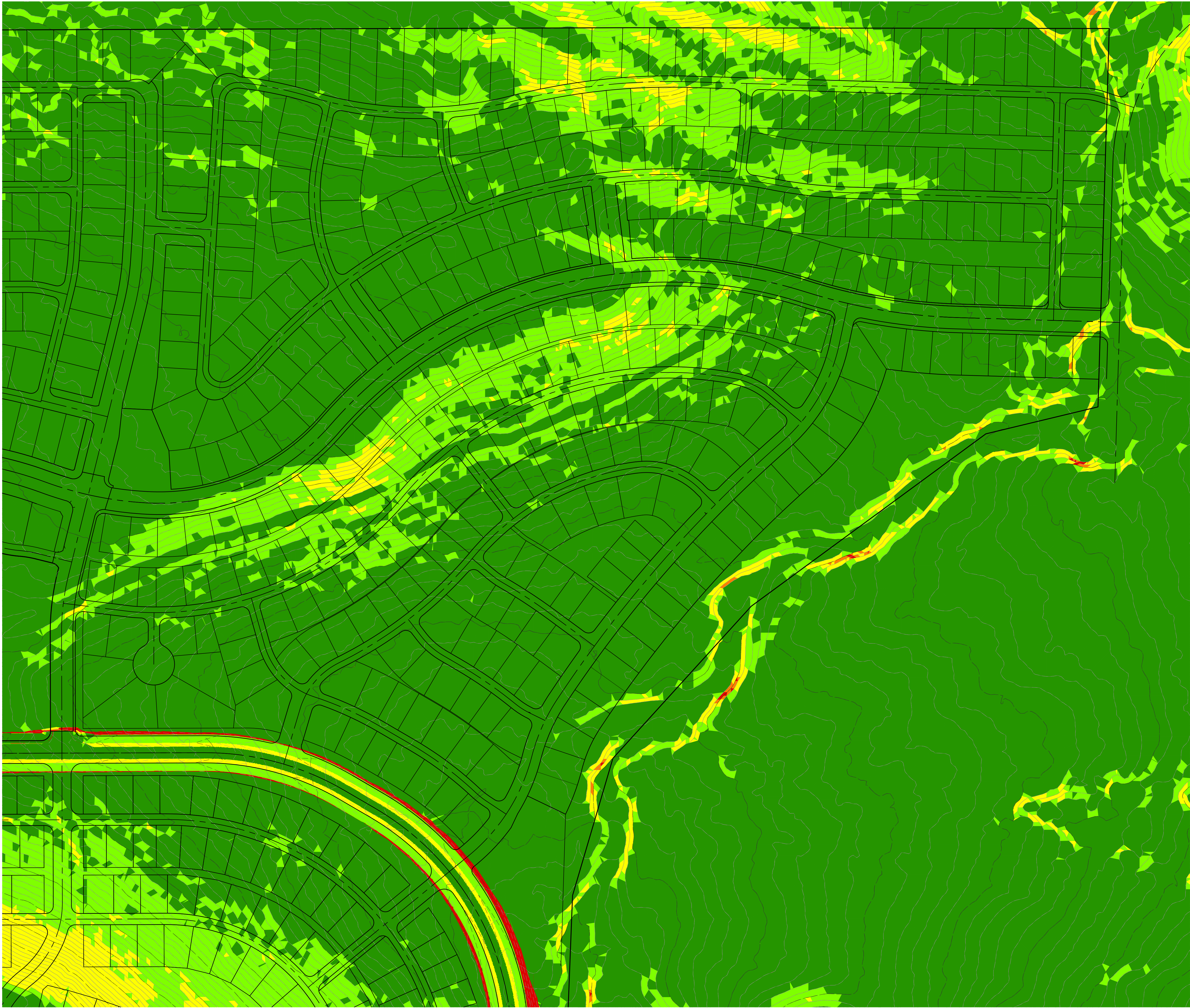
28

SHEET 28 OF 36

REVISIONS

NO. DATE DESCRIPTION

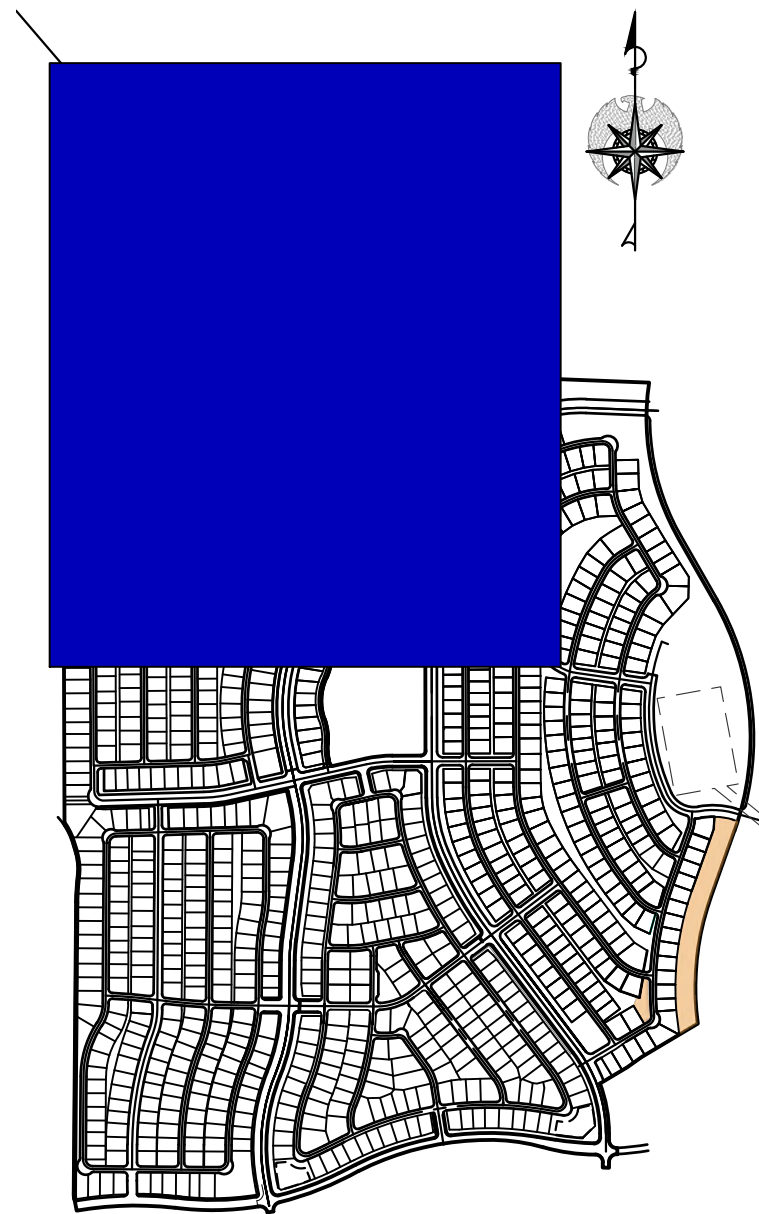
TOPO III
MPDO FINAL SITE PLAN



0 120' 240'
SCALE: 1" = 120'

LEGEND:

- LOT LINE
- STREET CENTER LINE
- POD BOUNDARYS
- 3000 --- EXISTING GROUND MAJOR CONTOUR
- 3002 --- EXISTING GROUND MINOR CONTOUR
- AREAS EXCEEDING 30% SLOPE
- 23.01%-30.00% SLOPE
- 16.01%-23.00% SLOPE
- 10.01%-16.00% SLOPE
- 0.00%-10.00% SLOPE



KEY MAP
SCALE: 1"=1,000'

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



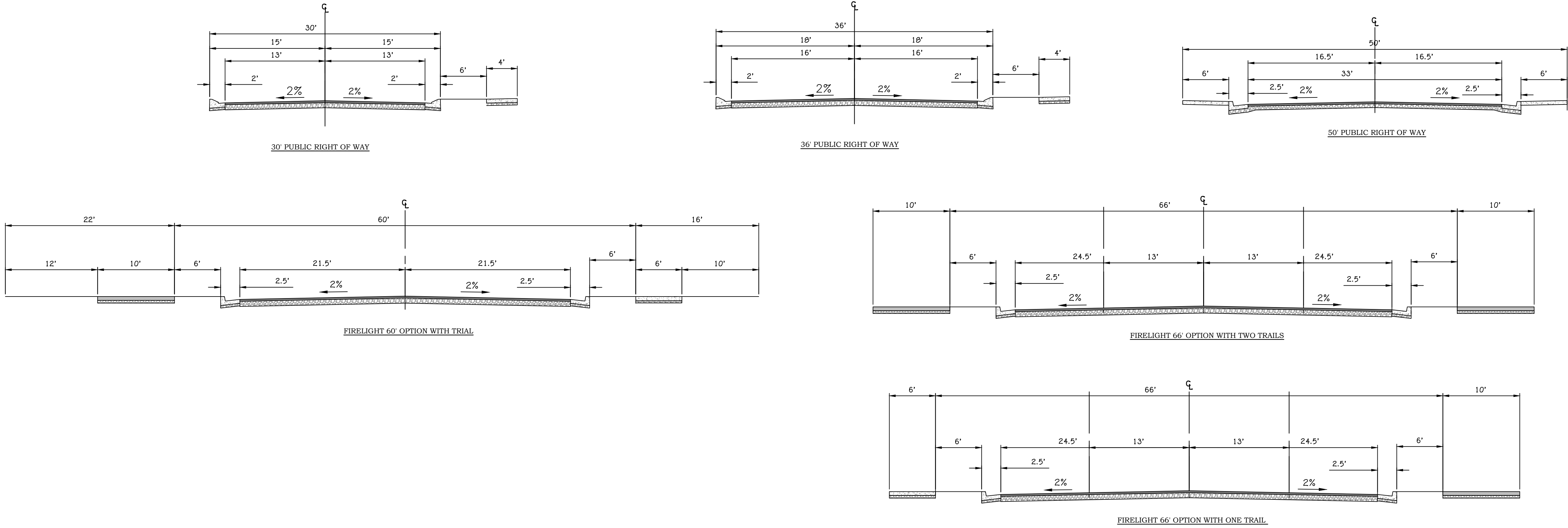
FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH

TOPO IV
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

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SHEET: 29 OF: 36



REVISIONS			
NO.	DATE	DESCRIPTION	

PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
DETAILS
MPDO FINAL SITE PLAN

JOB # 25-506-7
DRAWN BY: CDF
CHECKED BY: ARC
DATE: 08/15/2025

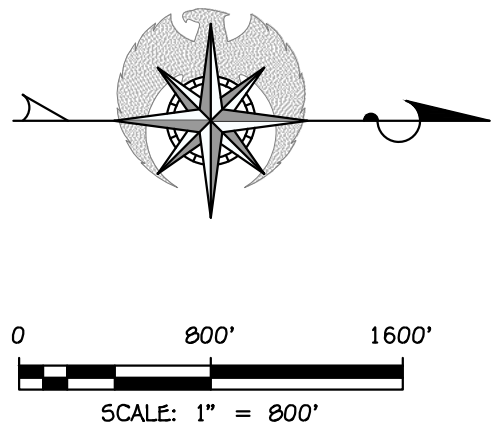
POD TRAIL PEN SPACE DATA				
DESCRIPTION	REQUIRED (LF)	BONUS (LF)	TOTAL (LF) FOR PUBLIC DEDICATION	TOTAL (LF)
PA-1	8704	870	10276	19850
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	4904	491	4743	10138
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	1670	167	1450	3287
PA-12				
PA-13				
CPA-1				
CPA-2				
CPA-3				
CPA-4				
CPA-5				
CPA-6				
CPA-7				
CPA-8				
CPA-9				
TOTAL	15278	1528	16469	33275

SITE DATA		
DESCRIPTION	DATA	
CURRENT ZONING	R1-20 (MPDO)	
DEVELOPMENT TOTAL AREA	1,749	ACRES
TOTAL APPROVED DENSITY	3,497	ERU
TOTAL REQUIRED TRAIL	32,965	LINEAL FEET
TOTAL TRAIL LENGTH REQ'S/ERU	9.427	FT./ERU
ERU 10% BONUS	3,297	LINEAL FEET
TOTAL COMMITTED TRAIL	10,138	LINEAL FEET

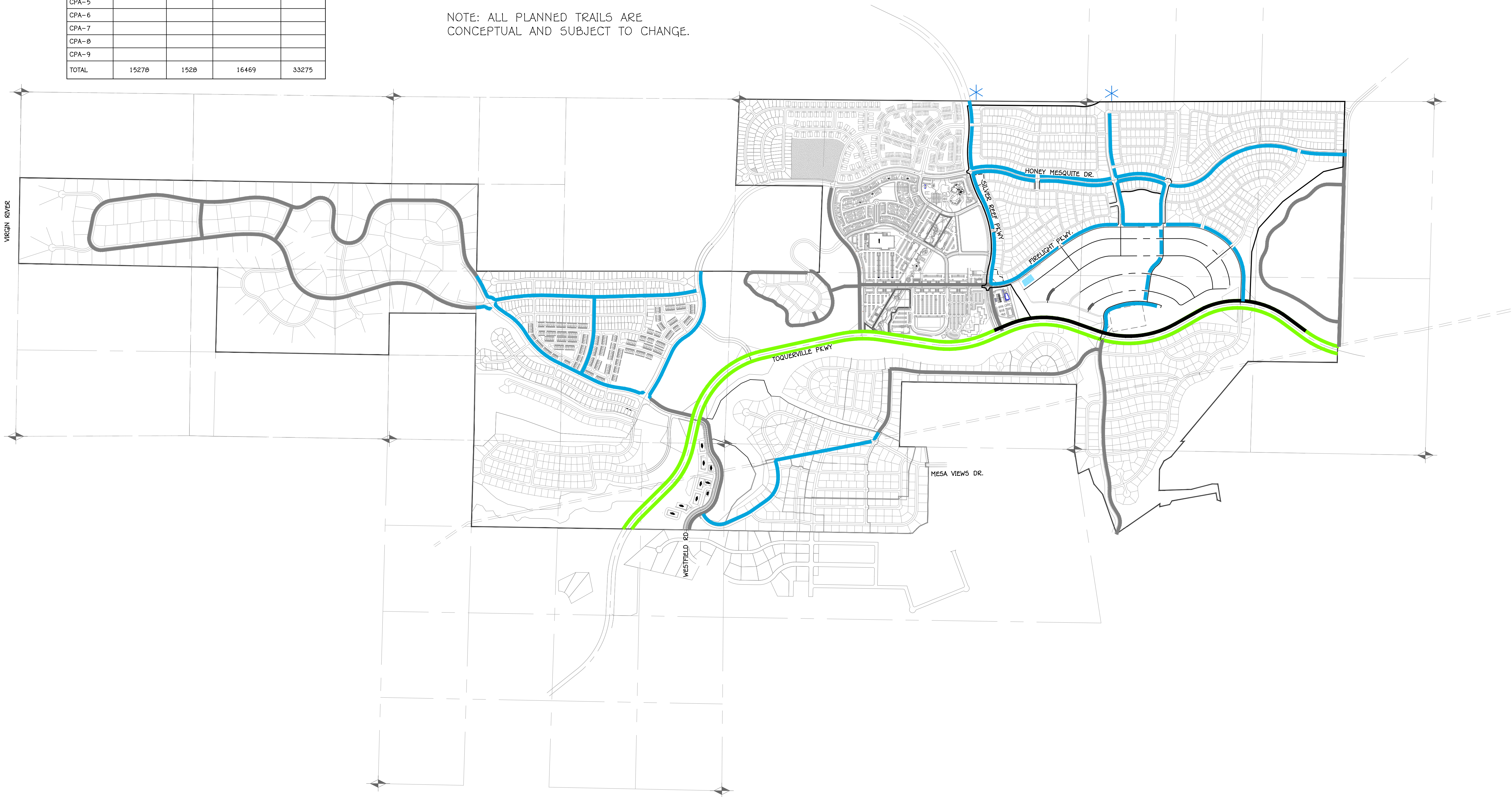
TOTAL NEEDED FOR BASE AND BONUS = 36,262

ALL ADDITIONAL TRAILS WILL BE DEDICATED TO THE PUBLIC FOR THE PUBLIC USE PER MPDO AND DEVELOPMENT AGREEMENT.

NOTE: ALL PLANNED TRAILS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



- 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



PRELIMINARY
NOT FOR
CONSTRUCTION

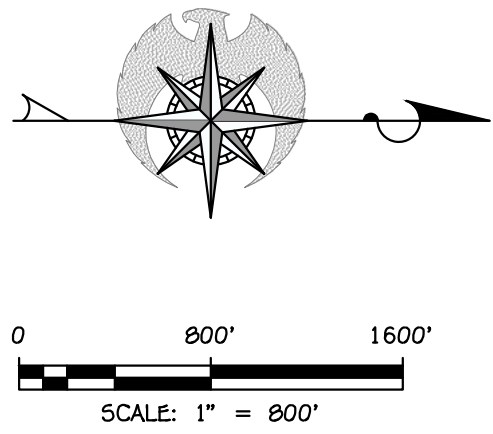


FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
OVERALL TRAILS MAP
MPDO FINAL SITE PLAN

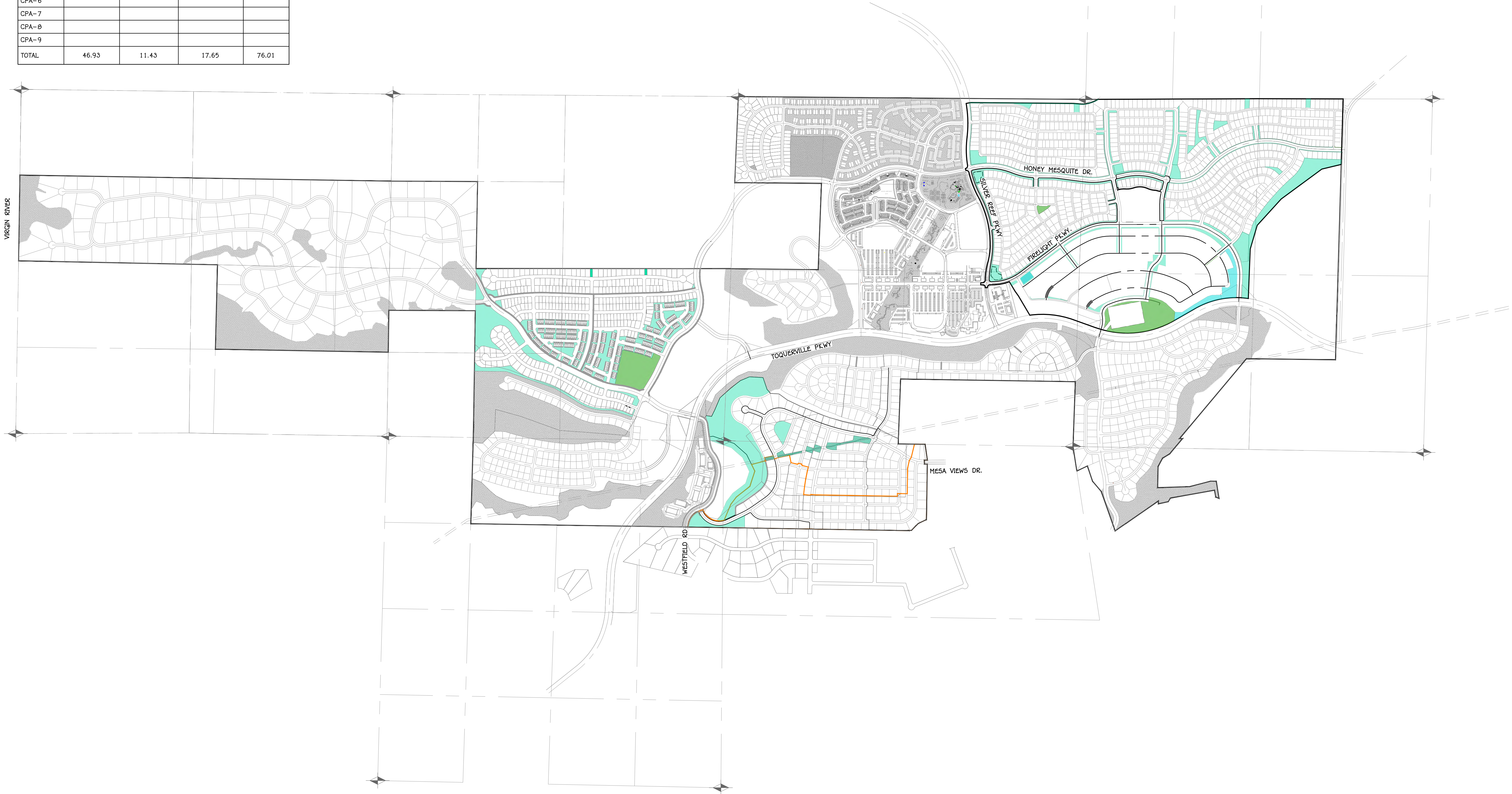
POD OPEN SPACE DATA				
DESCRIPTION	REQUIRED (AC)	5% BONUS (AC)	TOTAL EXTRA (AC)	TOTAL (AC)
PA-1	28.85	2.89	3.67	35.41
PA-2				
PA-3				
PA-4				
PA-5				
PA-6	12.07	7.94	1.76	21.77
PA-7				
PA-8				
PA-9				
PA-10				
PA-11	6.01	0.60	12.22	18.83
PA-12				
PA-13				
CPA-1				
CPA-2				
CPA-3				
CPA-4				
CPA-5				
CPA-6				
CPA-7				
CPA-8				
CPA-9				
TOTAL	46.93	11.43	17.65	76.01

SITE DATA	
DESCRIPTION	DATA
CURRENT ZONING	R1-20 (MPDO)
DEVELOPMENT TOTAL AREA	1,749 ACRES
TOTAL COMMITTED OPEN SPACE	21.77 ACRES
TOTAL COMMITTED PARK	6.34 ACRES

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



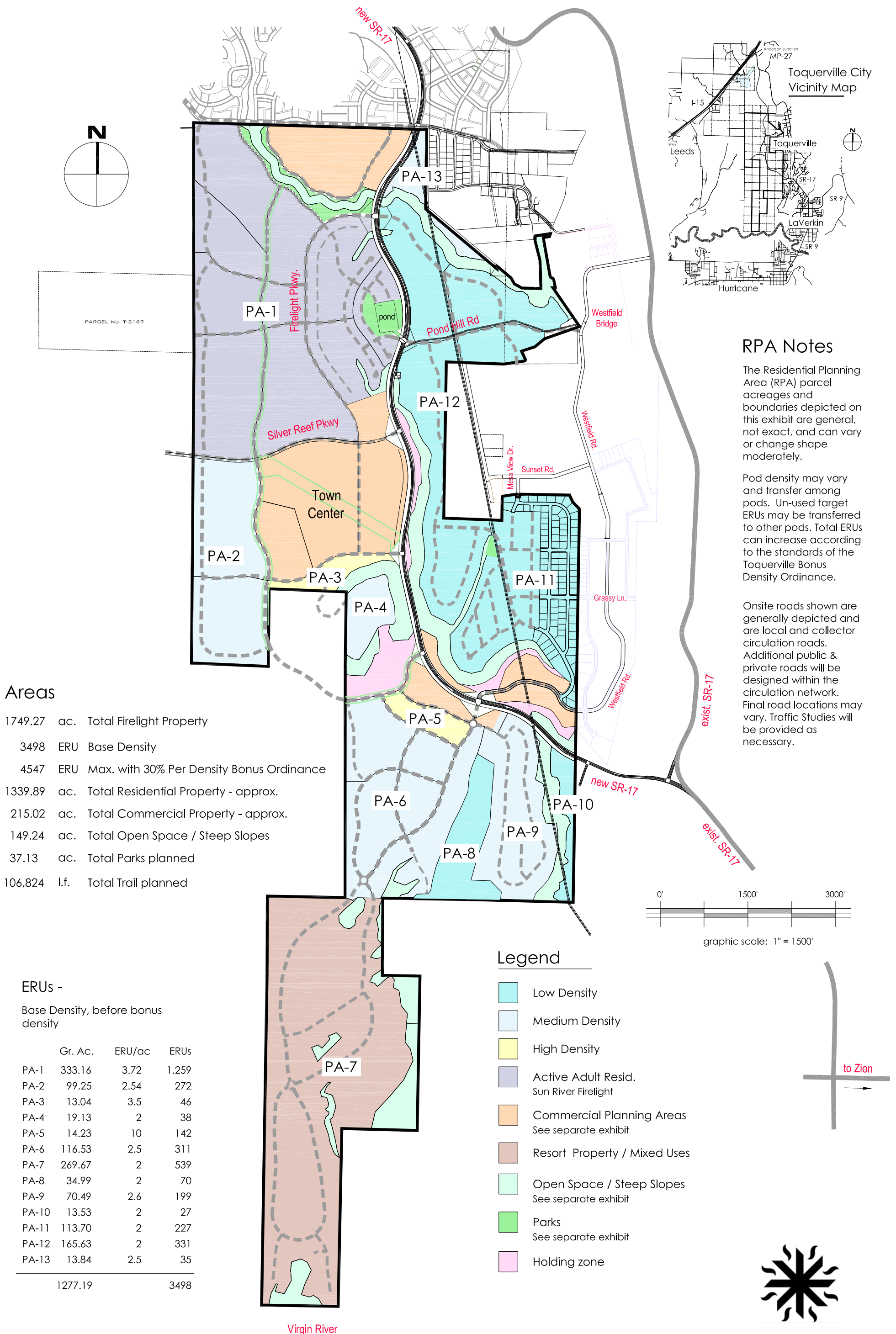
LEGEND:		DETAIL
	PROPOSED PROPERTY LINES	
	PROJECT BOUNDARY	
	EXISTING EASEMENT	
	10' MINIMUM PAVED CITY TRAIL	
	COMMITTED OPEN SPACE	
	PLANNED OPEN SPACE	
	PLANNED PARK	
	SURVEY SECTION CORNER MONUMENT	



PRELIMINARY
NOT FOR
CONSTRUCTION



FIRELIGHT PA-1
SECTIONS 15 & 14, T 41 S, R 13 W, SLB&M
TOQUERVILLE, UTAH
OVERALL OPEN SPACE MAP
MPDO FINAL SITE PLAN





TOQUERVILLE CITY RESOLUTION 2025.05

A RESOLUTION OF TOQUERVILLE CITY ADOPTING CLARIFICATIONS AND RESTRICTIONS UNDER THE MASTER PLANNED DEVELOPMENT OVERLAY (MPDO) ORDINANCE.

WHEREAS, Toquerville City regulates the creation, approval, and modification of the Master Planned Development Overlay (MPDO) Zone pursuant to Title 10, Chapter 15, Article C of the Toquerville City Code ("MPDO Ordinance"); and

WHEREAS, Utah Code § 10-9a-501(4)(b) authorizes the adoption of restrictions or requirements through a land use decision applying criteria or policy elements described in a land use regulation, and permits the City Council to act in its capacity as the Land Use Authority for such decisions; and

WHEREAS, the MPDO Ordinance allows construction standards and design criteria to be reviewed on a case-by-case basis and requires clarification for effective implementation of the MPDO process; and

WHEREAS, the Toquerville City Council finds it necessary to adopt clarifications of relevant terminology, pre-approved MPDO development standards, and a structured process for implementing such restrictions;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TOQUERVILLE CITY, UTAH:

1. The document titled "*MPDO Clarifications and Applicable Restrictions*" attached hereto is hereby adopted in its entirety and incorporated by reference.
2. The City Council affirms it is acting as the Land Use Authority in accordance with Utah Code § 10-9a-501(4)(b) for purposes of this adoption.
3. The adopted Restrictions shall guide the application, modification, and implementation of Final MPDO Site Plans as set forth in the MPDO Ordinance.
4. Any prior interpretations or guidance inconsistent with the provisions adopted herein are hereby superseded.
5. This Resolution shall become effective immediately upon adoption by the City Council.

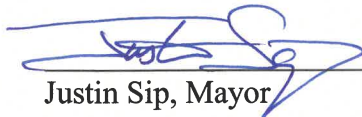
PASSED AND APPROVED this 16th day of April 2025.

Council Person:

Wayne Olsen	AYE	<input checked="" type="checkbox"/>	NAE	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>
Todd Sands	AYE	<input checked="" type="checkbox"/>	NAE	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>
Joey Campbell	AYE	<input checked="" type="checkbox"/>	NAE	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>
John 'Chuck' Williams	AYE	<input type="checkbox"/>	NAE	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>
Gary Chaves	AYE	<input type="checkbox"/>	NAE	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>

TOQUERVILLE CITY
a Utah Municipal Corporation

Attest:


Justin Sip, Mayor


Emily Teaters, City Recorder





Toquerville City

MPDO Clarifications and Applicable Restrictions

Purpose and Background:

Toquerville City regulates the creation, approval, and modification of the Master Planned Development Overlay (MPDO) Zone under Title 10, Chapter 15, Article C of the Toquerville City Code (“MPDO Ordinance”). The clarifications and restrictions (collectively, the “Restrictions”)¹ set forth herein: (i) clarify terminology used within the MPDO Ordinance; (ii) establish restrictions applicable to MPDOs; and (iii) to clarify the process for modifications, additions, or changes to a Final MPDO Site Plan.

These Restrictions are hereby adopted by City Council acting in its capacity as the Land Use Authority pursuant to Utah Code § 10-9a-501(4)(b). Utah Code § 10-9a-501(4)(b) allows for adoption of restrictions or requirements through a land use decision that applies criteria or policy elements that a land use regulation² establishes or describes. As such, in adopting these Restrictions, the City Council is not acting in its capacity as the legislative body. Rather, in adopting these Restrictions, the City Council is acting in its capacity as a Land Use Authority. The MPDO Ordinance contains the following policy: “construction standards and design criteria may be reviewed on a case by case basis.” These Restrictions provide clarity and direction concerning how to implement this policy. The MPDO Ordinance also contains criteria for what constitutes a site plan that need clarification given the context within the MPDO Ordinance.

(i) Clarification of Relevant Terminology

Clarification concerning terminology relevant to these Restrictions is set forth on **Exhibit A** hereto.

(ii) Pre-Approved MPDO Development Standards

The MPDO Ordinance provides that “construction standards and design criteria may be reviewed on a case by case basis.” Notwithstanding this, and while still allowing for that, the Land Use Authority hereby adopts certain standards that are pre-approved in an effort to facilitate more efficient processing of MPDO Modification Applications³ (“Pre-Approved MPDO Development Standards”). The Pre-Approved MPDO Development Standards are set forth below.

Pre-Approved MPDO Development Standards

Residential – General Neighborhoods Within Residential Planning Areas

Toquerville City Code § 10-15C is the Master Planned Development Overlay Zone. Section 10-15C-5(K) provides for “an alternative to the conventional use of land and provide for flexibility in design standards. Construction standards and design criteria may be reviewed on a case by case basis for the use of approved alternatives.” To assist with the MPDO approval process or modification of a Final MPDO Site Plan, the following pre-approved development standards are provided and apply to all residential parcels,

¹ “Land use authority” shall have the meaning set forth in Utah Code § 10-9a-103(31). City Council is the Land Use Authority because City Council has not designated a person, board, commission, agency or body to act in this capacity with respect to the MPDO Ordinance.

² Terms not defined herein shall have the meaning provided in Utah Code § 10-9a-101 et seq.

³ An MPDO Modification Application is used to apply for, modify, or supplement an approved final MPDO. An MPDO Modification Application can be obtained from the City.

or planning areas, within an MPDO, except for Planning Area 1 of the Firelight MPDO.⁴ These pre-approved standards are provided to give clarity to the approval or modification process in the event an applicant does not want to proceed to modify construction standards and design criteria on a case by case basis.⁵

Pre-Approved Standards for Development – Single-Family Detached

1. Minimum Building Area: 900 sq ft
2. Maximum Lot Coverage: 60%
3. Minimum Open Space per lot (including decks or patios): 40%
4. Maximum Building Height: 35'
5. Minimum Frontage: 50'
6. Minimum Setbacks:
 - a. Front 20' – 25' garage setback
 - b. Side 8'
 - c. Rear 10'
 - d. Street Side Yard 20'
7. Minimum Building Separation
 - a. Single Story Side Separation 16'
 - b. Two Story Side Separation 16'
 - c. Single Story Rear Separation 20'
 - d. Two Story Rear Separation 20'
8. Accessory Structure
 - a. Maximum Height 18'
 - b. Front Setback 20'
 - c. Side Setback 5'
 - d. Rear Setback 5'
9. Parking
 - a. Two off-street parking spaces shall be required for all single-family detached homes.



Pre-Approved Standards for Development – Single-Family Attached and Multi-Family

1. Maximum Lot Coverage 60%
2. Maximum Building Height: 35'
3. Maximum Number of Attached Units: 6
4. Minimum Setbacks:
 - a. Front 20' garage setback

⁴ With respect to the Firelight MPDO, Planning Area 1 will contain Active Adult Neighborhoods. The Minimum Development Standards for Active Adult Neighborhoods is set forth in Exhibit C to the Firelight Development Agreement recorded on January 20, 2024, with the Washington County Recorder's Office as Entry No. 20230001780 ("Firelight Development Agreement").

⁵ These Pre-Approved MPDO Development Standards were adopted pursuant to Utah Code § 10-9a-501, which provides that "[a] land use authority may establish or modify other restrictions or requirements other than those described in Subsection (4)(a), including the configuration or modification of uses or density, through a land use decision that applies criteria or policy elements that a land use regulation establishes or describes." City Council is currently the Land Use Authority. See 10-9a-103.



- b. Rear 10'
- c. Interior Side Yard 10'
- d. Street Side Yard 20'
- 5. Minimum Building Separation
 - a. Single Story Side Separation 16'
 - b. Two Story Side Separation 20'
 - c. Single Story Rear Separation 20'
 - d. Two Story Rear Separation 20'
- 6. Accessory Structure
 - a. Maximum Height 18'
 - b. Front Setback 20'
 - c. Side Setback 5'
 - d. Rear Setback 5'
- 7. Parking
 - a. Parking for single-family attached and multi-family housing must comply with Toquerville City Code § 10-21-13.

Other Notes

*All roads must be public streets and must comply with applicable standards set forth in the Toquerville City Standards and Specifications and/or the Toquerville City Code.

*Off street parking in the front setback is allowed in driveways only.

*Any non-residential development within a General Neighborhood shall confirm to the standards listed for "Commercial & Mixed Use Areas."

* If the MPDO borders an established residential area or approved plat zoned R-1-20 or larger, perimeter lots must meet at least R-1-20 density, unless the developer or developer's affiliates can demonstrate that this requirement will prevent the developer from achieving the base density ERUs.

* Except as modified herein, all terms and conditions of the Firelight Development Agreement and its corresponding exhibits shall remain in effect.

These restrictions and regulations are adopted by the land use authority pursuant to Utah Code 10-9a-501(4)(b) and assist with the policy articulated in Toquerville City Code § 10-15C-5(K).

(iii) Applications to Apply for, Modify, or Supplement an MPDO

A Proposed MPDO Final Site Plan modification or supplementation must be submitted with an MPDO Modification Application for each planning area, in whole or in part, prior to the submission of any land use application and must be shown on the proposed final MPDO site plan or any modification or supplementation of a final MPDO site plan:

- 1. Open Space
 - a. A depiction of all open space, whether the open space is in the same or a different Planning Area.
 - b. A table which clearly identifies how open space was calculated and which satisfies the requirements set forth in MPDO Ordinance § 10-15C-5(I)(4).



- i. The table must show, at a minimum, square footage intervals and corresponding open space requirements.

2. Setbacks

- a. Show setbacks and buildable areas that meet or exceed applicable pre-approved standards set forth in Section (ii) above development standards or have been approved on a case by case basis pursuant to 10-15C-5(K).
 - i. Indicate the size of each lot in square footage.
 - ii. Depict each lot; or
 - iii. Propose setback and development standards, with justifications, therefore, that do not meet the pre-approved standards set forth in Section (ii) above.

3. Roadways

- a. Depict any roadways.
- b. Specify the width of each roadway depicted and whether each road is public or private.
- c. Specify whether width will differ from the Toquerville City Standards and Specifications.
- d. Provide cross-sections for each roadway.

4. Equivalent Residential Units (“ERUs”)

- a. Provide the total number of ERUs that will be allocated to the Proposed Site Plan.
 - i. Include a table which demonstrates ERU calculations by lot size or type, and by configuration/use as set forth in MPDO Ordinance § 10-15C-6, Table C.1.
- b. Indicate whether any ERUs are being transferred from a different Residential Planning Area (“RPA”).
 - i. If ERUs are being transferred, specify the source and destination of the transferred ERUs.

5. Density Bonuses

- a. If any of the density bonuses set forth in MPDO Ordinance § 10-15C-6(B), Table A.3. will be utilized in the Proposed Site Plan, explain which density bonuses apply and why.
 - i. Specify how many of the ERU’s depicted will be part of any density bonuses utilized.

6. Additional Information Required

- a. Any other matters required by the MPDO Ordinance that were not included in a final MPDO Site Plan;
- b. A description of the aspects of the site plan which differ from the Pre-Approved MPDO Development Standards and an explanation of why the applicant believes the alternative proposed is suitable; and
- c. Any additional information deemed necessary by the Land Use Authority.

(iv) Process for Implementation of Restrictions

The process for implementing these Restrictions is as follows:

1. An applicant must submit an application for MPDO Modification Application.
2. City Council will decide whether the MPDO Modification Application contains material or nonmaterial changes.

- a. For the purpose of determining materiality, any MPDO Modification Application which contains changes to the MPDO Final Site Plan that are not covered by these Restrictions shall be considered material.
3. If lot width and/or size will be implicated in any way by the MPDO Modification Application, the applicant must obtain approval from Planning Commission for this aspect of the Application.⁶ Planning Commission may approve, approve with changes, or deny the lot widths and sizes set forth in the MPDO Modification Application.
4. If the MPDO Modification Application contains MPDO Final Site Plan Modifications, the MPDO Modification Application will require approval by the Land Use Authority, which is City Council. All aspects of the MPDO Modification Application shall be evaluated by the Land Use Authority for compliance with the following: (i) the development agreement for the MPDO, (ii) the MPDO Ordinance, and (iii) the Pre-Approved Development Standards.⁷ The Land Use Authority may approve, approve with changes, or deny the MPDO Modification Application.



⁶ “The lot width and size will be shown on the [Final MPDO Site Plan] as approved by the Planning Commission.” *See* MPDO Ordinance 10-15C-5(E)).

⁷ In this circumstance, the Land Use Authority is the City Council. *See* 10-9a-103. The Land Use Authority has the power to adopt and enforce these Restrictions. Pursuant to Utah Code § 10-9a-501, “[a] land use authority may establish or modify other restrictions or requirements other than those described in Subsection (4)(a), including the configuration or modification of uses or density, through a land use decision that applies criteria or policy elements that a land use regulation establishes or describes.”



Exhibit A
(Clarification of Relevant Terminology)

As used herein and to clarify the terms of the MPDO Ordinance, the following terms shall have the meaning set forth here:

- (i) “Site plan” means and refers to a final map or record of survey for a commercial development;
- (ii) “MPDO Site Plan” refers to the site plan for the MPDO project that has proceeded through the preliminary and final site plan review process (*see e.g.* 10-15C-7) and shows the information required in 10-15C-5(E), 10-15C-5(I)(2)(a) and (d), 10-15C-8(b)(2), and 10-15C-9(B)(2);
- (iii) “Final MPDO Site Plan” is a site plan that has proceeded through the forgoing process and has been approved through a development agreement;
- (iv) “Proposed MPDO Final Site Plan Modification” is a modification, addition, or change to a Final MPDO Site Plan.
- (v) “Preliminary MPDO Site Plan” is a site plan that has proceeded through the process set forth in 10-15C-9; and
- (vi) “Plat map” shall refer to a final plat map for a residential subdivision.

To provide further clarity, the following terms used in the MPDO Ordinance correspond as follows to the above-defined terms:

<u>Term:</u>	<u>Where Used in MPDO Ordinance:</u>	<u>Clarifying Term:</u>
Site plan	10-15C-5(E)	Final MPDO Site Plan
Preliminary site plan	10-15C-7	Preliminary MPDO Site Plan
Final site plan	10-15C-7	Final MPDO Site Plan
Master planned development preliminary site plan/preliminary plat approval	10-15C-9	Preliminary MPDO Site Plan
Final plat/final site plan	10-15C-10	Site plan or plat map

Residential – Active Adult Communities

Description

A significant portion of the development is expected to be an active adult community for 55 and older residents. This area will be similar to Sun River St. George with a Community Center, private recreational facilities, a model complex, a sales center, a design center, and Discovery Villas, a small number of rentable residential units used for marketing and developing buyer interest. The Discovery Villas are decommissioned after the project is sold out and return to normal residential units.

This active adult community anticipates using private street and road sections (see Fig. 1)

Minimum Standards for Development

- | | | |
|----|---|--------|
| 1. | Minimum Building Area: | 900 sf |
| 2. | Maximum Lot Coverage: | 65% |
| 3. | Minimum Open Space per lot:
(including decks, patios and/or sidewalks) | 35% |
| 4. | Maximum Building Height: | 35' |
| 5. | Minimum Frontage* per lot: | |
| | a. the street | 30' |
| | b. front building wall | 35' |
| | c. cul-de-sacs, or similarly curved
roads and flag lots at the street: | 20' |

* as measured to or along public streets only; there shall be no minimum associated with private streets.

- | | | |
|----|--|--|
| 6. | Minimum Setbacks: | |
| | a. Front* | 10' – 20' garage setback |
| | b. Side | 5' (10' min. separation) |
| | c. Rear** | 3' - 10' (20' min. separation) |
| | d. Setback from public arterial roads;
front, rear and/or side | 10' behind 6' wall separating road landscaping
25' with no wall |
| | e. The side and rear setbacks for two story homes shall be 25' min. along the boundary of an adjacent single family zone and 20' along the boundary of an adjacent non-residential zone, except for golf course or other park or open space zones, in which case the set back need be no greater than 10'. | |

* If a home should have a garage with side entry design, the setback may be 12' from the garage wall to the property line or back of sidewalk, whichever is closest. If a home should have a front loaded garage, the setback for the garage door shall be 20' from the property line or sidewalk, where present.

Otherwise, the setback from any other part of the front elevation of the house to the property line shall be no less than 10'. In no case shall driveway length be less than 20' as measured along the centerline.

** A 3' setback is permitted where garages open onto rear alleys only. Otherwise, rear setbacks are a minimum 10' (20' min. building separation).

7. Minimum Building Separation:
- 10' for single and two story side separation
 - 20' for single story rear separation
 - 30' for two story rear separation

All setbacks are as measured from the building to the property line or limited common area separation line.

8. Parking: Two off-street parking spaces shall be required for all single family detached homes and single family attached homes.

9. Notes:

- a. Recreational Vehicle (RV) parking shall be prohibited unless said RV is enclosed in a garage. Garages shall not be allowed to be converted into living spaces without additional enclosed parking being made available. Minimum required parking may include garage and/or driveway spaces. Required parking is not allowed within the front setback area.
- b. In the case of a zero sideyard setback, one sideyard may be 0' and the other 10'. In all circumstances there shall not be less than 10' between structures. No free standing ancillary structure may protrude into a zero sideyard.
- c. Off-street parking other than that which is required may be allowed within all setbacks, but shall not compromise landscaping and other buffering measures.
- d. Minimum building area shall not include unfinished basements or garages.
- e. Staggered variation in building setbacks shall be encouraged.
- f. Roof overhangs, decks, bay windows, chimneys, and other building appurtenances shall be allowed within setback areas.
- g. Any non-residential development within a residential zone as permitted in this section shall conform to the development standards listed below in "mixed use commercial".

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.10.2025

Department: Planning and Zoning

Item Title:

Discussion and possible recommendation on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential 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 American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167.

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 R-1-2- Single Family Residential District.

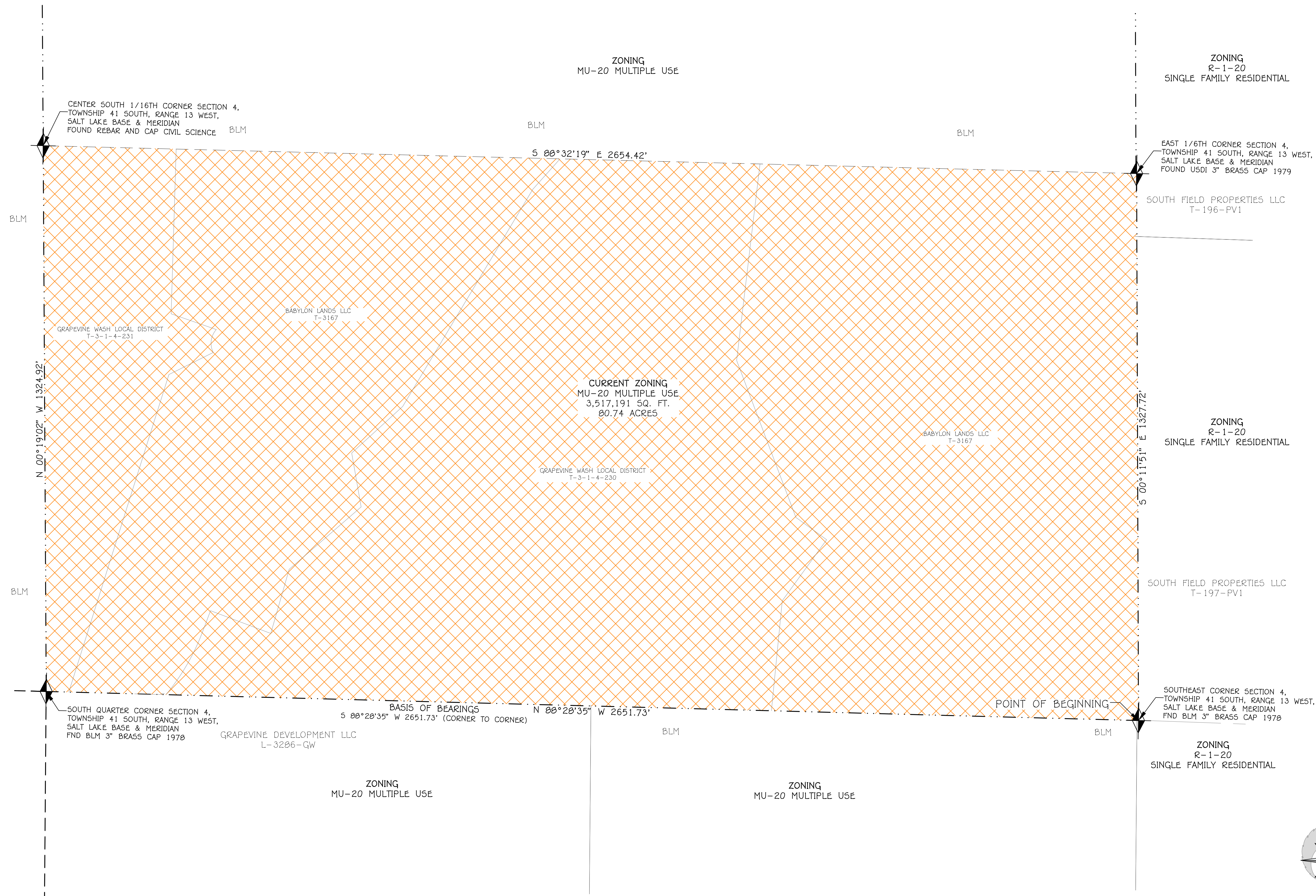
The Toquerville City General Plan designates this area as Residential.

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.

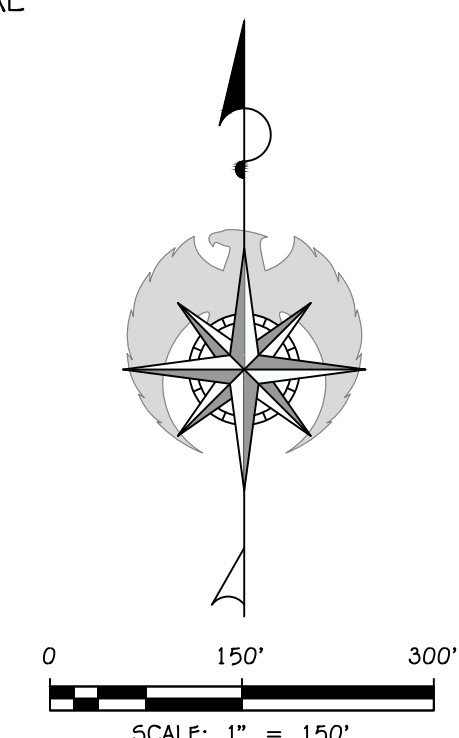
7. Will not cause significant air, odor, water, light, or noise pollution.
8. Will not otherwise be detrimental to the health, safety, or welfare of the community.
9. Meets the requirements of the General Plan.



LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41, RANGE 13 WEST, SALT LAKE
 BASE AND MOUNTAIN MORNE PARTICULARLY DESCRIBED, FOLLOWS: COMMENCING AT THE SOUTHWEST
 CORNER OF SAID SECTION 4, THENCE NORTH 08°29'35" WEST 2,651.73 FEET TO THE SOUTH QUARTER
 CORNER; THENCE NORTH 00°19'02" WEST 1,324.92 FEET TO THE CENTER SOUTH 1/16TH/ CORNER;
 THENCE SOUTH 08°32'19" EAST 2,654.42 FEET TO THE EAST 1/6TH/ CORNER; THENCE SOUTH 00°11'51"
 EAST 1,327.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,517,192 SQUARE FEET OR 80.74 ACRES.



LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- _____ BOUNDARY LINE
- _____ ADJOINING LOT LINE
- _____ SECTION LINE

 CURRENT ZONING MU-20
MULTIPLE USE

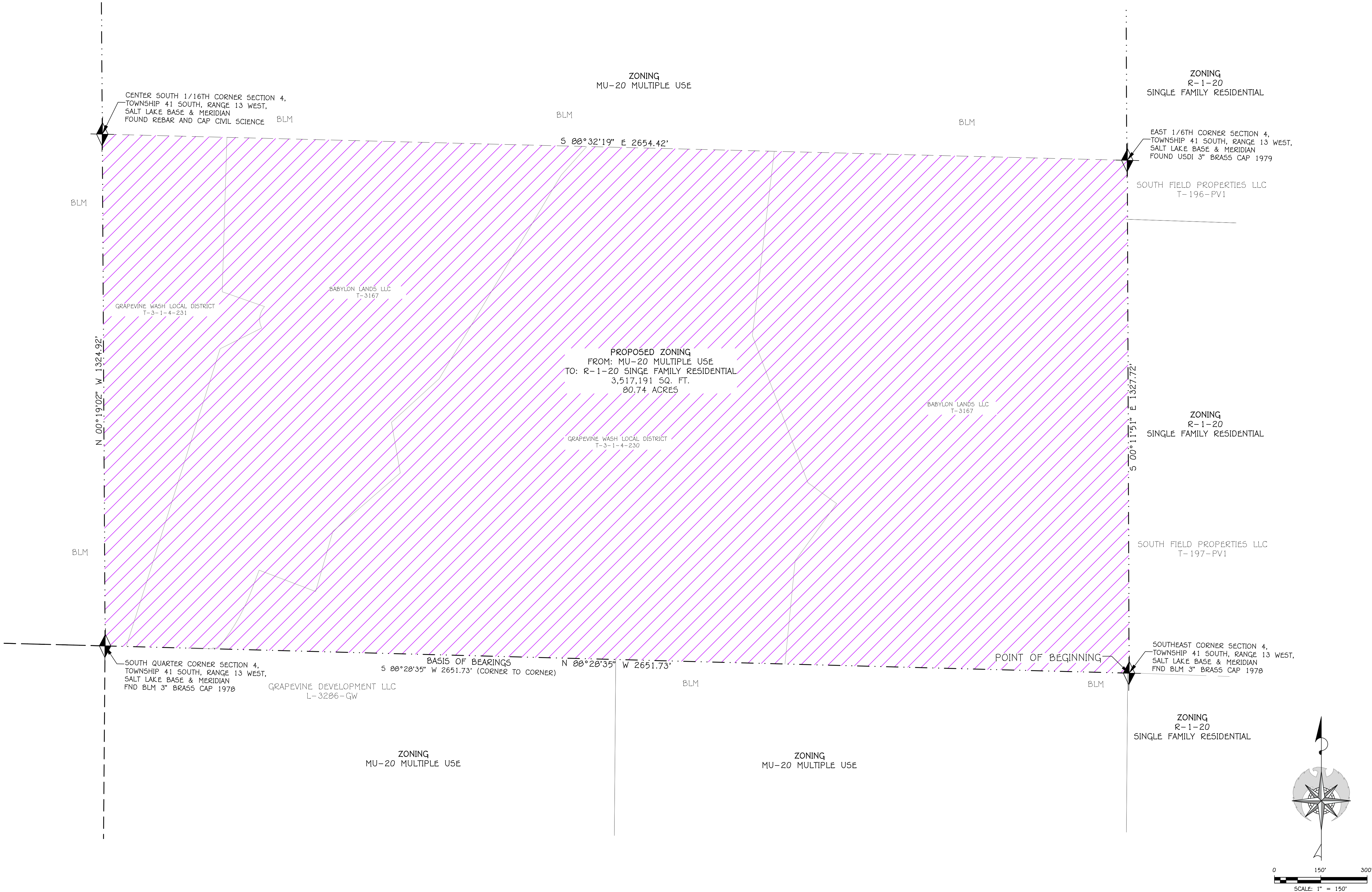
CURRENT ZONING

MU-20 MULTIPLE USE

TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH
SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M



REV. NOTES:



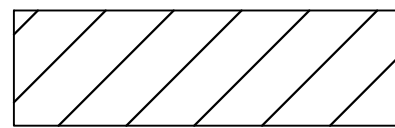
LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 41, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 00°20'35" WEST 2,651.73 FEET TO THE SOUTH QUARTER CORNER; THENCE NORTH 00°19'02" WEST 1,324.92 FEET TO THE CENTER SOUTH 1/16TH/ CORNER; THENCE SOUTH 00°32'19" EAST 2,654.42 FEET TO THE EAST 1/6TH/ CORNER; THENCE SOUTH 00°11'51" EAST 1,327.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,517,192 SQUARE FEET OR 80.74 ACRES.

LEGEND:

- SECTIONAL MONUMENTATION (TYPE LOCATION ETC. AS SHOWN ON THE PLAT)
- BOUNDARY LINE
- ADJOINING LOT LINE
- SECTION LINE



PROPOSED ZONING FROM: MU-20 TO: R-1-20

REV. NOTES:



PROPOSED ZONING

R-1-20 SINGLE FAMILY RESIDENTIAL
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH
SECTION 5, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SLB&M

DATE: 08/07/2025

JOB #: 25-032

FILE: ZONE CHANGE.DWG

SHEET

2 / 2 SHEETS

General Plan Map

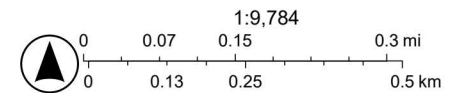


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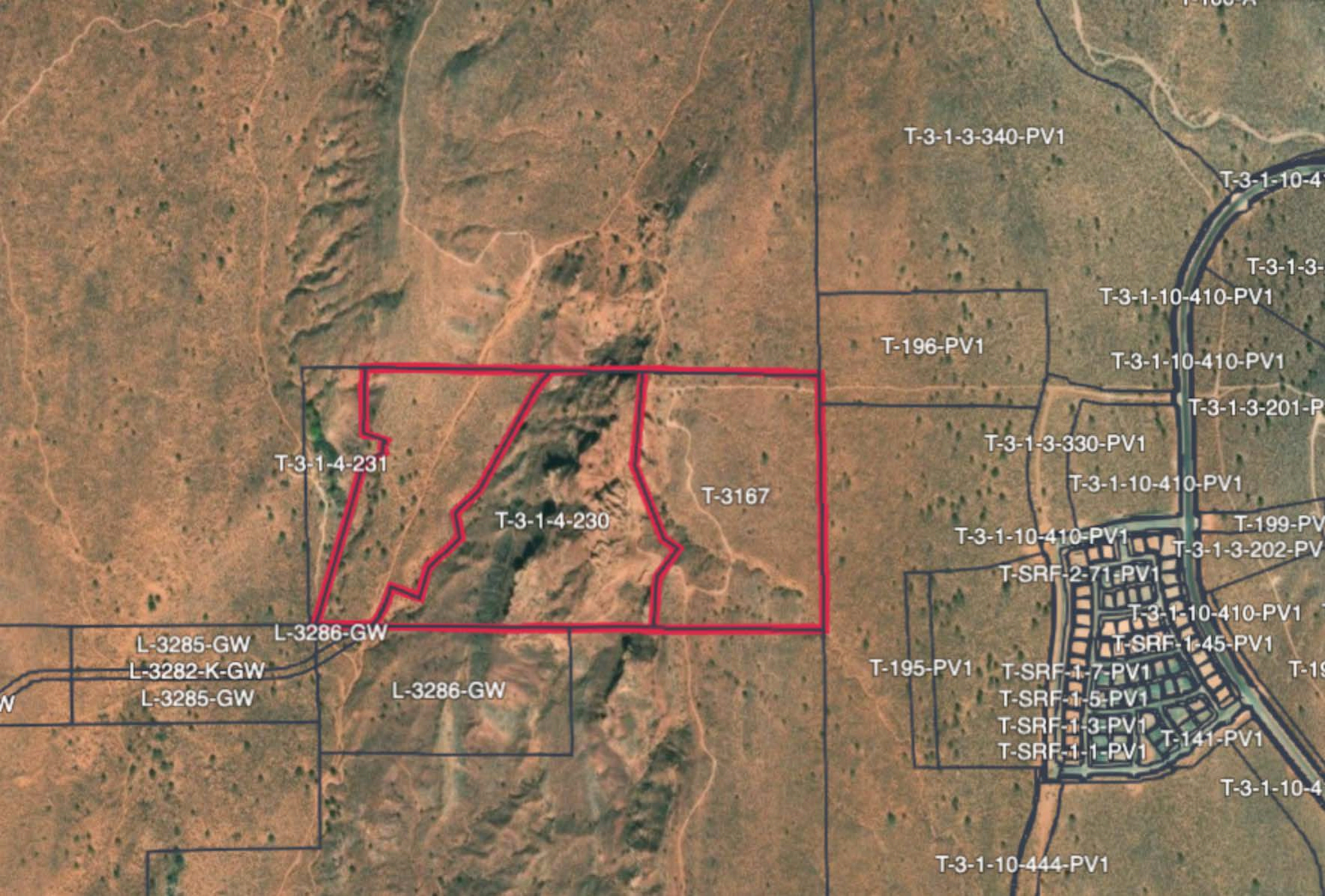
- Municipalities
- Washington County Parcels
- General Plan
 - Master Planned Development Overlays
 - Mixed-Use Residential
 - Open Space/Agricultural
 - Residential

- Zoning Districts
 - AGRICULTURAL
 - R-1-12 SINGLE-FAMILY RESIDENTIAL (12,000 sq. ft. Minimum lot size)
 - R-1-20 SINGLE-FAMILY RESIDENTIAL (20,000 sq. ft. Minimum lot size)
 - MULTIPLE USE
 - MASTER PLANNED DEVELOPMENT OVERLAY
 - EXTRACTION INDUSTRIES OVERLAY

- World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
- Citations
 - 2.4m Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



T-3-1-3-340-PV1

T-3-1-10-4

T-3-1-3-

T-3-1-10-410-PV1

T-196-PV1

T-3-1-10-410-PV1

T-3-1-4-231

T-3167

T-3-1-4-230

T-3-1-3-330-PV1

T-3-1-10-410-PV1

T-3-1-10-410-PV1

T-199-PV

T-3-1-3-202-PV

T-SRF-2-71-PV1

T-3-1-10-410-PV1

T-SRF-1-45-PV1

L-3285-GW

L-3286-GW

L-3282-K-GW

L-3285-GW

L-3286-GW

T-195-PV1

T-SRF-1-7-PV1

T-SRF-1-5-PV1

T-SRF-1-3-PV1

T-SRF-1-1-PV1

T-141-PV1

T-19

T-3-1-10-4

T-3-1-10-444-PV1

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.10.2025

Department: Planning and Zoning

Item Title:

Discussion and possible recommendation on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.

Presented By: Emily Teaters

Attachments:

- Ordinance 2025.XX

Options:

Recommend Approval/Denial/Table

Possible Motion (Approval):

I move to recommend approval Ordinance 2025.XX – amending Title 10, Chapter 5 to clarify penalties for land use violations.

Background:

Current Toquerville City Code states that violations of the land use regulations are a misdemeanor offense but does not identify the classification. Since misdemeanors under Utah law are divided into Class A, B, and C, each with different penalties, the lack of classification creates uncertainty in enforcement.

At the request of the City Prosecutor, the proposed ordinance clarifies that land use violations are a Class B misdemeanor. Under Utah law, this classification carries:

- Up to six months in jail (Utah Code § 76-3-204)
- A fine of up to \$1,000 for individuals or up to \$5,000 for corporations (Utah Code § 76-3-301)

This update ensures consistency for staff, the public, prosecutors, and the courts, and matches the penalty level used for most other misdemeanor violations in the City Code.

TOQUERVILLE CITY
ORDINANCE 2025.XX

AN ORDINANCE AMENDING AND RESTATING TITLE 10, CHAPTER 5 OF THE TOQUERVILLE CITY CODE TO CLARIFY PENALTIES FOR LAND USE VIOLATIONS

RECITALS

WHEREAS, Toquerville City (“the City”) is a Utah municipal corporation and political subdivision of the State of Utah and, as such, holds the delegated police powers under the Utah Constitution to act as the Land Use Authority within its municipal boundaries, with the power to regulate those items set forth in Utah Code Ann. § 10-9a-102(2); and

WHEREAS, the Toquerville City Council (“City Council”), as the legislative body of the City, is authorized under Utah Code Ann. § 10-9a-501 to enact and amend land use regulations to protect the health, safety, and welfare of the community; and

WHEREAS, the City Council recognizes the need to clarify and update the City’s penalty provisions for land use violations to ensure effective enforcement of the City’s regulations;

WHEREAS, the City Council has determined that amending Toquerville City Code Title 10 Chapter 5 is in the best interest of the City and its residents;

ORDINANCE

NOW THEREFORE, be it ordained by the City Council of Toquerville City, Utah as follows:

TITLE 10, CHAPTER 5, SECTION 4 OF THE TOQUERVILLE CITY CODE IS HEREBY AMENDED AS FOLLOWS:

10-5-4: PENALTY:

Any person, firm or corporation, as principal, agent, employee or otherwise, violating, causing or permitting violation of the provisions of this [Title](#) shall be guilty of a [class B](#) misdemeanor, as per 1-4-1 of this Code. In addition, the City may bring an action to enjoin the continuation of the violation. Each day a violation continues shall be considered a separate violation and offense. (Ord. 2012.04, 1-18-2012; amd. 2014 Code; Ord. 2024.06, 5-2-2024)

1. **REPEALER.** All ordinances, resolutions and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency and only for the period this Ordinance remains effective. This Repealer shall not be construed as reviving any law, order, resolution or ordinance or part thereof.

2. **SEVERABILITY.** Should any provision, clause or paragraph of this Ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction

to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this Ordinance or the Toquerville City Code to which these amendments apply. The valid part of any provision, clause or paragraph of this Ordinance shall be given independence from the invalid provisions or applications and to this end the parts, sections and subsections of this Ordinance, together with the regulations contained therein, are hereby declared to be severable.

3. EFFECTIVENESS. This Ordinance shall become effective immediately upon approval by the City Council.

ADOPTED AND APPROVED BY THE TOQUERVILLE CITY COUNCIL this ____ day of _____ 2025, based upon the following vote:

Councilmember:

Gary Chaves	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
John ‘Chuck’ Williams	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Joey Campbell	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Todd Sands	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Wayne Olsen	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOQUERVILLE CITY
a Utah Municipal Corporation

Attest:

Justin Sip, Toquerville City Mayor

Emily Teaters, Toquerville City Recorder

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.10.2025

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a Sign Permit for Clovis Sign Co submitted on behalf of Sinclair Co.

Presented By: Emily Teaters

Attachments:

- Sign Plan
- Draft Sign Permit

Options:

Approve/Table/Deny

Possible Motion (Approval):

I move to approve the Sign Permit for Sinclair Co, as presented, based on the findings and recommendations outlined in the September 2, 2025 decision issued by Administrative Law Judge Lyn Creswell.

Background:

On August 13, 2025, the Planning Commission reviewed a sign permit submitted by Clovis Sign Co. on behalf of Sinclair Co. After discussion, the Commission denied the permit based on the size of the proposed signs and the number of signs already on the property. The applicant subsequently submitted a variance request to the City's land use appeal authority, Administrative Law Judge (ALJ) Lyn Creswell, addressing the size, number, and colors of the signs.

ALJ Creswell issued a written decision on September 2, 2025. The decision reviewed the proposed signs against applicable standards and determined which signs complied with City Code and which required variances.

Under Toquerville City Code, the Planning Commission has authority to issue sign permits. The permit is now before the Commission for reconsideration based on the variance determinations.

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 #:

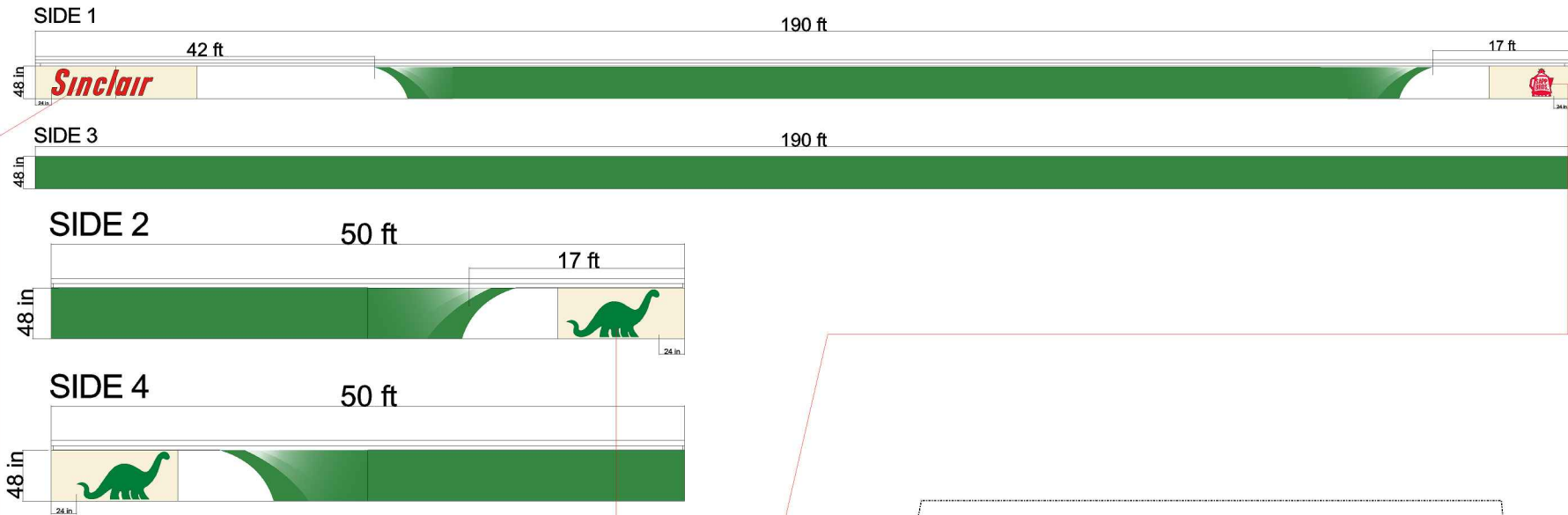
REVISIONS:

PAGE: 1 of 6

Clovis Sign Service
 1312 E 1st Street
 Clovis, NM 88101
 575-763-5623

APPROVED BY:

DATE:



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

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

SAPP Icon = 10.43 Sqft (Side C = 0.7%)

CANOPY

INSTALL NEW ACM FASCIA

INSTALL LIGHT BAND (SEE DETAIL PAGE)

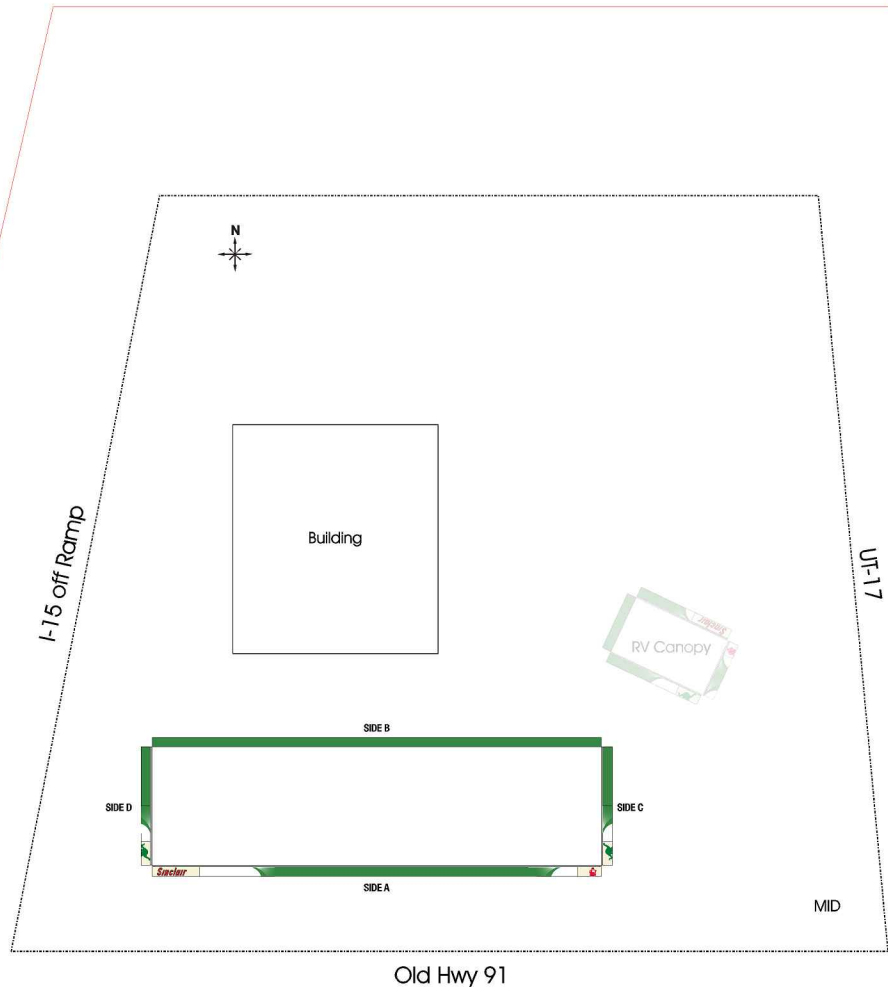
28" CHANNEL LETTERS (SEE DETAIL PAGE)

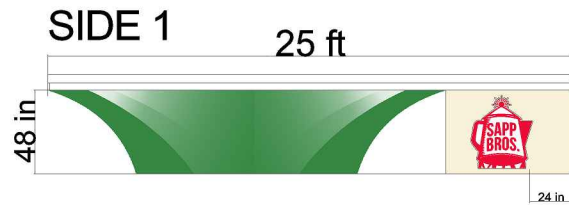
34" DINO ICON 3 (SEE DETAIL PAGE)

30" SAPP BROS. SIGN (SEE DETAIL PAGE)

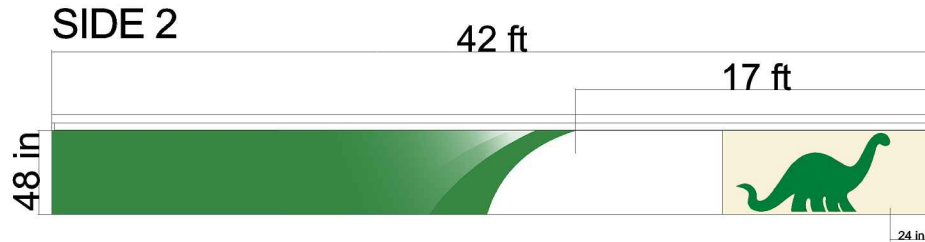
CLEARANCE DECAL (VERIFY ON SITE)

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

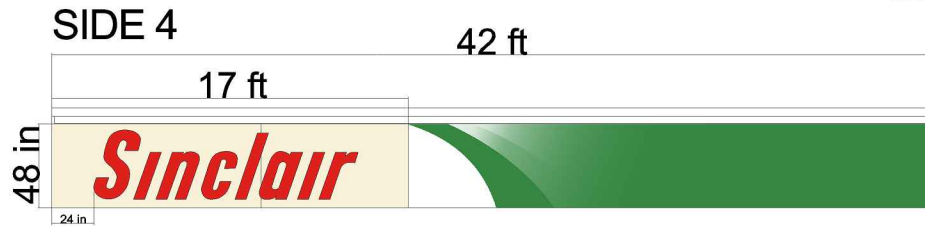




SAPP Icon = 10.43 Sqft (Side C = 0.7%)



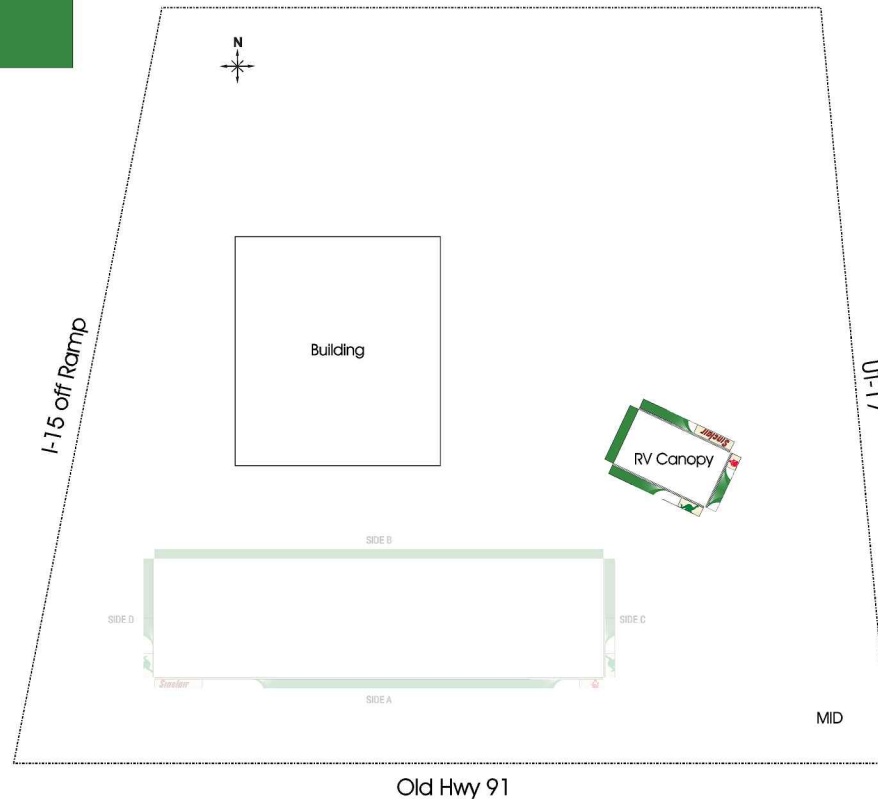
Dino Icon = 18.5 Sqft (Side A = 11.6%)



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



- RV 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: 2 of 6	
Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623	
APPROVED BY:	
DATE:	

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"



Simulated Illumination View



CLIENT:	HF Sinclair
ADDRESS:	I-15 & N. Toquer Blvd. St. George, UT
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JOB #:	
REVISIONS:	
PAGE:	3 of 6
Clovis Sign Service 1312 E 1st Street Clovis, NM 88101 575-763-5623	
APPROVED BY:	
DATE:	



APPLICATION - A highly efficient and dramatic means of providing canopy illumination, designed for seamless continuous row mounting on building or canopy. The Archer™ illumination system adds brilliant LED performance to new installations on new or existing structures.

LEDs - High Lux LEDs that produce approximately 447.5 lumens per foot at 4.47 watts per foot in Bright White 5000°K nominal or 6800°K Cool White optional color temperature.

POWER SUPPLY - 100-277V 47-63Hz input / 96W and 2x96W 24VDC output power supplies constant voltage and is potted for use in damp locations. Other input voltages and frequencies are available, please consult the factory for details.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

INSTALLATION - Installs in continuous row applications designed to illuminate building or canopy fascia.

LISTING - UL Listed Wet location, UL48 outline lighting for signage

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Groups at lighting.apps@lsicorp.com.

LED	10 year
Driver	5 year
Hood Assembly	10 year
Wind Load	150 mph
Pre-drilled Mounting Holes	Standard/included
Pre-assembled UL Box	Standard/included
Triple Retention Alignment Click Rail	Standard/included
3.175mm Bleed Dam	Standard/included
5 degree Residue Shed	Standard/included
Extruded Connectors (2) Top and Face	Standard/included

DIMENSIONS

59" 118" 58" 58" 117"

LEFT ENDCAP RIGHT ENDCAP

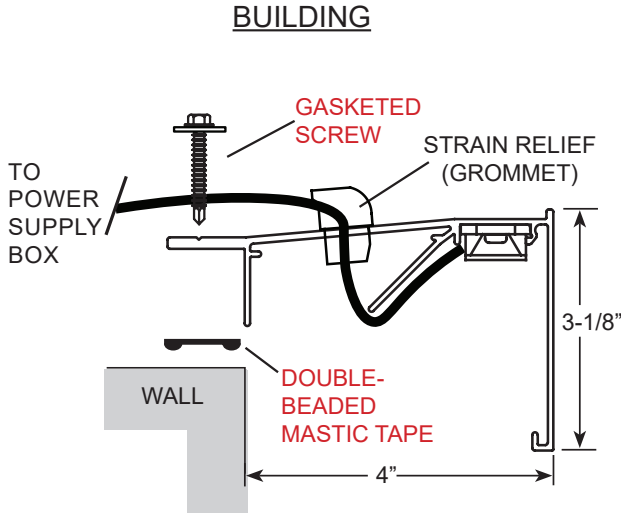
TOP VIEW CORNERS

Description	Length
9' 10" housing	118"
4' 11" housing	59"
Corner	58"x58", 117"x117"

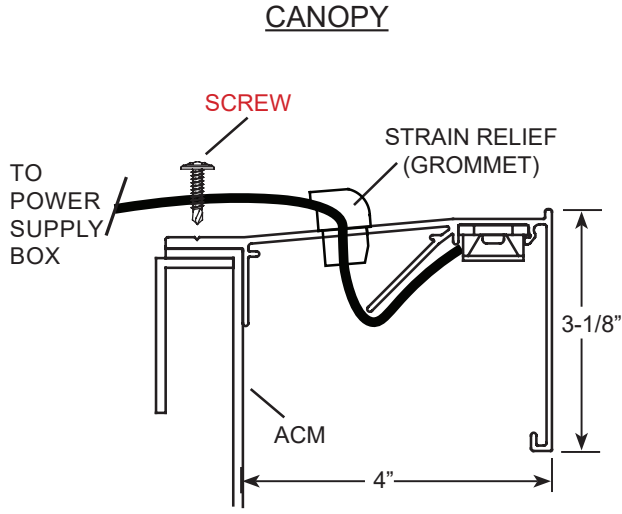
Splice Angle Corner Key

Splice Bars

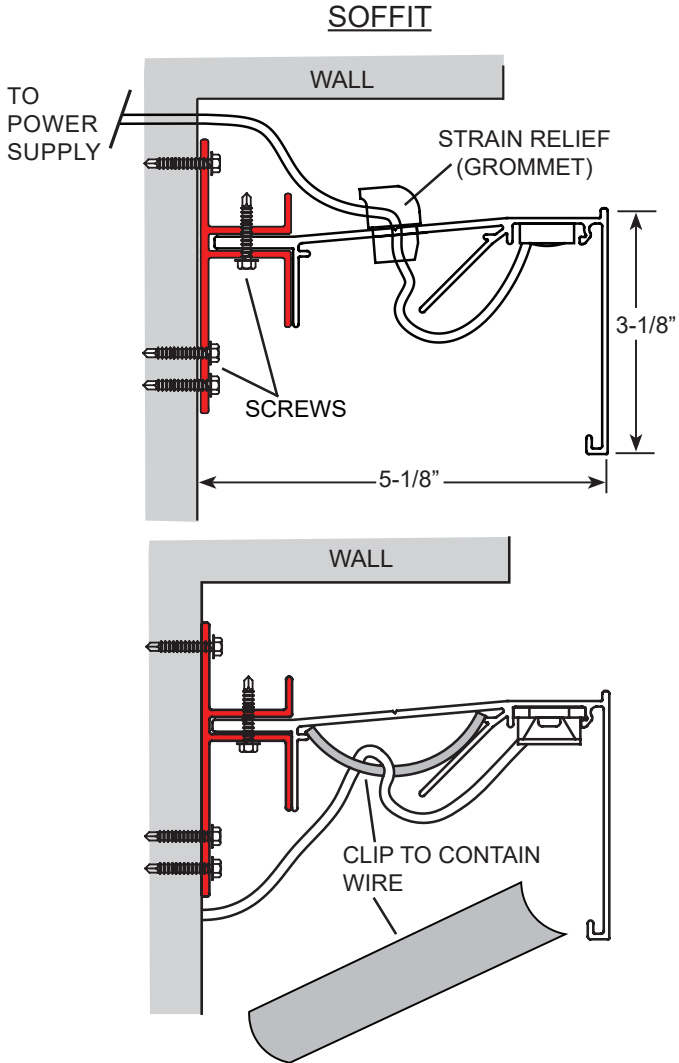
Corner Splices



Please Reference Section 2 for Hardware Application.
Note: Building hardware is linear caculation of application. Offered in 25 ft, 50ft, 100ft increments



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



Please Reference Section 2 for Hardware Application.
Note: Soffit hardware is per 118" downlighter section. Order per section qty.

1

FIXTURE ORDERING INFORMATION					
TYPICAL ORDER EXAMPLE: ARCH 118 LED BW WHT MULTI					
Prefix	Section Length	Light Source	LED Color	Stock Finish ¹	Input Voltage
ARCH	118 - 118 in 59 - 59 in CNR - 58 x 58 in CNR - 117 x 117 in	LED - Light Emitting Diode	BW - Bright White 5000K CW - Cool White 6800K	WHT - White BLK - Black SVR - Silver BRZ - Bronze RED - Red BLU - Blue ORG - Orange CTM - Custom	MULTI - 100-277 ²

3

NOTE:

- 1 - For custom colors, consult factory for details
- 2 - Consult factory for other input voltage options
- 3 - All end caps manufactured to match fixture finish
- 4 - Each 96W power supply operates two 118" sections.
- 5 - End caps come in sets, comprised of left and right pieces. Consult factory for individual piece needs.
- 6 - Comes with assembled UL switched power box (IP-67).

4

INSTALLATION REQUIREMENTS:

- Must use provided strain relief (grommet) to plug pre-drilled hole (if going thru metal). Must apply silicone sealant (must be applied in temperature and humidity conditions specified by sealant manufacturer and with no water present on sealant or Archer™ product).
- Do not drill additional holes or cut off Archer™ end with pre-punched hole. Use only provided whip; do not rewire LEDs.

PLEASE REFERENCE WARRANTY GUIDELINES FOR ARCHER™ LED BUILDING LIGHTING.

2

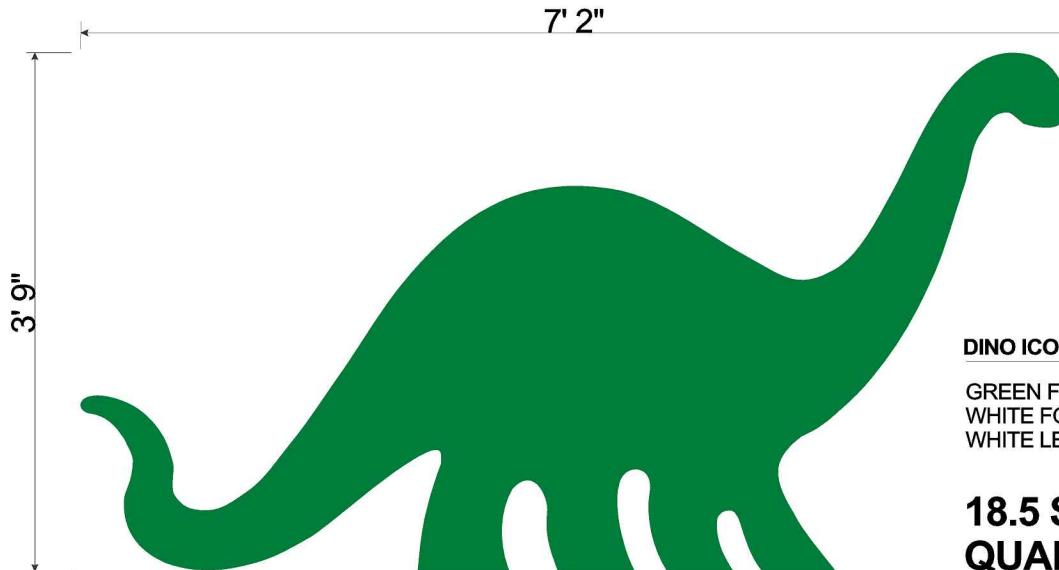
ACCESORY ORDERING ³ (Accessories are field installed)	
Description	Part Number
96W Power Supply ⁴	810979
2X96W Power Supply	804989
End Caps	ORDER BY COLOR
Hardware - Canopy	ORDER BY COLOR
Hardware - Building	755267(25')/778613(50')/778614 (100')
Hardware - Soffit	833577
Adjustable Radius Corner	ORDER BY COLOR
Obtuse Corner Cover	ORDER BY COLOR
Gable Cover	ORDER BY COLOR
Gable Transition	ORDER BY COLOR



40" 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)

**31.3 SQFT
QUANTITY 1**



DINO ICON 4

GREEN FORMED POLYCARBONATE FACE
WHITE FORMED POLYCARBONATE BACK
WHITE LED ILLUMINATION

**18.5 SQFT
QUANTITY 2**



QUANTITY 1

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

10.43 SQFT

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:4 of 6

Clovis Sign Service
1312 E 1st Street
Clovis, NM 88101
575-763-5623

APPROVED BY:

DATE:

FUELING AREA

RE-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

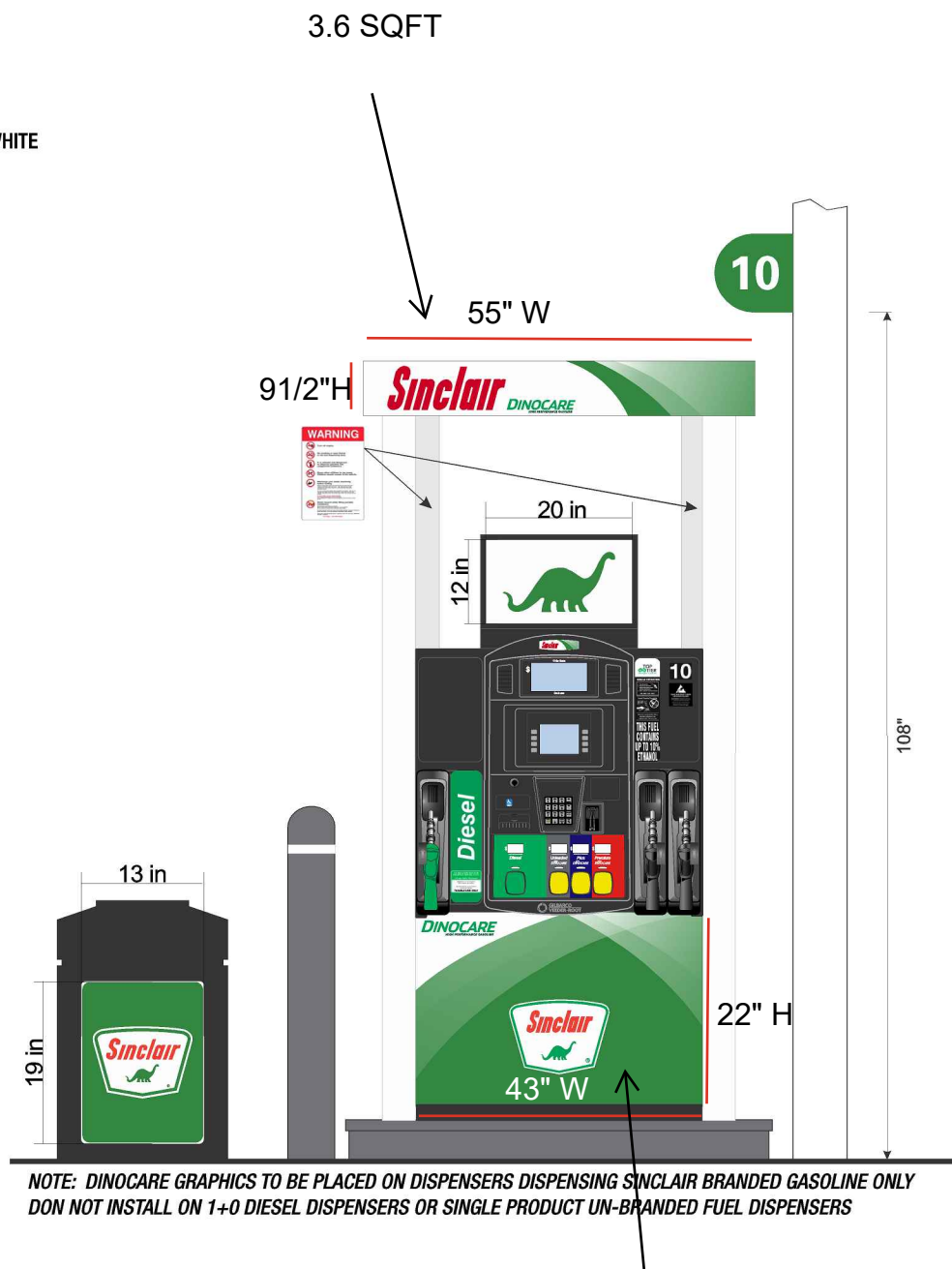
INSTALL FLAG MOUNT DISPENSER NUMBERS ON COLUMNS

20 in
 7 in
Sinclair
 .97 sqft
 8-3/4 in
DINOCARE
 5-1/2 in
 .12 sqft

1-1/2 in
 5 in
DINOCARE
 .07 sqft

10-3/4 in
 15 in
Sinclair
 1.12 sqft

2.28 Total sqft



NOTE: DINOCARE GRAPHICS TO BE PLACED ON DISPENSERS DISPENSING SINCLAIR BRANDED GASOLINE ONLY
 DON NOT INSTALL ON 1+0 DIESEL DISPENSERS OR SINGLE PRODUCT UN-BRANDED FUEL DISPENSERS

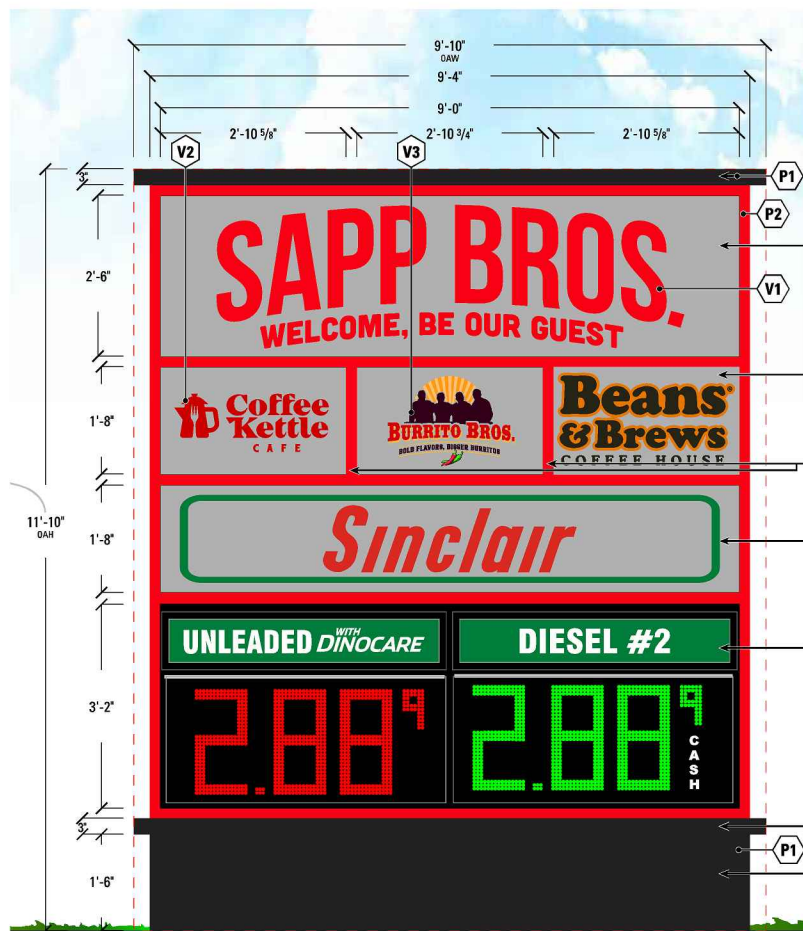
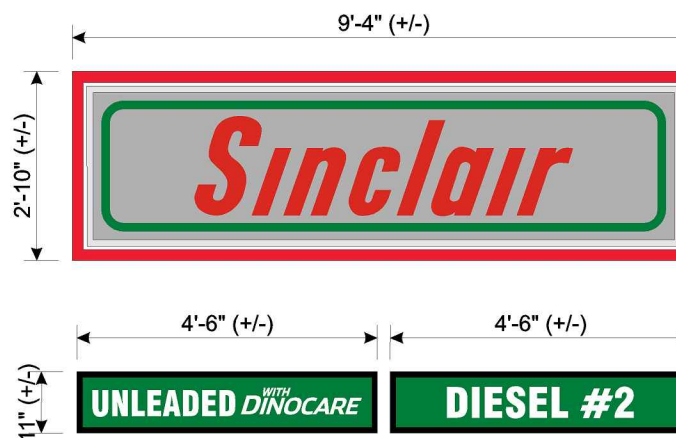
6.5 SQFT

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

Sign Permit

Sinclair fuel signs located on Sapp Brothers Travel Center
(Washington County parcels T-3-0-27-315 & T-3-0-27-3410)

The following signs or sign displays are approved by the Toquerville City Planning Commission based on the 2 September 2025 Clovis Sign Service Sinclair signage plan; the 2 September 2025 variance decision¹ of Toquerville City Administrative Law Judge (ALJ) Lyn Creswell; supplemental materials² provided to ALJ Creswell by Clovis Sign Service and Sapp Bros. Travel Center; and the sign standards included in the Toquerville City sign regulation (Chapter 22, Title 10 Toquerville City Code).

- Automobile fueling canopy signs proposed by Clovis Sign Service in the 2 September 2025 Sinclair signage plan (with variances approved by ALJ Creswell).
- RV fueling canopy signs proposed by Clovis Sign Service in the 2 September 2025 Sinclair signage plan (with variances approved by ALJ Creswell).
- The Sinclair logos and naming proposed as additions to the previously permitted Sapp Bros. Travel Center monument sign.

¹ ALJ Creswell approved the following variances: 760, 200, 168, and 100 116.43 square feet sign area for automobile fueling canopy signs and the RV fueling canopy signs; multiple (more than one primary and one secondary) Sinclair signs at the Sapp Bros. Travel Center.

² Sapp Bros. Travel Center provided the following supplemental information to ALJ Creswell:

- The setbacks for the automobile fueling canopy and the RV fueling canopy.
- The contractual or business relationship between Sinclair Oil LLC and Sapp Bros. Travel Center.

The following additional Sinclair signage on the Sapp Bros. Travel Center is approved based on provisions in the Toquerville City sign regulation (without submitting a sign permit application).

- Service station signs with no more than eight (8) square feet of area and not more than eight feet (8') in height.

- Service signs with no more than six (6) square feet of area. A “service sign” is defined as a sign that “is incidental to a use lawfully occupying the property upon which the sign is located, and which sign is necessary to provide information to the public, such as direction to parking lots, location of restrooms, entrance and exits, etc. Such signs shall be located entirely on the property to which they pertain and shall not in any way advertise or otherwise mention a business.”

Planning Commission Chair

Date

City Recorder

Date