

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
September 9, 2026, 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 Haymore
2. Pledge of Allegiance – Commissioner Allinson
3. Statement of Belief/Opening Prayer – Commissioner Harrison
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 12, 2026, Planning Commission Meeting.

D. BUSINESS:

1. **Revised Preliminary Plat Application** submitted by Wall Construction Inc. for Phase 3 of Parkside at Desert Mountain (Tax IDs: T-91-A-1-A-2 and T-91-A-1-A-1).
 - A. Applicant/Staff Report
 - B. Public Hearing
 - C. Discussion and Possible Approval
2. **Ordinance 2026.XX** – an ordinance amending Title 10, Chapter 17, Section 4 of the Toquerville City Code regarding quiet hours for nightly rentals.
 - A. Staff Report
 - B. Public Hearing
 - C. Discussion and Possible Recommendation
3. **Sign Permit** application submitted by YESCO on behalf of Sapp Bros.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Approval
4. **Hillside Development Permit** submitted by Firelight Development, Inc. for Indigo at Firelight, Phases 2-5.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Recommendation as the Hillside Review Board

E. REPORTS:

1. Planning Commission Chair
2. Planning Commissioners
3. Planning & Zoning Administrator – Emily Teaters
4. Assistant City Manager – Darrin LeFevre

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 8, 2026, by Toquerville City Recorder, Emily Teaters.

**TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES**

**August 12, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Chair: Dean Haymore; Commissioners: Glenn Leavitt, Angela Harrison, Mila Allinson;
Commissioner Alternates: Mark Welker; Staff: Assistant City Manager Darrin LeFevre, City
Recorder & Planning/Zoning Administrator Emily Teaters, Attorney Kayla Gothard; Absent:
Commissioners: Lonnie Christensen.

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/W7FSlid5zAE?si=KdrcjqKf-TkZFubA&t=8>

Chair Dean Haymore called the meeting to order at 6:00 p.m. Commissioner Allinson led the Pledge of Allegiance. The invocation was led by Commissioner Harrison. There were no declarations of conflicts.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/W7FSlid5zAE?si=OYUI35c4QuJShSX1&t=92>

1. Approval of agenda order.

Commissioner Harrison made a motion to approve the agenda order. Commissioner Welker seconded the motion. Motion carried 4-0. Angela Harrison – aye, Mark Welker – aye, Glenn Leavitt – aye, Dean Haymore – aye, Mila Allinson – abstain.

C. CONSENT AGENDA:

<https://www.youtube.com/live/W7FSlid5zAE?si=GMzgsqq1fjYXKRdY&t=109>

1. Review and possible approval of meeting minutes from July 8, 2026, Planning Commission Meeting and July 21, 2026, Special Planning Commission Meeting.

Commissioner Leavitt made a motion to approve the meeting minutes from July 8, 2026. Commissioner Harrison seconded the motion. Motion carried 4-0. Angela Harrison – aye, Mark Welker – aye, Glenn Leavitt – aye, Dean Haymore – aye, Mila Allinson – abstain.

Commissioner Harrison made a motion to approve the meeting minutes from July 21, 2026. Chair Haymore seconded the motion. Motion carried 3-0. Angela Harrison – aye, Mark Welker – aye, Dean Haymore – aye, Mila Allinson – abstain, Glenn Leavitt – abstain.

D. BUSINESS:

1. **Preliminary Site Plan** application for Van America, submitted by Chase Stratton of Interstate Rock Products, Inc., on behalf of Desert Sands Development, LLC, for Tax ID: T-BRG-1-4-BR.

https://www.youtube.com/live/W7FSlid5zAE?si=-3H3Gjs993nv_xv&t=176

- A. Applicant/Staff Report

Chase Stratton, with Interstate Rock Products, spoke regarding the application submitted for Van America. Chase summarized Van America's work and provided background information on its proposed expansion. Emily Teaters reminded the Planning Commission that the Boulder Ridge subdivision is zoned BMP (Business and Manufacturing). Chase answered questions from the Planning Commission regarding the work to be completed. Attorney Gothard commented on a public utility easement that currently runs through the lot. Darrin LeFevre spoke about the current status of the utility easement.

B. Discussion and Possible Approval

Commissioner Leavitt made a motion to approve the Preliminary Site Plan application for Van America, on lot 4 of Boulder Ridge, contingent upon compliance with staff comments, commercial design standards, JUC review, and all applicable Toquerville City standards and specifications. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

2. **Sign Permit** application submitted by Star Sign, Inc. on behalf of SRC Land Holdings, LLC.

https://www.youtube.com/live/W7FSlid5zAE?si=LQqiqel_pOMKOv_Q&t=594

A. Applicant/Staff Report

Stephen Wood, with Firelight and SRC Land Holdings, spoke regarding the proposed signs for the Firelight development. Stephen reviewed the types, locations, and sizes of the signs they would like to install throughout the development. Emily Teaters summarized the submitted application, stating that all the signs meet the height and square-footage requirements for development signs. Attorney Gothard noted that there is no limit on the number of development signs, only their size. Stephen explained that the signs will be located along Toquerville Parkway.

B. Discussion and Possible Approval

The Planning Commission discussed the compliance of the signs with City code.

Commissioner Harrison made a motion to approve the sign permit for six development signs within the approved Firelight MPDO. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

3. **Hillside Development Permit** submitted by Firelight Development, Inc. for Sunriver at Firelight, Phases 8-16.

<https://www.youtube.com/live/W7FSlid5zAE?si=TZzi0QfXlqj-9SOL&t=1178>

A. Applicant/Staff Report

Austin Chapell, with American Consulting and Engineering, summarized the submitted application for Firelight. Darrin LeFevre noted this is similar to previous reviews done by the Planning Commission. Darrin reviewed the slope map with the Commissioners. Attorney Gothard recommended the Commissioners add a condition regarding the maintenance of the retaining walls. The Commissioners,

staff, and Austin discussed clarifying retaining wall maintenance and ownership in the CC&Rs before the final plat is recorded.

B. Discussion and Possible Recommendations as the Hillside Review Board

Commissioner Harrison made a motion to recommend approval of the Hillside Development Permit for Sunriver Firelight, Subdivision Phases 8-16, contingent upon requiring maintenance responsibility for the retaining walls in the CC&Rs, and to comply with the engineer's recommendations. Commissioner Allinson seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

4. **Hillside Development Permit** submitted by Firelight Development, Inc. for Meridian at Firelight, Phases 1-3.

https://www.youtube.com/live/W7FSlid5zAE?si=qhk_Q2vS9jbAflex&t=2087

A. Applicant/Staff Report

Austin Chapell spoke regarding this item, noting that it is like the previously discussed item but involves different phases. Stephen Wood answered Attorney Gothard's questions regarding land ownership. Commissioner Allinson shared concerns about mitigating erosion on some of the lots, and Chair Haymore expressed concerns about property-line alignment. Austin answered Commissioner Welker's questions regarding building timelines.

B. Discussion and Possible Recommendations as the Hillside Review Board
Attorney Gothard shared her recommendations for making a motion.

Commissioner Allinson made a motion to recommend approval of the Hillside Development Permit for Meridian at Firelight, Subdivision Phases 1-3, with the conditions that they adhere to the maintenance of the retaining walls in the CC&Rs, phases 2 and 3 are conditional upon obtaining title, and to address the hazardous hillside area with the engineers recommendations. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

E. **REPORTS:**

<https://www.youtube.com/live/W7FSlid5zAE?si=Nn2dJ24vhtaU-uLx&t=2886>

1. Planning Commission Chair

Chair Haymore thanked the staff and Commissioners for their work.

2. Planning Commissioners

There were no reports.

3. Planning & Zoning Administrator – Emily Teaters

Emily Teaters reported on an annexation petition that was received from Solara.

4. Assistant City Manager, Darrin LeFevre

Darrin LeFevre shared a slideshow going over current projects in the City. Darrin provided updates on Westfield Park, Firelight Development, Chief Toquer Reservoir, and Boulder Ridge.

F. ADJOURN:

<https://www.youtube.com/live/W7FSlid5zAE?si=0-ET2VOIFpjBSInE&t=3637>

Commissioner Leavitt made a motion to adjourn. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Mark Welker – aye.

Chair Haymore adjourned the meeting at 7:33pm.

Planning Chair – Dean Haymore

Date

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.09.2026

Department: Planning & Zoning

Item Title:

Discussion and possible approval of a revised Preliminary Plat Application submitted by Wall Construction Inc. for Phase 3 of Parkside at Desert Mountain (Tax IDs: T-91-A-1-A-2 and T-91-A-1-A-1). The site is located at the end of Old Church Road, between Sunrise Drive and the Toquerville Bypass, and is zoned Residential (R-1-20 District).

Presented By: Emily Teaters

Attachments:

- Preliminary Plat

Options:

Approval/Remand

Possible Motion (Approval):

I move that the Planning Commission, as the Preliminary Land Use Authority, approve the revised Preliminary Plat for phase 3 of the Parkside at Desert Mountain Subdivision, finding that the application is complete under 10-19C-3 and the City's Subdivision Submittal Policy.

Background:

The Preliminary Plat before the Planning Commission is for Phase 3 of the existing Parkside at Desert Mountain Subdivision. The applicant has resubmitted the plat with two additional lots. The City's subdivision ordinance provides an amendment process for recorded plats but does not provide a process for amending a Preliminary Plat. Because of this, Staff is treating the resubmittal as a new Preliminary Plat application for the Commission's review.

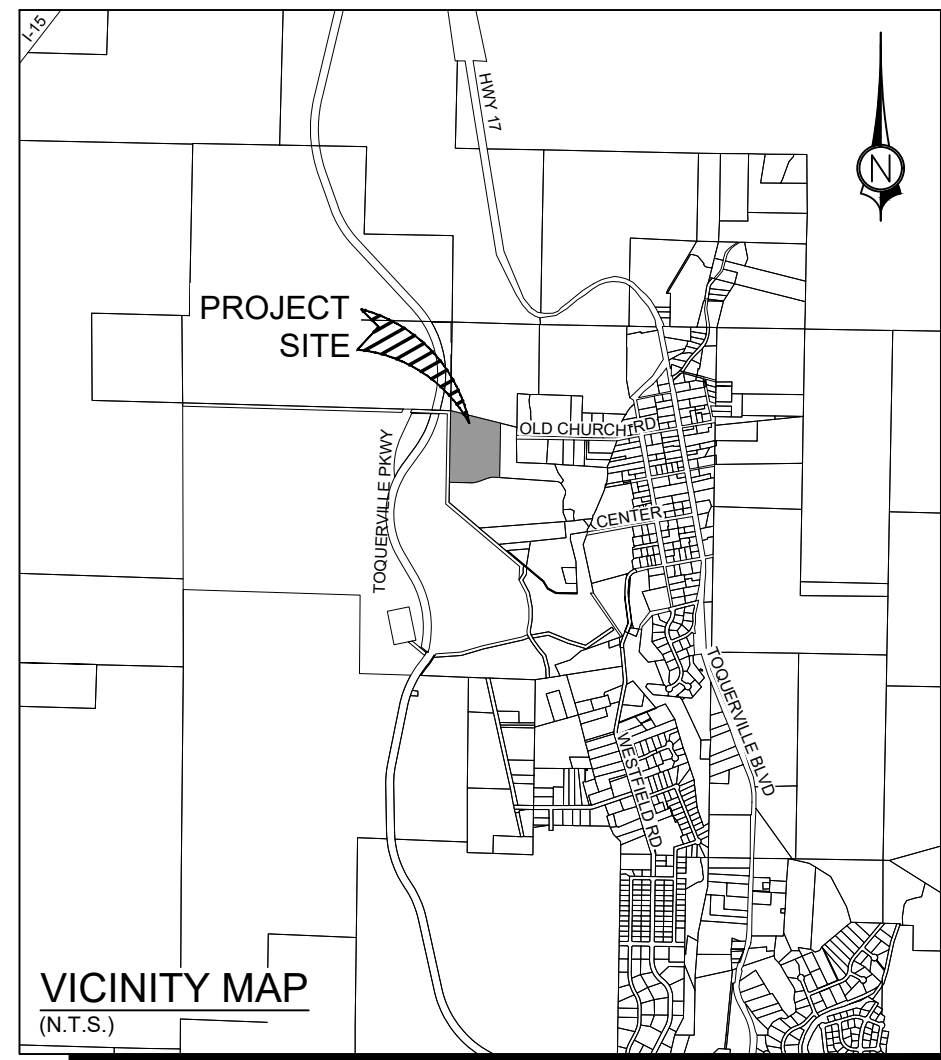
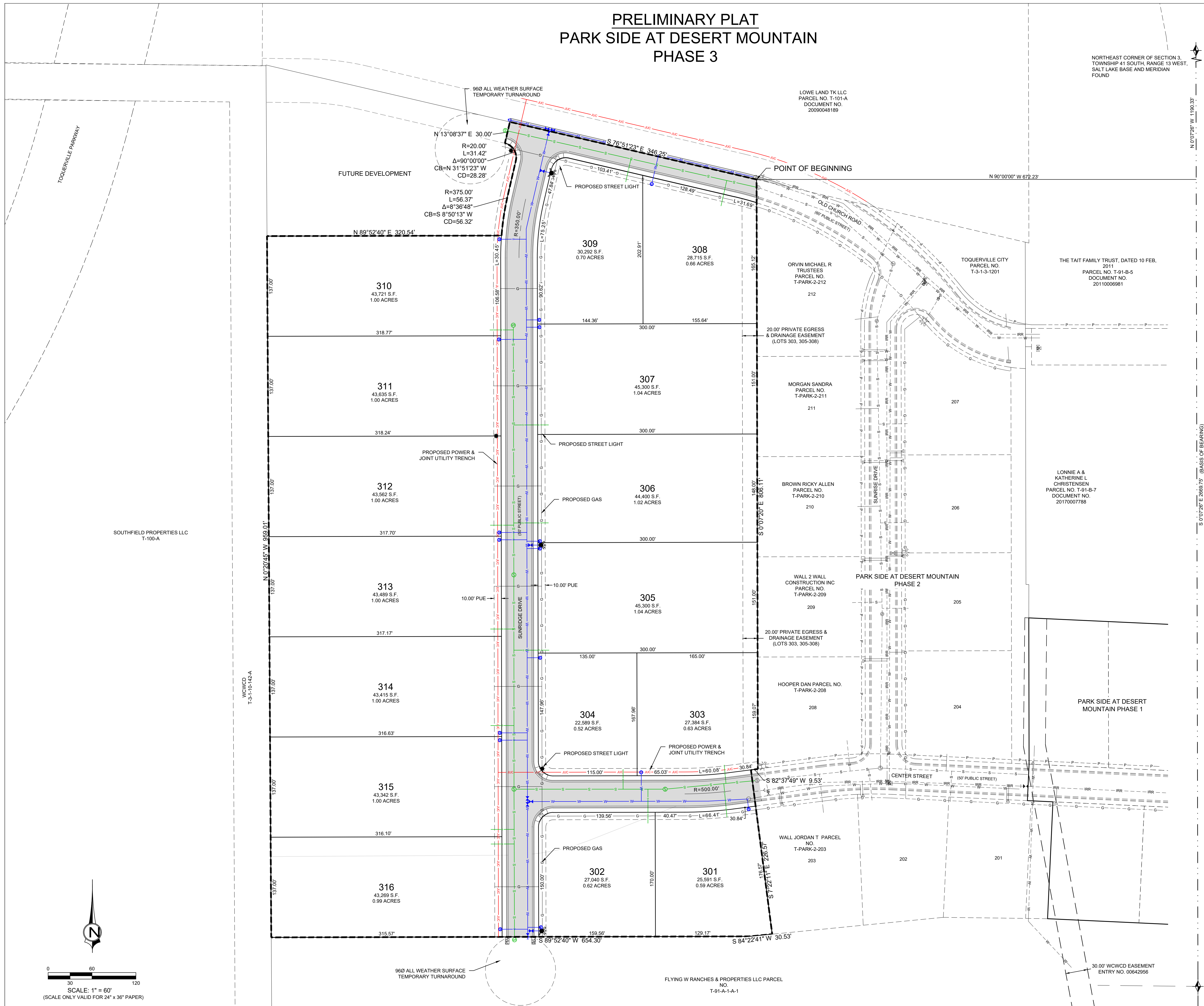
Staff has reviewed the application and found it complete in accordance with the Preliminary Plat requirements of the subdivision ordinance (10-19C-3) and the City's Subdivision Submittal Policy. The supporting documents previously submitted with the application remain applicable to the revised Preliminary Plat. Staff has reviewed the revisions to confirm that no changes or additional supporting documents are needed at this time.

As the Preliminary Land Use Authority under the subdivision code, the Planning Commission is responsible for reviewing the plat for compliance with City standards. The area is zoned Residential (R-1-20), and all proposed lots, including the two additional lots, meet the minimum lot size and frontage requirements for the zone. The plat has also been reviewed for consistency with Toquerville City Code Title 10-19D for subdivision design and construction standards.

If the Commission finds the application meets applicable requirements, it should approve the Preliminary Plat.

Additional items will be required prior to Final Plat approval, including final reports, agreements or easements with adjacent property owners for any offsite utilities, temporary turnarounds, and drainage features. Any retaining walls associated with the development will also be required to comply with applicable City standards.

PRELIMINARY PLAT
PARK SIDE AT DESERT MOUNTAIN
PHASE 3



- LEGEND**
- PROJECT BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED 8" SEWER LINE
 - PROPOSED 8" JOINT UTILITY TRENCH (POWER)
 - PROPOSED 8" WATER LINE
 - PROPOSED 6" IRRIGATION LINE
 - EXISTING/PROPOSED WATER VALVE
 - EXISTING/PROPOSED IRRIGATION VALVE
 - EXISTING/PROPOSED WATER METER
 - EXISTING/PROPOSED IRRIGATION METER
 - SEWER MANHOLE
 - EXISTING/PROPOSED FIRE HYDRANT
 - PROPOSED STREET LIGHT

LEGAL DESCRIPTION

BEGINNING AT A POINT N 0°07'28" W 1190.33 FEET ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND N 90°00'00" W 672.23 FEET, POINT BEING THE NORTHWEST CORNER OF PARK SIDE AT DESERT MOUNTAIN PHASE 2, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, FROM THE EAST QUARTER CORNER OF SAID SECTION 3, AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S 0°07'20" E 806.11 FEET, (2) THENCE S 82°37'49" W 9.53 FEET, (3) THENCE S 7°22'11" W 226.57 FEET; THENCE S 84°22'41" W 30.53 FEET; THENCE S 89°52'40" W 654.30 FEET, TO A POINT ON THE EAST LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20140016660, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER, THENCE N 0°20'45" W 959.01 FEET ALONG SAID LINE; THENCE N 89°52'40" E 320.54 FEET, TO A POINT ON A 375.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 85°29'11" E, THENCE ALONG THE ARC OF SAID CURVE 66.37 FEET THROUGH A CENTRAL ANGLE OF 8°36'48"; THENCE N 13°08'37" E 47.84 FEET, TO THE POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N 13°08'37" E 30.00 FEET, TO A POINT ON THE SOUTH LINE OF A PARCEL MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 20090048189, RECORDED AND ON FILE IN THE OFFICE OF SAID RECORDER; THENCE S 7°51'23" E 346.25 FEET ALONG SAID LINE, TO THE POINT OF BEGINNING.

CONTAINS 15.62 ACRES MORE OR LESS
PARCEL #: T-91-A-1-A-1 & T-91-A-1-2

PROJECT INFORMATION

ZONING: R-1-20
AREA: 15.62 ACRES
UNITS: 16 LOTS
DESERT TORTOISE TAKE AREA: NO
STREETS: PUBLIC
COMMON AREA: NONE

- GEOTECHNICAL CONSTRAINTS**
- EXPANSIVE ROCK AND SOIL - NONE PRESENT ON SITE
 - COLLAPSIBLE SOIL - SOME LIMITED AREA UPPER COLLAPSIBLE SOILS (3-4% OR SO) HOWEVER IT IS LIMITED TO A MINIMAL AREA
 - SHALLOW BEDROCK AND CALICHE - REFUSAL WITH THE EXCAVATOR WAS ENCOUNTERED ON BASALT OR CALICHE IN MOST OF THE TEST PITS BETWEEN A DEPTH OF 1.5 AND 3 FEET IN FOUR OF THE 6 TEST PITS. HARD ROCK CONDITIONS ARE EXPECTED FOR ALL SEWER AND UTILITY TRENCHES EXTENDING BELOW A DEPTH OF ABOUT 3 FEET.
 - GYPSEIFEROUS ROCK AND SOIL - NONE PRESENT ON SITE
 - POTENTIALLY UNSTABLE ROCK OR SOIL - NONE PRESENT ON SITE
 - FAULT LINES - NO MAPPED FAULTS THAT NEED TO BE INVESTIGATED FURTHER
 - SHALLOW GROUND WATER - NO GROUNDWATER ENCOUNTERED IN TEST PITS OR EXPECTED WITHIN THE DEPTH OF EXCAVATION FOR THE SUBDIVISION

APPLICANT CONTACT
WALL CONSTRUCTION INC
JORDAN WALL
PO BOX 376
WASHINGTON, UT 84780
435-229-7646

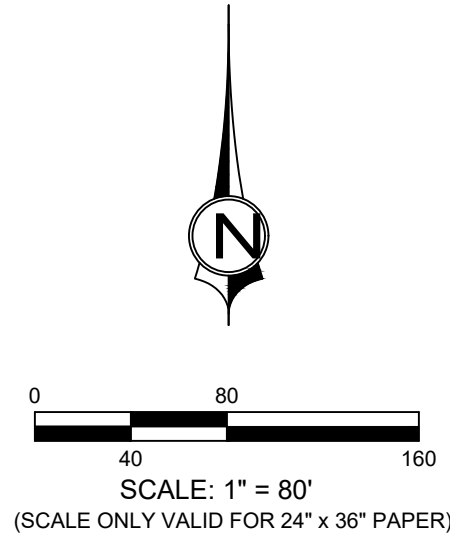
EAST 1/4 CORNER SECTION 3,
TOWNSHIP 41 SOUTH, RANGE
13 WEST, SALT LAKE BASE AND
MERIDIAN, BLN BC

PARK SIDE AT DESERT MOUNTAIN PHASE 3
LOCATED IN
NE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
SALT LAKE BASE & MERIDIAN

PROJ. #: 26086
DRAWN BY: BLW
DATE: 09/08/2026
SCALE OF SHEET
HOR SCALE: 1" = 60'
SHEET
1
OF
3



1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100



PARK SIDE AT DESERT MOUNTAIN PHASE 3
 LOCATED IN
 NE 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 13 WEST,
 SALT LAKE BASE & MERIDIAN

PROJ. #: 26086
 DRAWN BY: BLW
 DATE: 09/08/2026
 SCALE OF SHEET
 HOR SCALE: 1" = 80'

SHEET
 3
 OF
 3



1453 S. DIXIE DRIVE, SUITE 150
 ST. GEORGE, UT 84770
 435.986.0100

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.09.2026

Department: Planning and Zoning

Item Title:

Discussion and possible recommendation on Ordinance 2026.XX – an ordinance amending Title 10, Chapter 17, Section 4 of the Toquerville City Code regarding quiet hours for nightly rentals.

Presented By: Emily Teaters

Attachments:

- Ordinance 2026.XX

Options:

Recommend approval/denial/table

Possible Motion (Approval):

I move recommend approval of Ordinance 2026.XX regarding quiet hours for nightly rentals (with or without suggested modifications).

Background:

The proposed amendment adds quiet hours to the City's nightly rental regulations. This came out of a recent discussion regarding a nightly rental where quiet-hour conditions ended up being added to the individual license.

At the 08.05.2026 meeting, staff and Council considered whether quiet hours should be added to the City's general nuisance ordinance. You can watch that portion of the meeting [here](#). It was determined that the general nuisance provisions should continue to apply at all times rather than tying them to specific hours. The quiet-hour requirement is therefore being added to the nightly rental regulations.

Quiet hours for nightly rentals would be from 10:00 p.m. to 6:00 a.m. During those hours, occupants and guests may not engage in activities that create unreasonable noise or disturbances that interfere with the use and enjoyment of surrounding properties. Owners and operators would also be responsible for informing guests of the quiet hours and taking reasonable measures to help ensure compliance.

This provides an additional standard for addressing noise and disturbances associated with nightly rentals while maintaining the City's general nuisance provisions. Violations may be addressed through the City's existing nightly rental licensing and enforcement provisions.

**TOQUERVILLE CITY
ORDINANCE 2026.XX**

AN ORDINANCE AMENDING TITLE 10, CHAPTER 17, SECTION 4 OF THE TOQUERVILLE CITY CODE REGARDING QUIET HOURS FOR NIGHTLY RENTALS

RECITALS

WHEREAS, Toquerville City (“City”) is an incorporated municipality duly organized under the laws of the State of Utah; and

WHEREAS, the Toquerville City Council (“City Council”), as the legislative body of the City, is authorized under Utah law to enact and amend regulations to protect the health, safety, and welfare of the community; and

WHEREAS, Title 10, Chapter 17 of the Toquerville City Code governs Nightly Rentals within the City; and

WHEREAS, nightly rentals may be located within residential zones and in proximity to properties occupied as permanent residences; and

WHEREAS, the City Council finds that establishing reasonable quiet hours for nightly rentals is necessary and appropriate to minimize disturbances and protect the peace, health, safety, and welfare of surrounding residents; and

ORDINANCE

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

TITLE 10, CHAPTER 17, SECTION 4 OF THE TOQUERVILLE CITY CODE IS HEREBY AMENDED AS FOLLOWS:

E. Maximum Guests: The maximum number of occupants per dwelling being used for nightly rental shall be the lesser of ten (10) (including the owner and his/her family), or that which is allowed by any Safety Code adopted by the City.

F. Quiet Hours: All nightly rentals shall be subject to quiet hours from 10:00 p.m. to 6:00 a.m. Owners and operators of nightly rentals are responsible for informing occupants and guests of the quiet hours and for taking reasonable measures to ensure compliance. During this time, occupants and guests may not engage in activities that create unreasonable noise or disturbances that interfere with the use and enjoyment of surrounding properties.

~~F.G.~~ Response Time: The owner or other person designated as the property manager/emergency contact shall respond to complaints and/or concerns within thirty (30) minutes of any phone call or other notification and be on site within one (1) hour if

necessary. Failure of the owner or property manager to respond may result in a violation and possible fines to the business license holder and property owner.

G.H. Nightly Rental Ownership Limitation: Neither a natural person applicant nor a principal of a business entity applying for a Nightly Rental License shall have an ownership interest in more than one (1) dwelling wherein nightly rentals occur within the City. One person residing in the same dwelling shall not have ownership interest in more than one (1) dwelling wherein nightly rentals occur within the City.

H.I. Transfer of Ownership of a Licensed Nightly Rental: In the event of a sale or other transfer of a Dwelling with a current and valid Nightly Rental License, transfer of the Nightly Rental License to the new owner requires submission of a complete business license application within forty-five (45) days of the transfer, along with proof of ownership and current property manager/emergency contact information required for the Nightly Rental License. The business license application must be fully completed and approved, including payment of all fees, completion of required inspections, and receipt of all required City approvals, within ninety (90) days of the date of application. The Planning and Zoning Administrator may grant an extension for inspections or other administrative processes. If these requirements are not met, a new Nightly Rental License application shall be required prior to any continued nightly rental use, subject to the requirements and procedures in effect at that time.

I.J. Limit on Total number of Nightly Rental Licenses:

1. The maximum number of nightly rental business licenses issued will be set at five percent (5%) of the total number of “Eligible Culinary Connections” within Toquerville City limits. For purposes of this Subsection, the term “Eligible Culinary Connections” is defined as all residential culinary connections within the City except for those residential culinary connections located within a development in an MPDO Zone where the developer has elected to allow a Nightly Rental Development in their commercial planning areas.

2. The total number of Nightly Rental Licenses available shall be continually updated as the number of new culinary connections increase.

3. Once the maximum number of Nightly Rental Licenses have been issued, any new application that meets all of the application requirements shall be placed on a waiting list in order of the date of receipt. The waiting list shall be capped at ten (10) applications. No fees will be due until a license becomes available. When a license becomes available, the first applicant on the waiting list shall be notified of the license availability. From the date of notification, the applicant shall have fifteen (15) days to resubmit a complete application and pay the required application fee. The applicant must complete the licensing process within sixty (60) days thereafter. If the applicant fails to resubmit a complete application within fifteen (15) days, or fails to complete the licensing process within sixty (60) days, the application will be deemed expired. The next applicant will then be notified of the license availability and shall then follow the same procedure.

~~J~~K. Minimum Distance: Properties used for nightly rentals shall have a minimum separation of five hundred feet (500'). This will be measured in a straight line from the closest point of one nightly rental Dwelling to the closest point of the other.

~~K~~L. Dwelling Modifications: Any modifications to the appearance and size of a Dwelling to accommodate and facilitate a nightly rental should be in keeping with the residential character of the neighborhood within which the Dwelling is located.

~~L~~M. Penalties: Upon finding a violation under this Chapter and Section, the following penalties and requirements shall apply:

1. First Violation: Two Hundred Fifty Dollars (\$250.00).
2. Second Violation: One Thousand Dollars (\$1,000.00).
3. Third Violation: Two Thousand Dollars (\$2,000.00).
4. Fourth Violation: Nightly rental license automatically revoked.

5. Review: Upon the second or subsequent violation of this Section, there shall be a mandatory review conducted before the City's Planning Commission, who shall have the ability and right to revoke the Nightly Rental License in its sole and absolute discretion. Revocation of a Nightly Rental License, for any reason shall result in a minimum twelve (12) month waiting period before any new application. Revocation shall run with the land. Upon revocation, there is no guarantee of any future issuance of a Nightly Rental License and all applications will be processed under the then current ordinances. Failure to pay the fine within thirty (30) days of its issuance shall constitute grounds for automatic revocation of the owner's Nightly Rental License.

6. Enforcement: In addition to the fines set forth in this subsection, all violations of this chapter and section may constitute a misdemeanor as per 1-4-1 of the Toquerville City Code and may be enforced in compliance with Chapter 5 of this Title.

~~M~~N. Revocation of License: The Nightly Rental License may be revoked at any time, upon notice and a hearing conducted by the Planning Commission, should the use of a dwelling for nightly rental become a nuisance per Title 4, Chapter 1 of this Code.

~~N~~O. Annual Renewal of Nightly Rental License:

1. Application: A Nightly Rental License has a duration of one year and must be renewed annually. For renewal, an applicant must submit a renewal application in a form set by the city staff.

2. Fire Inspection: To receive an annual renewal, the nightly rental must pass an annual fire inspection. The Fire inspection shall be scheduled with the Hurricane Valley Fire District and be performed within forty-five (45) days prior to the renewal. Zoning Administrator may extend the deadline to complete the fire inspection based on inspector availability.

~~O~~P. Action on Renewal Application: Each renewal application shall be approved, approved with additional conditions, or denied by the city's zoning administrator. If the

city has received more than two (2) complaints from neighbors or others regarding a nightly rental during the previous twelve (12) months, the Zoning Administrator shall defer the decision of renewal to the Planning Commission who shall hear the matter at their next regularly scheduled meeting where adequate notice is appropriate, allowing the applicant/license holder to be present and speak in defense of why the Nightly Rental License should be renewed.

~~PQ~~. Log: The holder of the Nightly Rental License shall maintain and provide, upon request, the name, and phone number of all renters.

~~QR~~. Business License Required; Room Tax: Applicant must apply for and obtain a business license pursuant to Title 3, Chapter 1 of this Code and pay the current Transient Room Tax applicable to motels and hotels within the City.

1. The business license must be displayed in a prominent location within the nightly rental.

2. Operating a nightly rental without a business license shall constitute a Class B misdemeanor and shall be enforced in compliance with chapter 5 of this Title.

~~RS~~. Fees: Applicant must pay all applicable fees including an annual Nightly Rental License fee to maintain their license. The amount of said annual Nightly Rental License fee shall be set and adjusted by the City and set forth in the City's Uniform Fee Schedule.

~~ST~~. Health Requirements: Applicants/license holders shall ensure that the dwellings in which nightly rentals occurs complies with all local, State and Federal Health Codes, regulations, and requirements.

~~TU~~. Signage: Signs for nightly rentals shall conform to the requirements of Chapter 22 of this Title.

~~UV~~. Exclusions: Hotels, Motels and RV Parks shall not be held to the requirements of this section. RV Parks shall conform to the requirements of Section 10-29-1 (RV Parks).

~~VW~~. Exceptions: The Nightly Rental of model homes located within a subdivision or which sales will be made, will be allowed with the following conditions:

1. The subdivision shall be planned for more than one hundred (100) dwellings.
2. No more than ten (10) model homes used as a Nightly Rentals shall be allowed per subdivision. Once the development has been sold out at 90% then the exception shall be voided within two (2) years.
3. All other requirements of this Section 10-17-3 shall be met except for 10-17-3(~~GH~~), (~~IJ~~) and (~~JK~~).
4. A conditional use permit is issued by the Planning Commission.

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 _____ 2026, based upon the following vote:

Councilmember:

Joey Campbell	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Todd Sands	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Wayne Olsen	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Valerie Preslar	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____
Jenny Chamberlain	AYE	_____	NAE	_____	ABSTAIN	_____	ABSENT	_____

TOQUERVILLE CITY
a Utah Municipal Corporation

Attest:

Dan Catlin, Toquerville City Mayor

Emily Teaters, Toquerville City Recorder

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.09.2026

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a Sign Permit submitted by YESCO, LLC on behalf of SAPP Bros.

Presented By: Emily Teaters

Attachments:

- Application
- Sign Package
- Variance Decision

Options:

Approve/Table/Deny

Possible Motion (Approval):

I move to approve the Sign Permit, as presented.

Background:

YESCO, on behalf of Sapp Bros., has submitted a Sign Permit application for five signs located on the semi-truck Service Center at the Sapp Bros. Travel Center. The signs are identified as Signs 05 through 09 on the Site Signage Plan.

These signs were previously reviewed through the variance process because they did not meet all of the applicable requirements of Chapter 10-22, Sign Regulations. Sapp Bros. and YESCO submitted a variance request, and on July 14, 2026, Administrative Law Judge Lyn Creswell approved the variance for Signs 05 through 09, subject to the revisions shown in the updated sign package.

The current application reflects those approved revisions, including the updated neutral background color. The signs are located on the east and south sides of the semi-truck Service Center.

The variance addressed the signs' compliance with the City's sign regulations, but a Sign Permit is still required. The application before you tonight is for the Sign Permit for Signs 05 through 09. The Planning Commission is being asked to approve the Sign Permit consistent with the approved variance and the applicable requirements of Chapter 10-22.

600 1700 N

Permit/License #

08/27/2026 - 08/26/2027

Sign Permit Application

Reference Number

General

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review

Approved

Date Submitted

Planning & Zoning

Reviewing

08/26/2026

Final-Review

Not Reviewed

Fees

Payments

Application Fee

\$150.00

08/27/2026

Online

\$150.00

Subtotal**\$150.00****Total Paid****\$155.50****Processing Fee****\$5.50****Total****\$155.50****Amount Paid****\$155.50****Total Due****\$0.00**

Application Form Data

(Empty fields are not included)

First Name

Kelly

Last Name

Harward

Email Address

Phone Number

Address

4679 S River Rd

City
St George

State
UT

Zip Code
84780

Is your mailing address different than the address above?
No

Do you own the subject property?
No

Are you an authorized agent for the property?
Yes

Owner Name
Andrew W Richard

Owner Phone Number

[REDACTED]

Owner Email Address

[REDACTED]

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

 **26OwnersAffidavit_copy.pdf**

Street Address
600 1700 N

City
TOQUERVILLE

State
UT

Zip Code
84774

Number of Signs
5

Project Engineer/Sign Contractor or Erector
YESCO

Mailing Address

4679 S RIVER RD

City

ST GEORGE

State

UT

Zip Code

84790

Phone Number

[REDACTED]

Email Address

[REDACTED]

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

DSGN_OPY_75469_R6_Duron_Cabinet_08.18.2026.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

DSGN_OPY_75469_R6_Duron_Cabinet_08.18.2026.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

DSGN_OPY_75469_R6_Duron_Cabinet_08.18.2026.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

DSGN_OPY_75469_R6_Duron_Cabinet_08.18.2026.pdf

Upload Notarized Professional Services Agreement

agreement for fees3_2025 Sapp Bros sign variance application.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.

Electronically Signed

Kelly Harward - 08/26/2026 3:37 pm

Site Signage



Presented By



Salt Lake Region

St George Office
14679 S River Road
St. George, UT 84790
435.628.0350

Page Index

LOC	1.0	Site Map
ART	5.0	Wall Signs
ART	6.1	Keystroke/Render
ART	7.0	Wall Signs
ART	8.1	Keystroke/Render

Version

OPY-74569
Date: 08.18.2026

Address

Street Address
Toquerville, UT

TYPOGRAPHY NOTE

All vertical typography dimensions specified in this package are based upon the measurement from the baseline to the cap-line of an uppercase letter ‘i’. The height of descenders and ascenders, below and above the baseline and cap-line respectively, are not included in the measurements unless specifically noted.



COLOR MATCHING NOTE

Colors specified in this package are to match vendor supplied physical samples. Colors chosen based upon how they appear on a computer monitor or printed media are not guaranteed to match.

PRODUCTION NOTE

The PDF format of this package may contain graphics which have been down-sampled for proofing purposes and should not be used for production purposes. Source files for this package are available upon request for production purposes.

DESIGN

4679 South River Road
St. George, UT 84790
435.628.0350
www.yesco.com

© 2025 YESCO LLC. All right reserved

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.



Revisions

No.	Date / Description
Org.	12.09.2025 [TY]
1	01.21.2026 TY
2	01.30.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

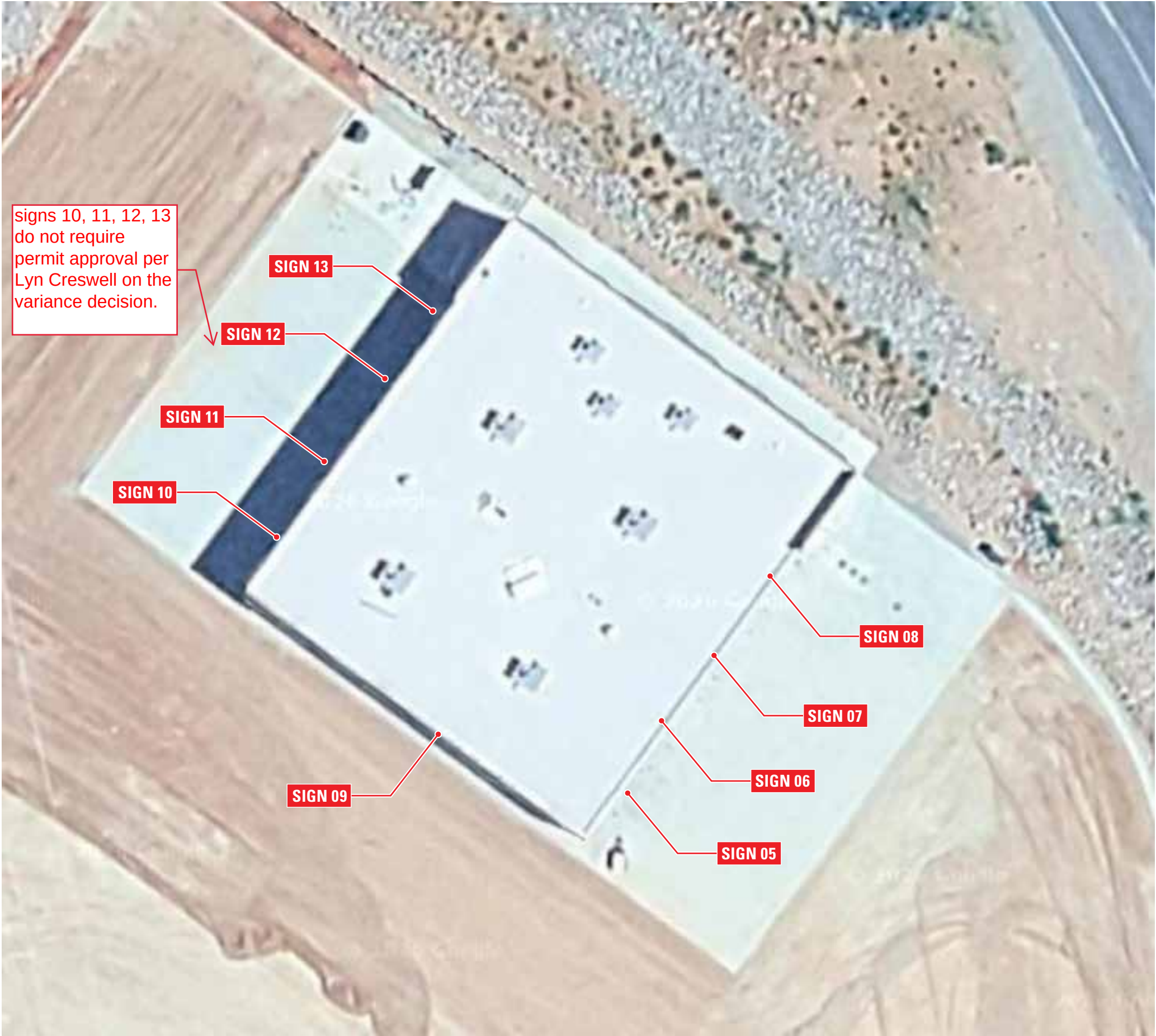
Duron - Sapp Brothers

Street Address
Toquerville, UT

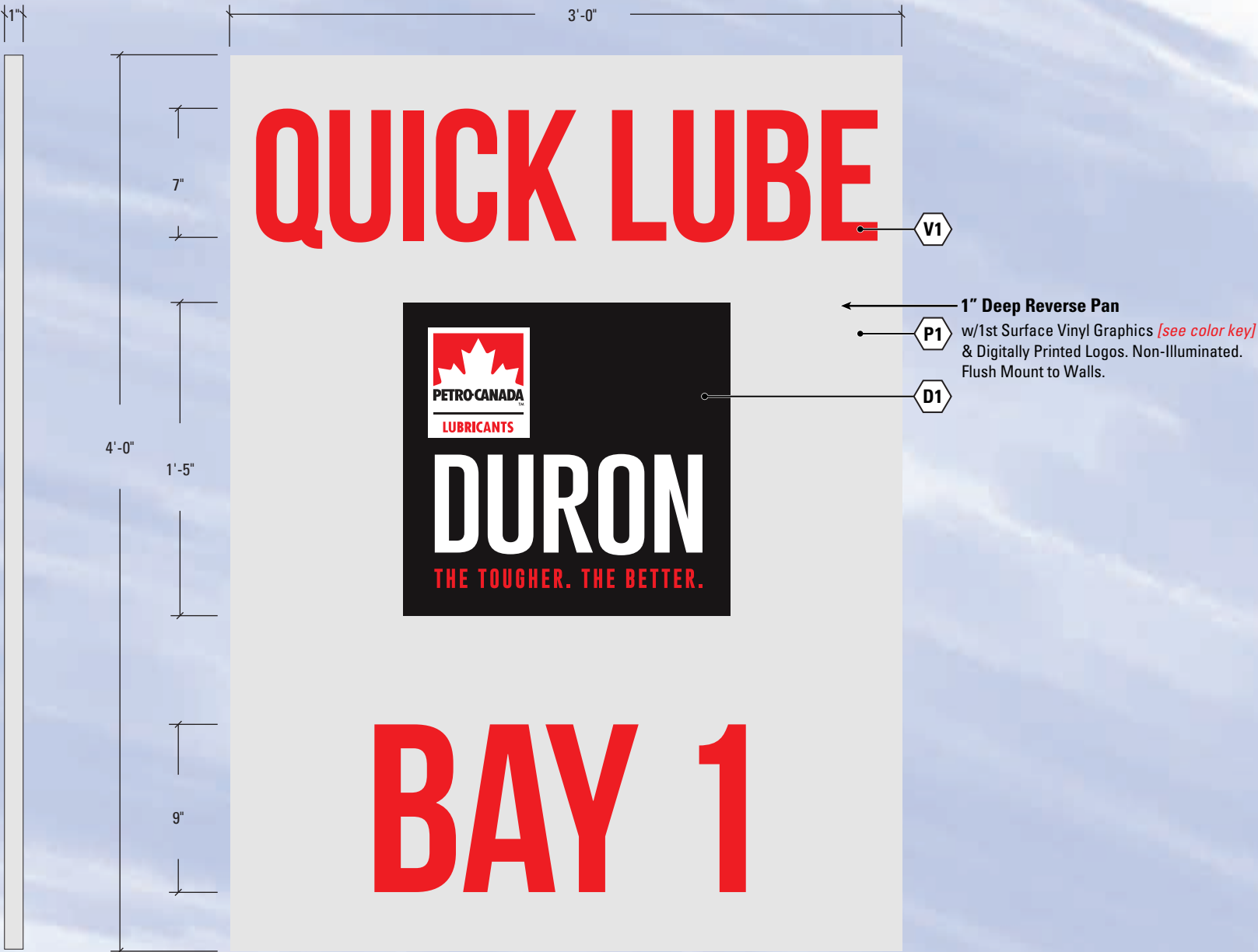
Acct. Exec: Kelly Harward
Designer: Tyler Young

OPY-75469 R6

LOC 1.0



TYPICAL



1 TYPICAL -BAY SIGN PANELS
SCALE: 1½" = 1'-0"

SCOPE OF WORK

MANUFACTURE & INSTALL *FIVE [5]* REVERSE PAN BAY SIGNS.

PERMITTING SIGN AREA: 9 FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1	SW 7003 Toque White
V1	3M 3630-33 Red
D1	Digitally Printed

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



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Revisions

No.	Date / Description
Org.	12.09.2025 [TY]
1	01.21.2026 TY
2	01.30.2026 TY
5	05.11.2026 TY
6	08.19.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Duron - Sapp Brothers

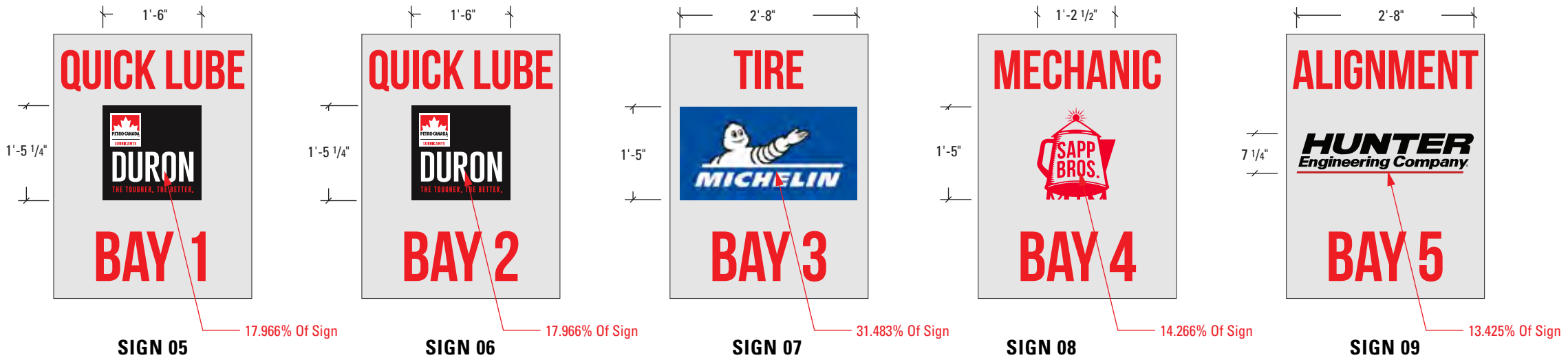
Street Address
Toquerville, UT

Acct. Exec: Kelly Harward
Designer: Tyler Young

OPY-75469 R6

ART 5.0

KEYSTROKING



DESIGN

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Org.	12.09.2025 [TY]
1	01.21.2026 TY
2	01.30.2026 TY
5	05.11.2026 TY
6	08.19.2026 TY
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J0 #

Approval

A/E Sign / Date
Client Sign / Date

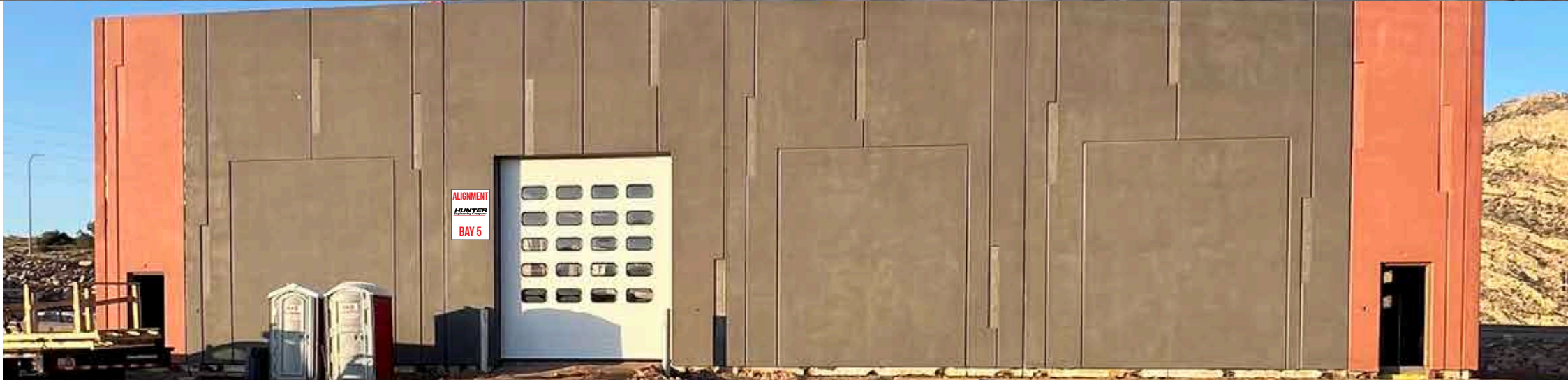
Duron - Sapp Brothers

Street Address
Toquerville, UT
Acct. Exec: Kelly Harward
Designer: Tyler Young

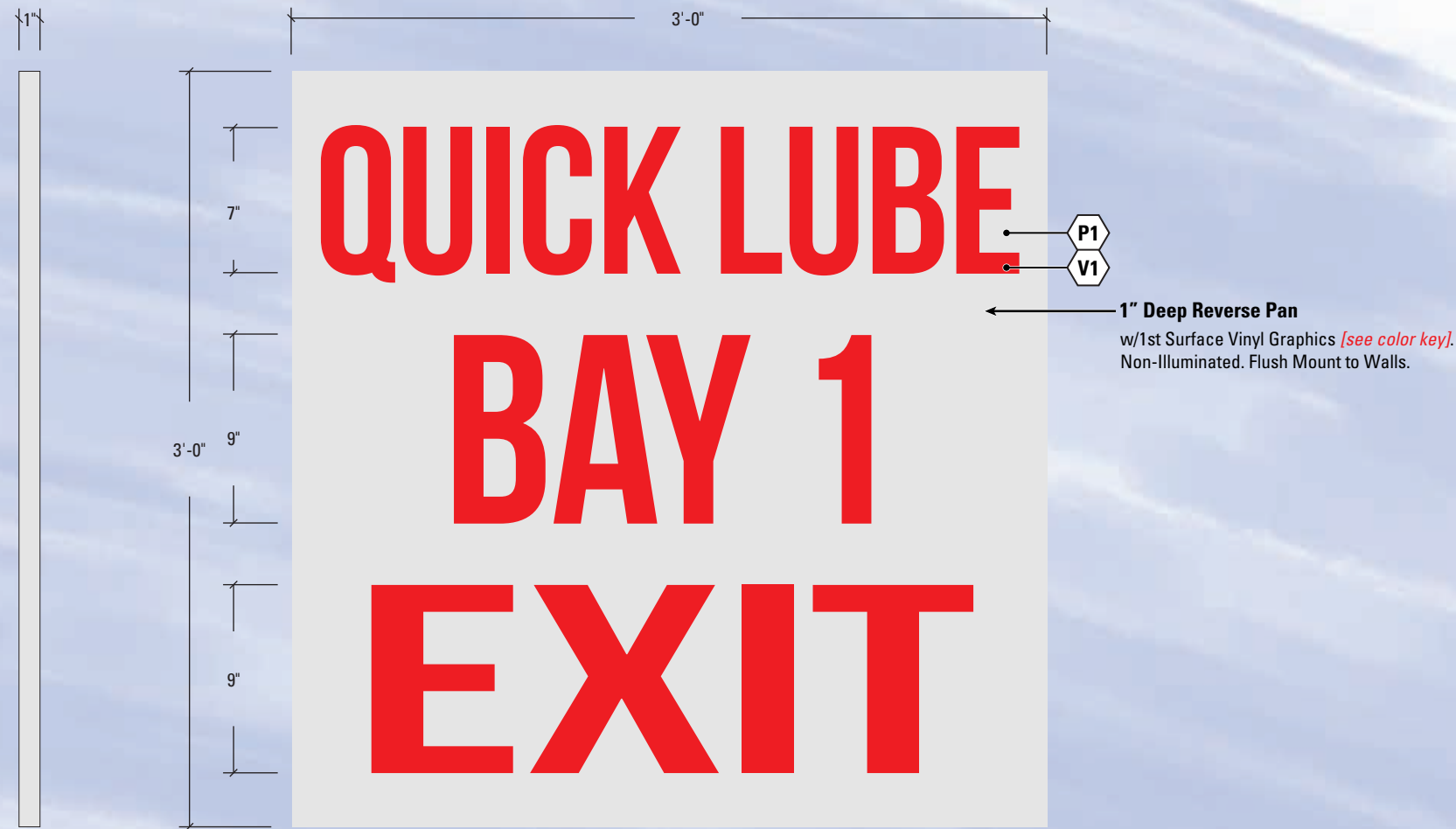
OPY-75469 R6

ART 6.1

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



TYPICAL



1 TYPICAL -BAY EXIT SIGN REVERSE PANS
SCALE: 1½" = 1'-0"

SCOPE OF WORK

MANUFACTURE & INSTALL *FOUR [4]* REVERSE PAN BAY EXIT SIGNS.

PERMITTING SIGN AREA: 9 FT²

FINAL ELECTRICAL CONNECTION:

N/A NOT INCLUDED

COLOR KEY

P1 SW 7003 Toque White

V1 3M 3630-33 Red

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.



DESIGN

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435.628.0350

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Revisions

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Org.	12.09.2025 [TY]
1	01.21.2026 TY
2	01.30.2026 TY
5	05.11.2026 TY
6	08.19.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Duron - Sapp Brothers

Street Address
Toquerville, UT

Acct. Exec: Kelly Harward
Designer: Tyler Young

OPY-75469 R6

ART 7.0

DESIGN

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Revisions

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2	01.30.2026 TY
5	05.11.2026 TY
6	08.19.2026 TY

J0 #

Approval

A/E Sign / Date

Client Sign / Date

Duron - Sapp Brothers

Street Address
Toquerville, UT

Acct. Exec: Kelly Harward
Designer: Tyler Young

OPY-75469R6

ART8.1

KEYSTROKING

QUICK LUBE
BAY 1
EXIT

SIGN 10

QUICK LUBE
BAY 2
EXIT

SIGN 11

TIRE
BAY 3
EXIT

SIGN 12

MECHANIC
BAY 4
EXIT

SIGN 13

ART SUPERIMPOSED AT APPROX. RELATIVE SCALE



Sign Permit

Signs or displays located on the semi-truck Service Center at the Sapp Bros. Travel Center (Washington County parcels T-3-0-27-315 & T-3-0-27-3410). Permit #6252722.

The following signs or sign displays are approved by the Toquerville City Planning Commission based on the YESCO/Sapp Bros. Site Signage Plan submitted on 11 June 2026; the 14 July 2026 variance decision of Toquerville City Administrative Law Judge (ALJ) Lyn Creswell; supplemental information provided to ALJ Creswell by YESCO and Sapp. Bros.; and the sign standards in the Toquerville City Sign Regulation (Chapter 22, Title 10 Toquerville City Code).

- Sign 05 on the eastside of the Sapp Bros. Travel Center semi-truck Service Center. (ART 5.0 in the 11 June 2026 YESCO/Sapp Bros. Site Signage Plan – with a neutral rather than white background color) (with a variance approved by ALJ Creswell).
- Sign 06 on the eastside of the Sapp Bros. Travel Center semi-truck Service Center. (ART 5.0 in the 11 June 2026 YESCO/Sapp Bros. Site Signage Plan – with a neutral rather than white background color) (with a variance approved by ALJ Creswell).
- Sign 07 on the eastside of the Sapp Bros. Travel Center semi-truck Service Center. (ART 5.0 in the 11 June 2026 YESCO/Sapp Bros. Site Signage Plan – with a neutral rather than white background color) (with a variance approved by ALJ Creswell).
- Sign 08 on the eastside of the Sapp Bros. Travel Center semi-truck Service Center. (ART 5.0 in the 11 June 2026 YESCO/Sapp Bros. Site Signage Plan – with a neutral rather than white background color) (with a variance approved by ALJ Creswell).
- Sign 09 on the southside of the Sapp Bros. Travel Center semi-truck Service Center. (ART 5.0 in the 11 June 2026 YESCO/Sapp Bros. Site Signage Plan – with a neutral rather than white background color) (with a variance approved by ALJ Creswell).

The updated Site Signage Plan dated 18 August 2016 reflects the signs approved with revisions, as granted by the variance approved by ALJ Creswell.

Planning Commission Chair

Date

City Recorder

Date

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 09.09.2026

Department: Planning & Zoning

Item Title:

Discussion and possible recommendation on a Hillside Development Permit submitted by Firelight Development, Inc. for Indigo at Firelight, Phases 2-5.

Presented By: Darrin LeFevre

Attachments:

- Application
- Hillside Development Plans
- Engineering Review

Options:

Recommend Approval/Conditional Approval/Recommend Denial/Table

Possible Motion (Approval):

I move to recommend conditional approval of the Hillside Development Permit for Indigo at Firelight, Phases 2-5.

Background:

The [Toquerville City Code 10-16A](#) establishes a Hillside Development Overlay Zone for hillsides in the City with a slope greater than 10%. The Code sets standards for development in these hillside areas to minimize soil and slope instability, erosion, and the adverse effects of grading, cut and fill operations, while preserving the character of the City's hillsides.

The overlay zone is intended to:

- Prohibit development that could create hazardous conditions due to slope instability, rockfalls, or excessive erosion.
- Ensure safe vehicular circulation and access.
- Encourage building site design and development that minimizes the visual and erosion impacts of cutting, filling, and grading.
- Promote preservation of open space through clustering or other design techniques that maintain the natural terrain.
- Require buildings to be located in cut areas where excavation occurs to reduce the visual effects of scarring.

The Planning Commission acts as the Hillside Review Board, responsible for evaluating these applications and making a recommendation to the City Council.

The applicant has submitted all required materials for the Hillside Development Permit, which have been reviewed by the City Engineer. The engineer's comments included with your packet. Density calculations are included in the plans and have been reviewed for compliance with the

standards in the 10-16A-5. To calculate density allowances, slopes are mapped and delineated into intervals of 0–10%, 11–16%, 17–23%, 24–30%, and greater than 30%. The submitted plans show the acreage for each of these slope categories and the corresponding density calculations, based on the chart provided in the Sensitive Lands Ordinance (see below).

Percent Natural Slope	Minimum Lot Size For Single-Family Residential And Commercial	Maximum Number Of Dwelling Units Per Acre In Zones R-1-12, R-1-20 And A-1
0 - 10	See existing zone	
11 - 16	20,000 square feet	2 if zoning permits
17 - 23	40,000 square feet	1 if zoning permits
24 - 30	5 acres	1 per 5 acres if permitted
30+	Development not permitted	

The submitted application demonstrates that the proposed development of Phases 2-5 appears that it meets the requirements of the Hillside Ordinance. Final determination of compliance will occur during the subsequent review phase with the submittal and review of final development plans (construction drawings), as well as the final engineered drainage plans and supporting drainage study.

HILLSIDE DEVELOPMENT PERMIT APPLICATION

\$500 Fee: See Current Fee Schedule

Applicant Name: Firelight Development, Inc. Telephone: [REDACTED]

Address: 1404 W Sun River Pkwy, Ste 200 St. George, UT 84790

Email: [REDACTED]

Agent (If Applicable): Austin Chappell Telephone: 435-288-3330

Email: austin@aceutah.com

Address/Location of Subject Property: Southwest of Toquerville Pkwy and Westfield Rd

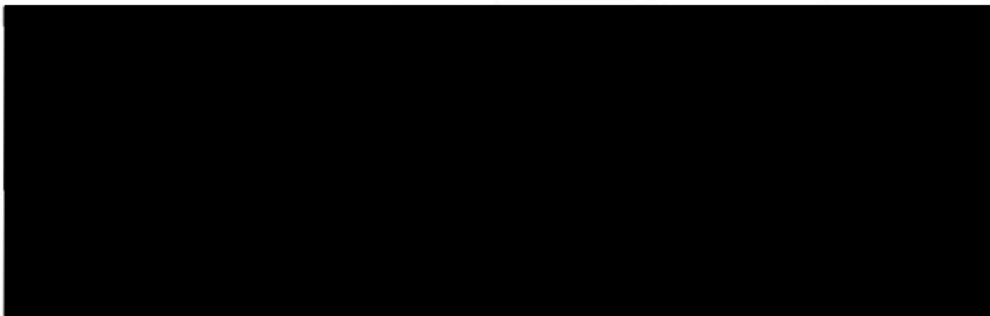
Zone District: R1-20 (MPDO) Subdivision Name & Phase: Indigo at Firelight Phases 2-5

Tax ID of Subject Property: T-182-A

Submittal Requirements: Permit is required for all major development on slopes in excess of ten percent (10%) or within a geologic hazard area. The application shall be submitted with the required fee, Toquerville City's Owner Affidavit and Consent, Professional Services Agreement and as well as all reports and plans required by Toquerville City Code 10-16A-8 in PDF format. Applicant may choose to also submit a twenty-four by thirty-six inch (24" x 36") paper copies to the Planning Department.

Note: All required information listed above, along with the fee, must be submitted with the application. Incomplete applications will not receive full staff or JUC review.

(Office Use Only)



INDIGO AT FIRELIGHT PHASE 2-5

TOQUERVILLE, UTAH

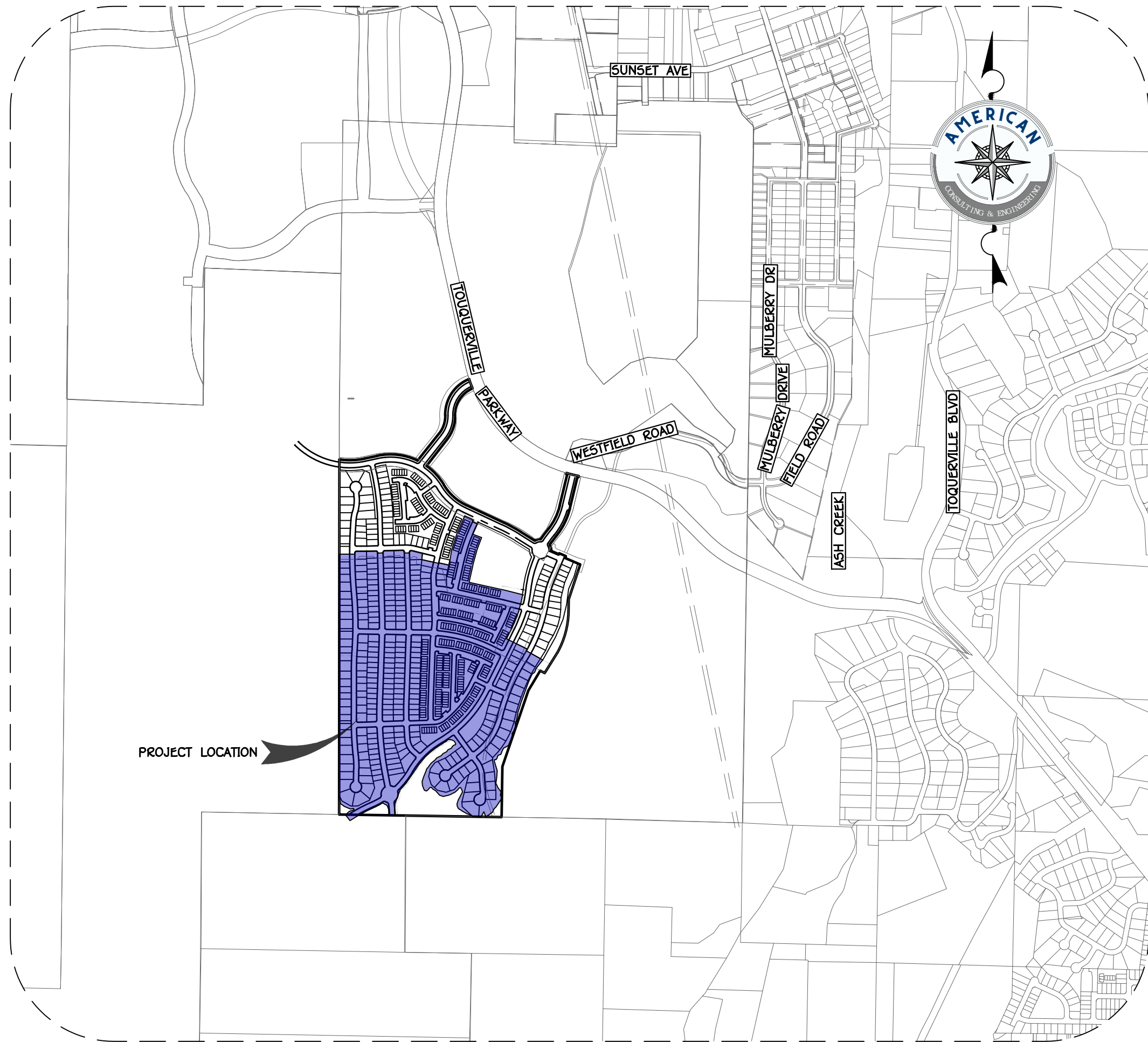
HILLSIDE REVIEW PLAN

August 2026

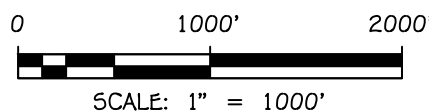
LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES SOUTH 07°32'51" EAST ALONG THE SECTION LINE 1,211.73 FEET, AND SOUTH 959.78 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 15, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 64°50'17" EAST 73.93 FEET; THENCE SOUTH 64°50'17" EAST 69.00 FEET; THENCE SOUTH 25°01'43" WEST 64.96 FEET; THENCE SOUTHWESTERLY ALONG A 1,592.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 64°50'17" EAST) THROUGH A CENTRAL ANGLE OF 02°10'00", A DISTANCE OF 63.90 FEET; THENCE SOUTH 69°33'26" EAST 92.29 FEET; THENCE SOUTH 20°26'34" WEST 110.79 FEET; THENCE SOUTH 18°40'30" WEST 18.40 FEET; THENCE SOUTH 15°11'52" WEST 143.06 FEET; THENCE SOUTH 11°30'09" WEST 22.94 FEET; THENCE SOUTH 12°32'10" WEST 154.12 FEET; THENCE SOUTH 77°27'42" EAST 316.34 FEET; THENCE SOUTH 70°04'15" EAST 33.49 FEET; THENCE SOUTH 75°53'02" EAST 170.95 FEET; THENCE SOUTHERLY ALONG A 1,100.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 01°06'27" WEST) THROUGH A CENTRAL ANGLE OF 04°51'05", A DISTANCE OF 93.14 FEET; THENCE NORTH 75°53'02" WEST 4.24 FEET; THENCE SOUTH 15°30'25" WEST 50.01 FEET; THENCE SOUTH 75°53'02" EAST 4.64 FEET; THENCE SOUTHERLY ALONG A 1,100.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 73°39'04" WEST) THROUGH A CENTRAL ANGLE OF 09°59'08", A DISTANCE OF 191.71 FEET; THENCE SOUTH 26°20'03" WEST 120.81 FEET; THENCE SOUTH 63°39'57" EAST 224.74 FEET; THENCE SOUTHWESTERLY ALONG A 1,450.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 61°45'15" WEST) THROUGH A CENTRAL ANGLE OF 00°45'57", A DISTANCE OF 19.30 FEET; THENCE SOUTH 60°59'10" EAST 264.05 FEET; THENCE SOUTH 32°03'45" WEST 102.46 FEET; THENCE NORTH 60°21'13" WEST 48.11 FEET; THENCE SOUTH 30°49'34" WEST 224.50 FEET; THENCE SOUTH 18°52'25" WEST 775.49 FEET; THENCE SOUTH 00°55'20" WEST 480.75 FEET; THENCE NORTH 09°04'32" WEST 924.32 FEET; THENCE NORTH 09°04'32" WEST 645.71 FEET; THENCE NORTH 00°02'47" EAST 2,515.49 FEET; THENCE SOUTH 09°57'13" EAST 99.67 FEET; THENCE NORTH 09°57'33" EAST 50.00 FEET; THENCE NORTHERLY ALONG A 4,225.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 09°57'33" EAST) THROUGH A CENTRAL ANGLE OF 00°06'14", A DISTANCE OF 7.65 FEET; THENCE NORTHEASTERLY ALONG A 20.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 09°56'14" EAST) THROUGH A CENTRAL ANGLE OF 90°36'47", A DISTANCE OF 31.63 FEET; THENCE SOUTH 09°19'26" EAST 40.46 FEET; THENCE EASTERLY ALONG A 1,525.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES NORTH 00°40'34" EAST) THROUGH A CENTRAL ANGLE OF 02°07'56", A DISTANCE OF 56.75 FEET; THENCE EASTERLY ALONG A 1,814.15 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 01°20'34" WEST) THROUGH A CENTRAL ANGLE OF 00°00'17", A DISTANCE OF 4.37 FEET; THENCE NORTH 00°22'46" EAST 02.63 FEET; THENCE SOUTHEASTERLY ALONG A 14.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 01°37'14" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 21.99 FEET; THENCE NORTH 00°22'46" EAST 177.00 FEET; THENCE SOUTHEASTERLY ALONG A 14.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 01°37'14" EAST) THROUGH A CENTRAL ANGLE OF 09°56'17", A DISTANCE OF 21.90 FEET; THENCE SOUTH 04°55'20" EAST 50.34 FEET; THENCE NORTHEASTERLY ALONG A 14.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°22'46" EAST) THROUGH A CENTRAL ANGLE OF 100°20'00", A DISTANCE OF 24.52 FEET; THENCE EASTERLY ALONG A 375.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 00°42'46" WEST) THROUGH A CENTRAL ANGLE OF 04°50'49", A DISTANCE OF 31.72 FEET; THENCE SOUTH 76°26'25" EAST 80.20 FEET; THENCE SOUTH 05°15'59" WEST 62.04 FEET; THENCE SOUTH 77°27'42" EAST 166.24 FEET; THENCE NORTH 12°32'10" EAST 5.64 FEET; THENCE SOUTH 77°27'42" EAST 100.00 FEET; THENCE NORTH 12°32'10" EAST 50.00 FEET; THENCE NORTH 09°37'30" EAST 103.14 FEET; THENCE NORTH 10°01'40" EAST 150.70 FEET; THENCE NORTH 23°40'40" EAST 190.09 FEET; TO THE POINT OF BEGINNING.

CONTAINING 4,260,040 SQUARE FEET OR 97.02 ACRES.



VICINITY MAP
SECTION 15, T41S, R13W, SLB&M



OWNER-APPLICANT

FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST. GEORGE, UT, 04790
CONTACT: STEPHEN WOOD
PHONE: (435) 600-1000
EMAIL: stephen@fieldhousedevelopment.com

GEOTECH ENGINEER

APPLIED GEOTECHNICAL (AGEC)
1420 S 270 E
ST. GEORGE, UT 04790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6050
EMAIL: rogers@agecinc.com

NOTES:

SUBJECT SITE IS LOCATED WITHIN A MPDO
OVER R-1-20 SINGLE FAMILY RESIDENTIAL

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 04770
CONTACT: AUSTIN CHAPPELL
PHONE: (435) 200-3330
EMAIL: austin@aceufah.com

SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 04770
CONTACT: ADAM ALLEN
PHONE: (435) 200-3330
EMAIL: adam@aceufah.com

SHEET INDEX

#	SHEET	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	EARTHWORK MAP
3	H.3.1	SLOPE MAP
4	H.3.2	ENLARGED SLOPE MAP
5	H.3.3	CROSS SECTIONS I
6	H.3.4	CROSS SECTIONS II
7	H.3.5	CROSS SECTIONS III
8	H.4.1	GRADING PLAN
9	H.4.2	ENLARGED GRADING PLAN
10	H.5.1	EROSION CONTROL PLAN
11	H.6.1	DETAILS

PRELIMINARY
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CONSTRUCTION



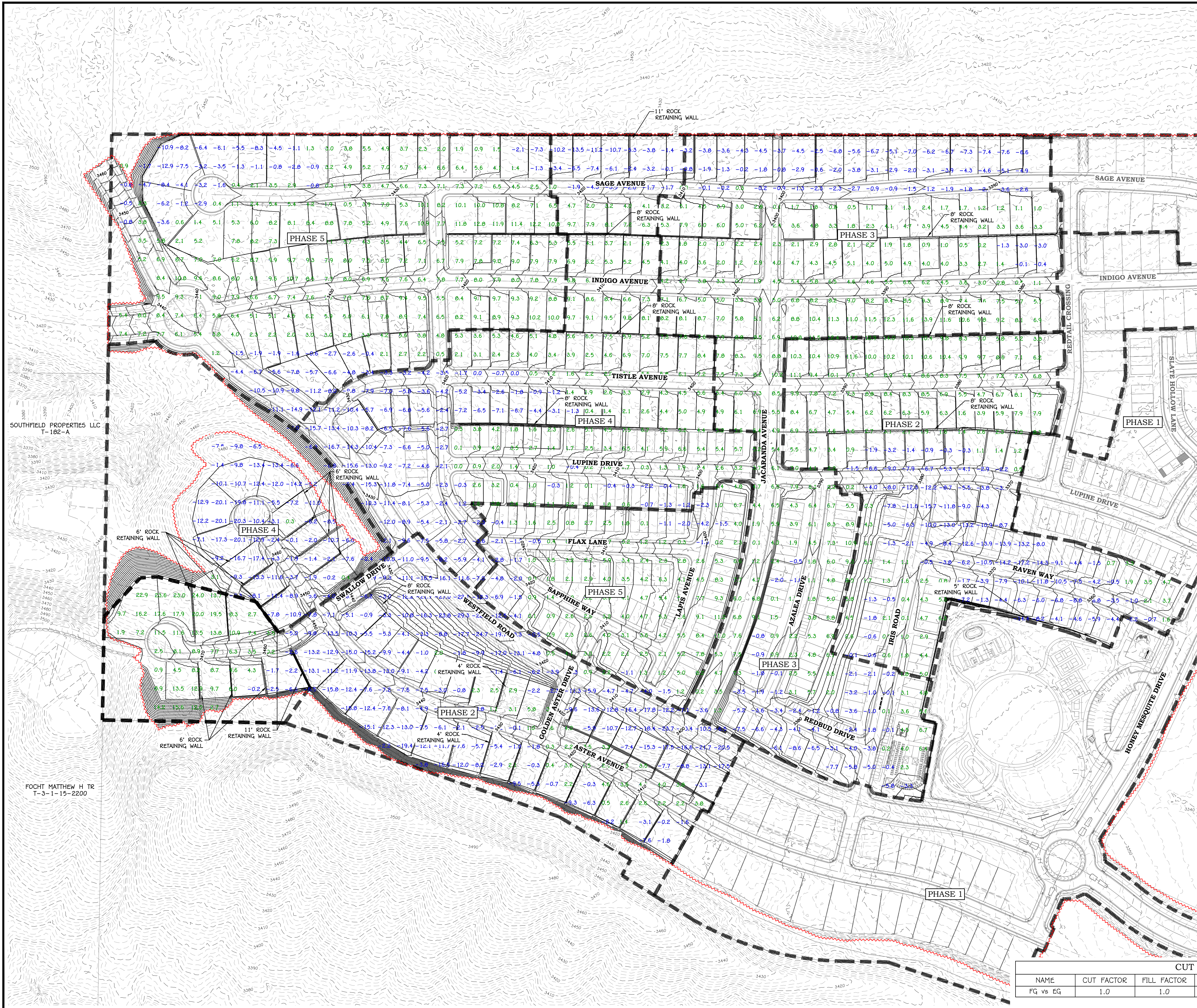
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

COVER
HILLSIDE REVIEW PLAN

JOB # 25-506-6
DRAWN BY: SSA
CHECKED BY: ARC
DATE: 08/06/2026

H.1.1

SHEET: 1 OF: 11



LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- HEIGHT OF FILL TO SUBGRADE
- DEPTH OF CUT TO SUBGRADE

DETAIL

REVISIONS	
NO.	DESCRIPTION

PRELIMINARY
NOT FOR
CONSTRUCTION



INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EARTHWORK MAP
HILLSIDE REVIEW PLAN

JOB # 25-506-6
DRAWN BY: SSA
CHECKED BY: ARC
DATE: 08/06/2026

H.2.1

SHEET: 2 OF: 11

CUT / FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA (s.f.)	CUT (cu.yds.)	FILL (cu.yds.)	NET (cu.yds.)
FQ vs EQ	1.0	1.0	4,007,961	372,930	473,559	100,629



LEGEND:

	PROPOSED PARCEL BOUNDARY
	EXISTING/ADJACENT PARCEL BOUNDARY
	PROPOSED CENTERLINE ALIGNMENT
	EXISTING CENTERLINE ALIGNMENT
	PHASE LINE
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
	PROPOSED ROCK RETAINING WALL
	EXISTING ROCK RETAINING WALL
	GRADING LIMITS OF DISTURBANCE
	EXISTING GROUND MAJOR CONTOUR
	EXISTING GROUND MINOR CONTOUR
	FINISH GROUND MAJOR CONTOUR
	FINISH GROUND MINOR CONTOUR
	10%-16% SLOPES
	16%-24% SLOPES
	24%-30% SLOPES
	30%+ SLOPES
	SITE SECTIONS (SEE SHEETS H.3.3-H.3.5)
	SENSITIVE HILLSIDE ANALYSIS AREA (40 PROPOSED LOTS)

SLOPE TABLE				
NUMBER	MIN SLOPE	MAX SLOPE	COLOR	AREA AC.
1	0%	10.0%		6.65
2	10.0%	16.0%		5.82
3	16.0%	24.0%		4.97
4	24.0%	30.0%		2.45
5	30.0%	30.0%+		2.86

HILLSIDE DENSITY CALCULATION PHASE 2-5			
SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	6.65	32.72
SLOPES 10%-16%	2 UNITS/AC	5.82	11.64
SLOPES 16%-24%	1 UNIT/AC	4.97	4.97
SLOPES 24%-30%	1 UNIT/5AC	2.45	0.49
SLOPES ABOVE-30%	NON-BUILDABLE	2.86	0
TOTAL		22.75	49.82

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CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 288-3330
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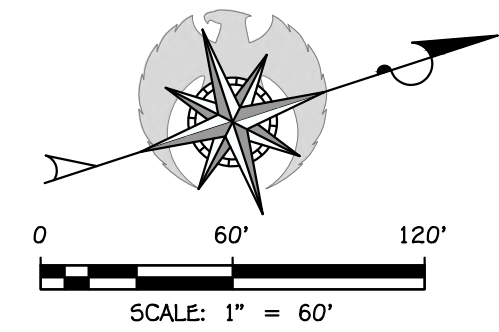
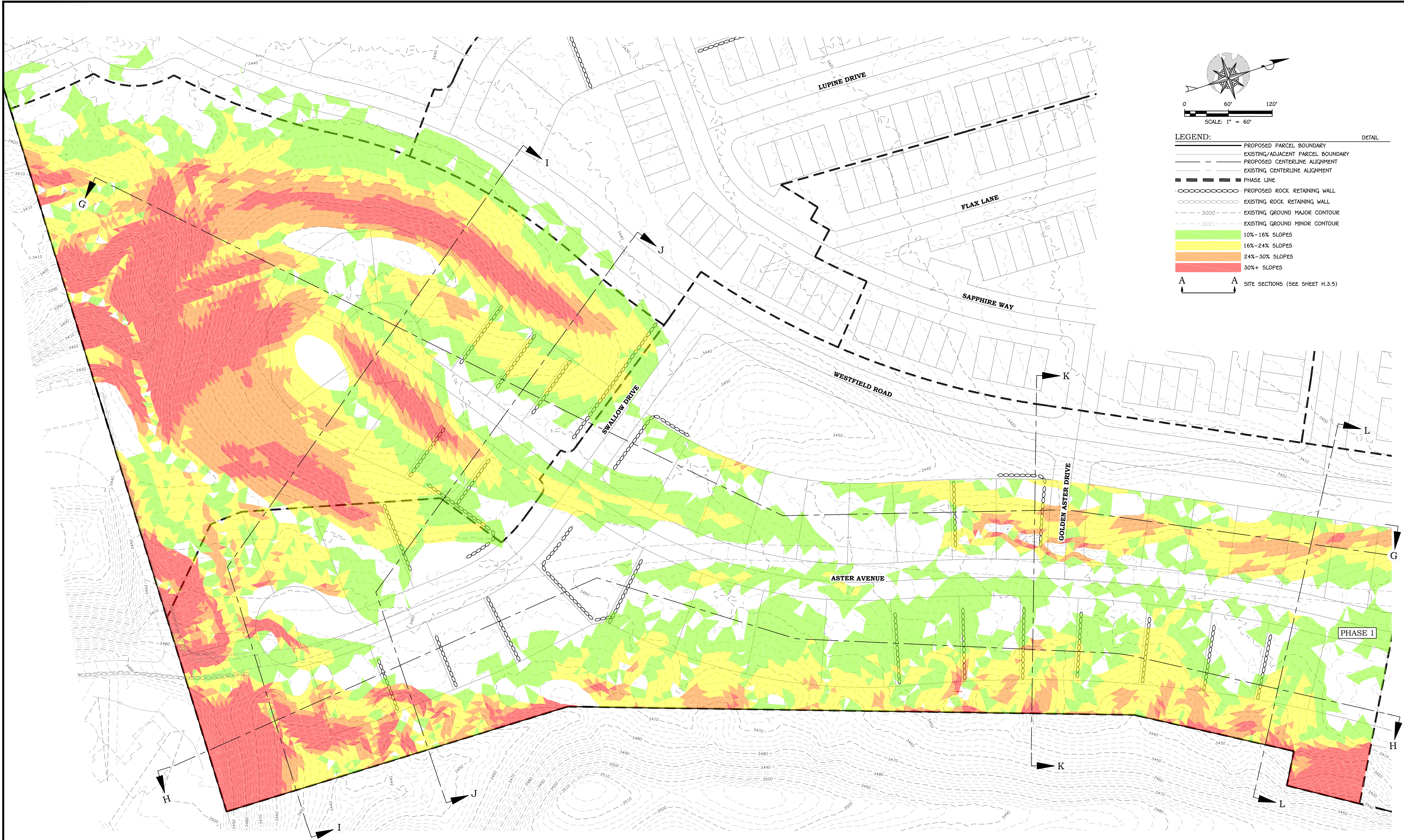
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SUB&M
TOQUERVILLE, UTAH

SLOPE MAP
HILLSIDE REVIEW PLAN

JOB #	25-506-6
DRAWN BY:	SSA
CHECKED BY:	ARC
DATE:	08/06/2026

H.3.1

SHEET: 3	OF: 11
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- LEGEND:**
- PROPOSED PARCEL BOUNDARY
 - EXISTING/ADJACENT PARCEL BOUNDARY
 - PROPOSED CENTERLINE ALIGNMENT
 - EXISTING CENTERLINE ALIGNMENT
 - PHASE LINE
 - PROPOSED ROCK RETAINING WALL
 - EXISTING ROCK RETAINING WALL
 - EXISTING GROUND MAJOR CONTOUR
 - EXISTING GROUND MINOR CONTOUR
 - 10%-16% SLOPES
 - 16%-24% SLOPES
 - 24%-30% SLOPES
 - 30%+ SLOPES
 - A A SITE SECTIONS (SEE SHEET H.3.5)

REVISIONS	
NO.	DESCRIPTION
DATE	

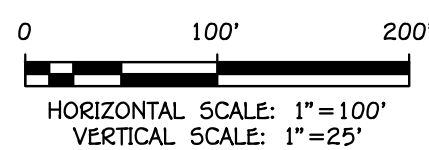
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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
ENLARGED SLOPE MAP
HILLSIDE REVIEW PLAN

JOB # 25-506-6
DRAWN BY: SSA
CHECKED BY: ARC
DATE: 08/06/2026

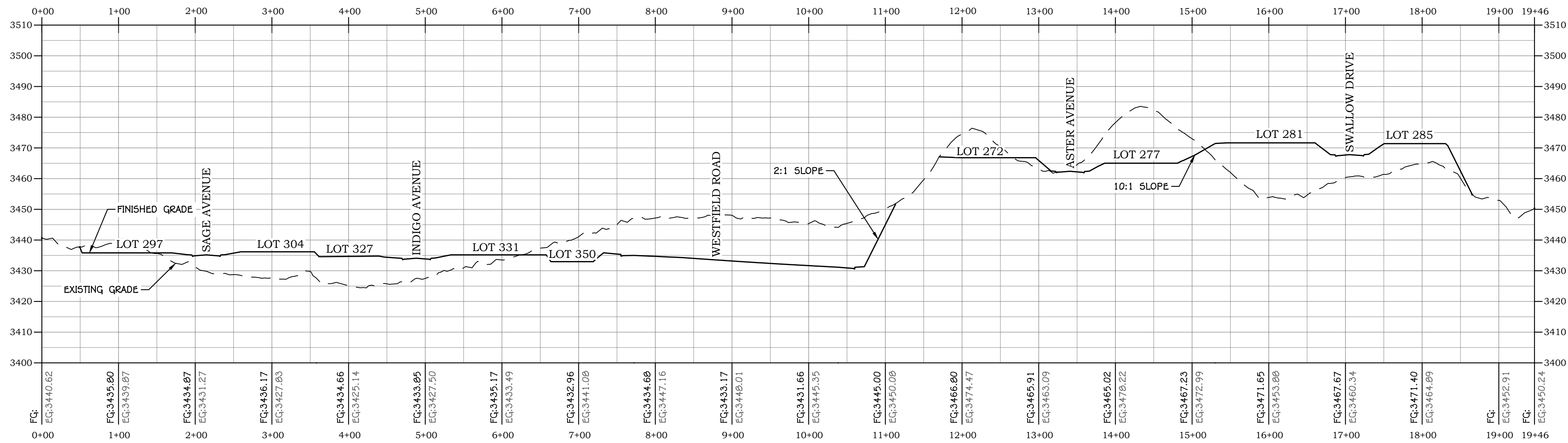
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SHEET: 4 OF: 11



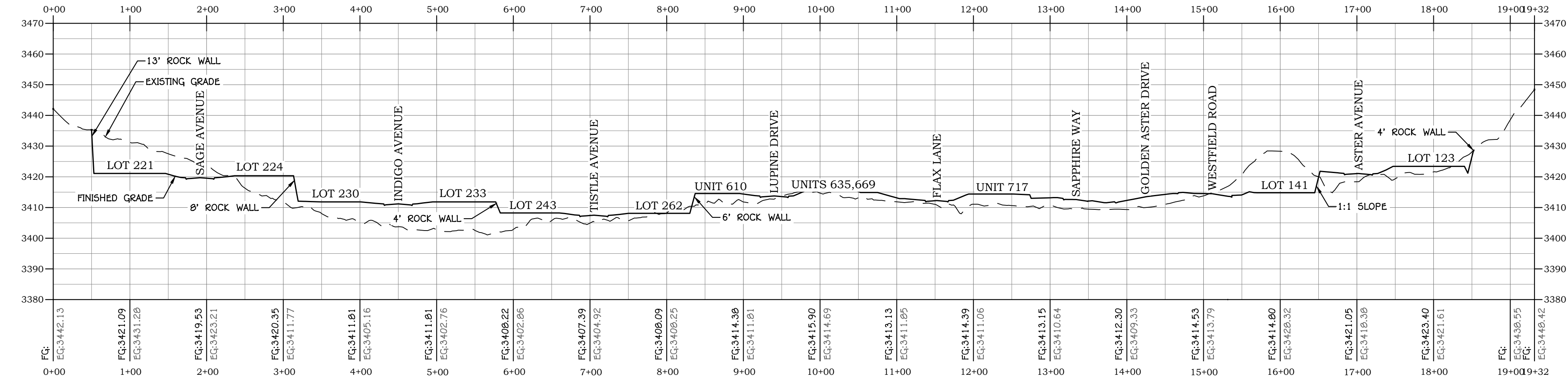
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DRAWN BY:	SSA
CHECKED BY:	ARC
DATE:	08/06/2026

H.3.3

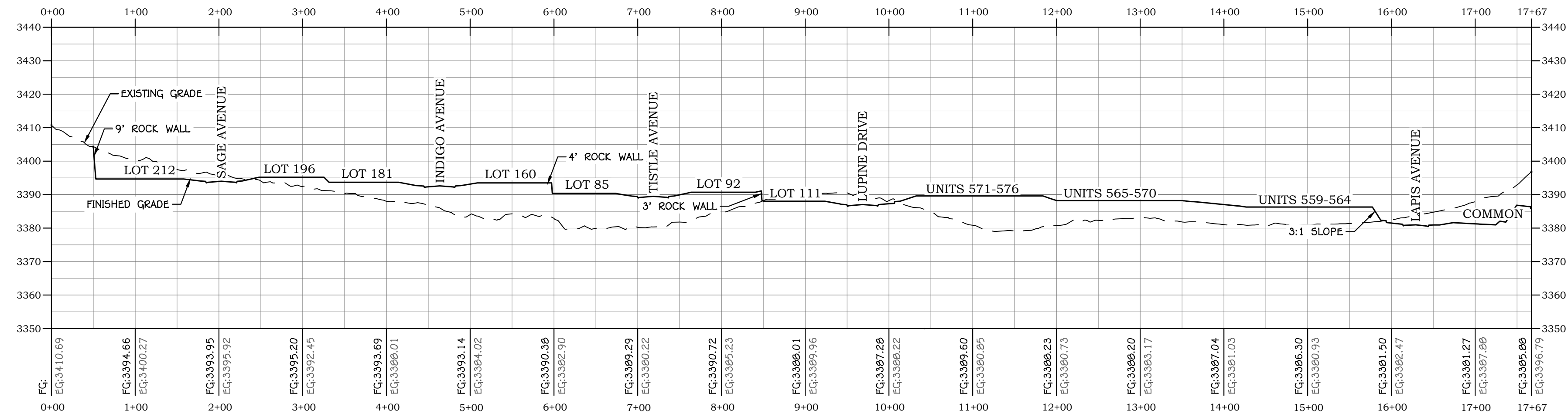
SHEET: 5 OF: 11



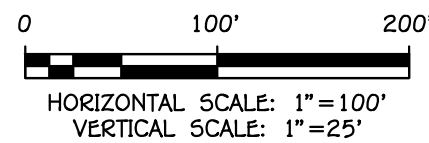
PROFILE VIEW: SECTION D



PROFILE VIEW: SECTION E



PROFILE VIEW: SECTION F



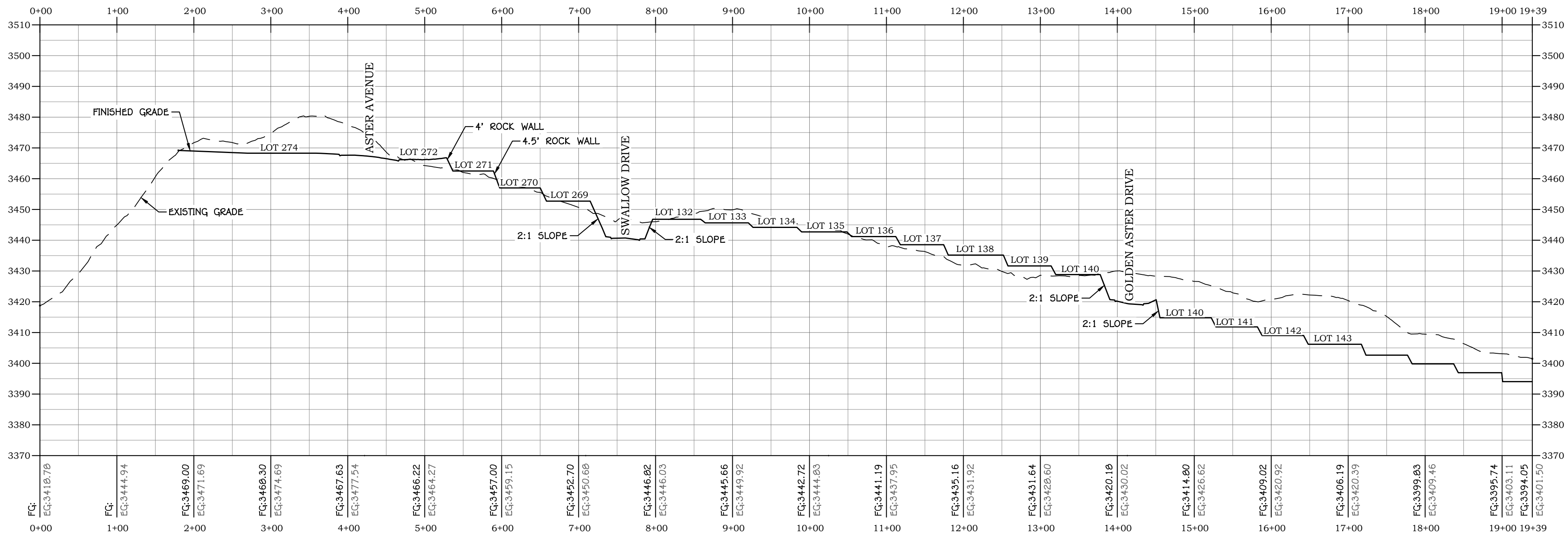
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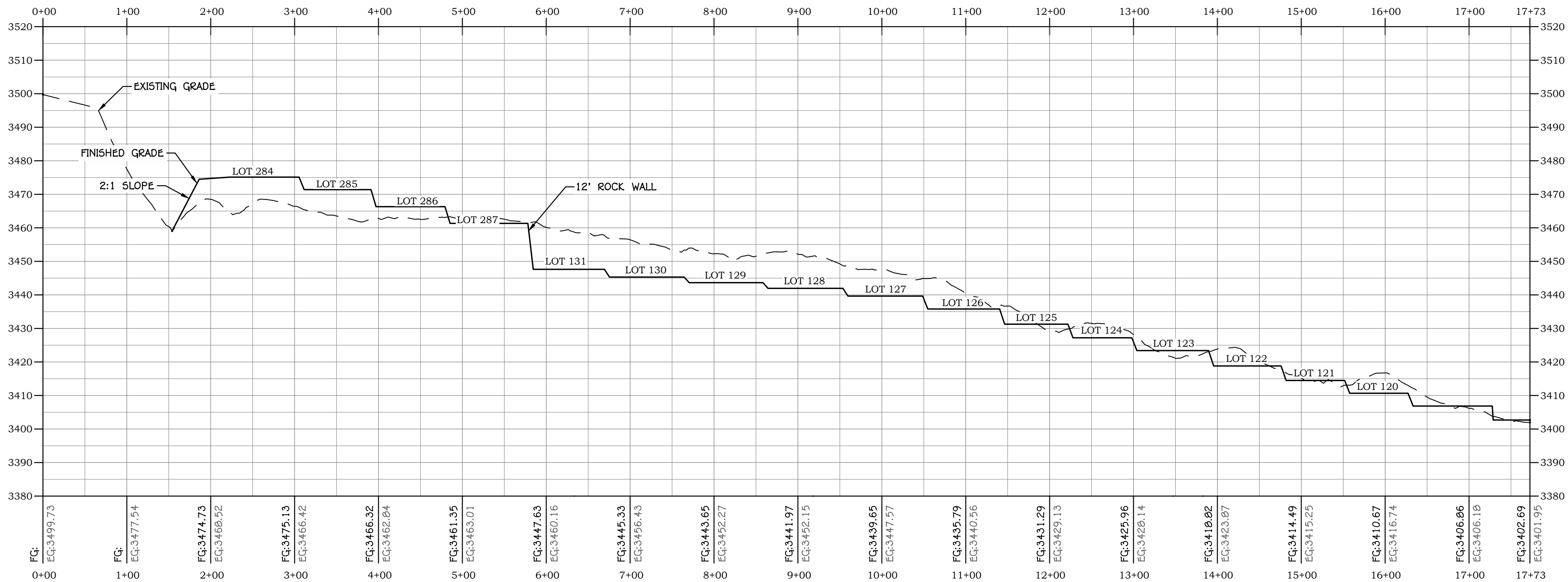
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS II
HILLSIDE REVIEW PLAN

JOB # 25-506-6
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DATE: 08/06/2026

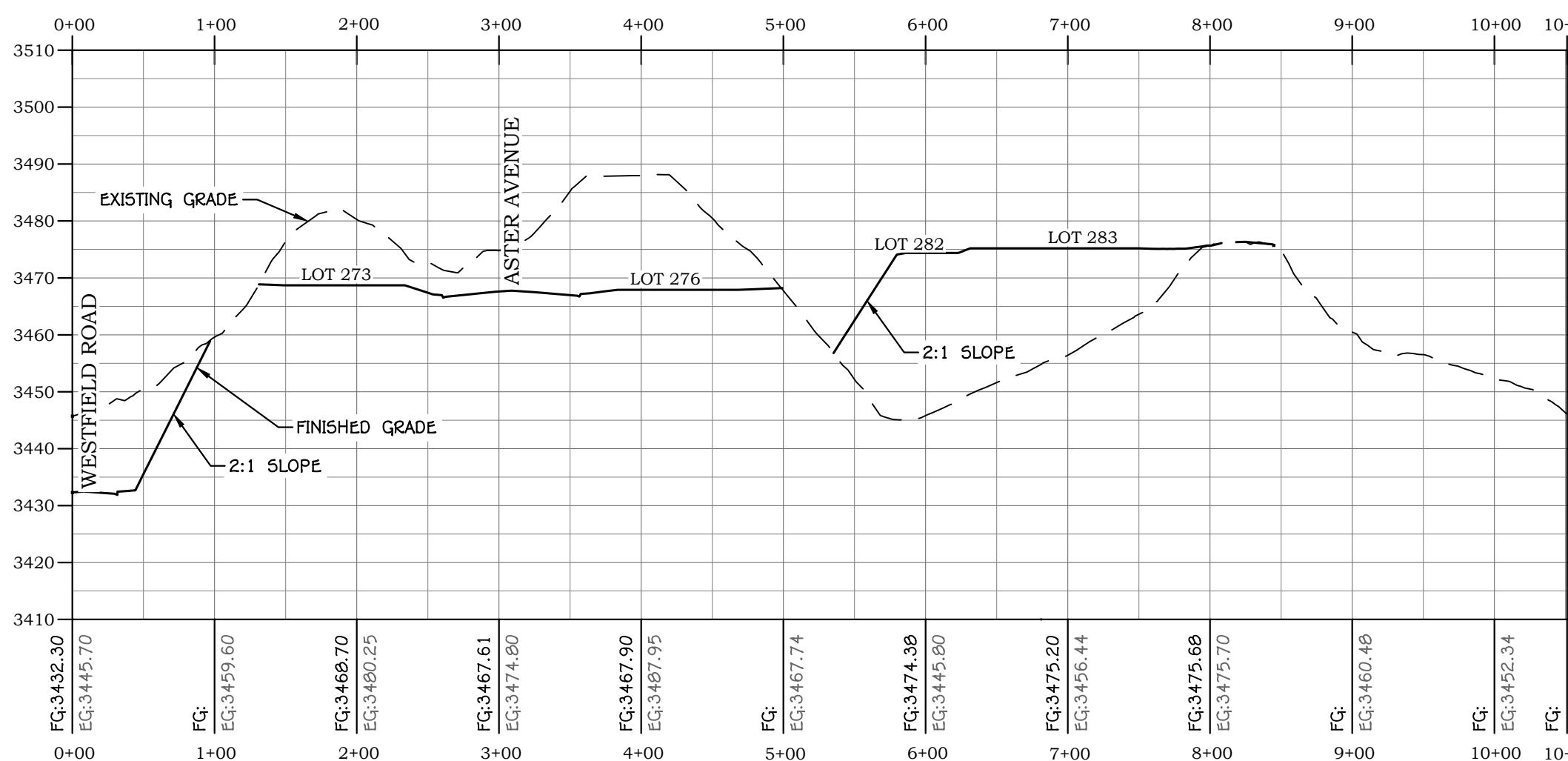
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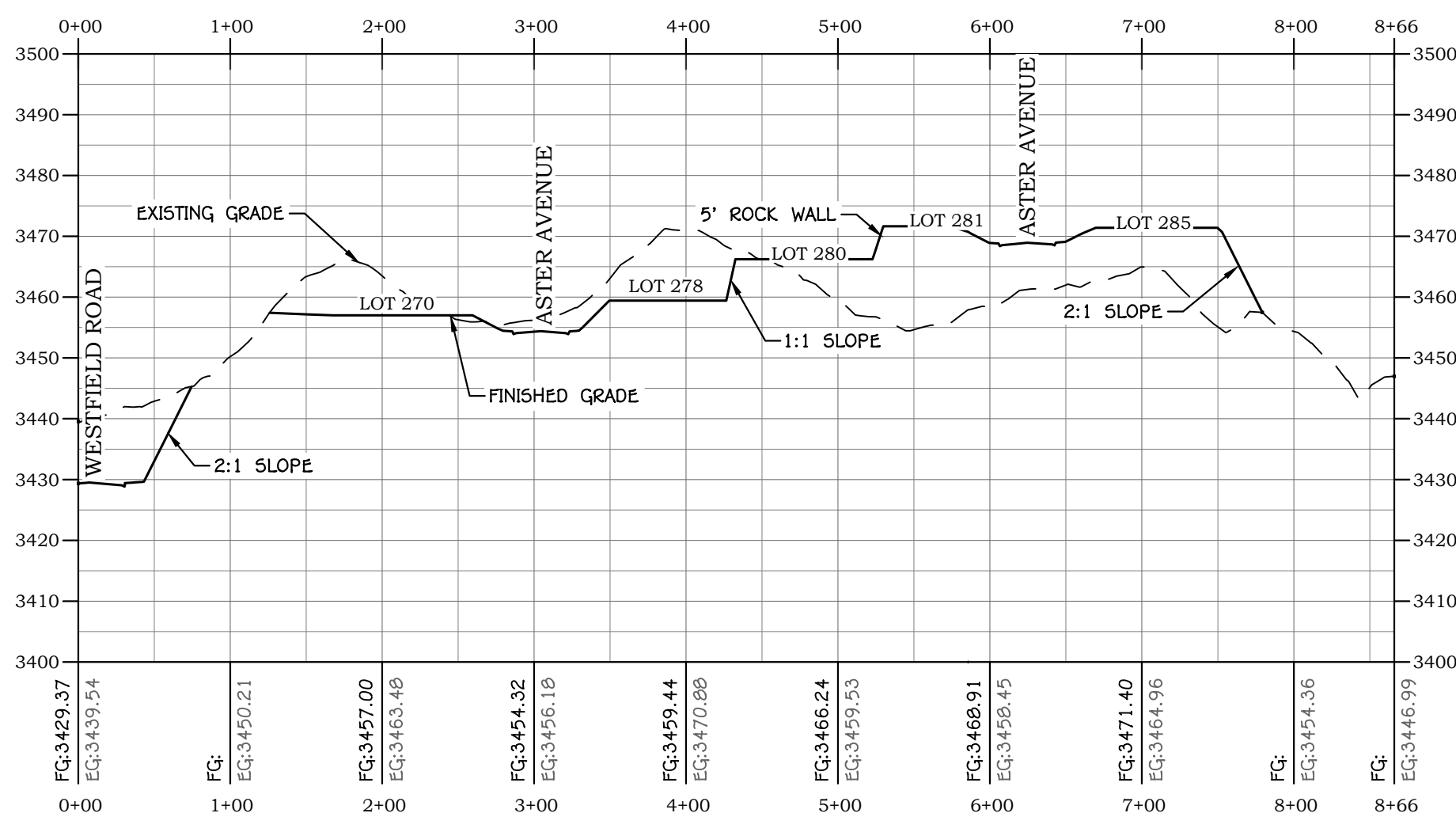
PROFILE VIEW: SECTION G



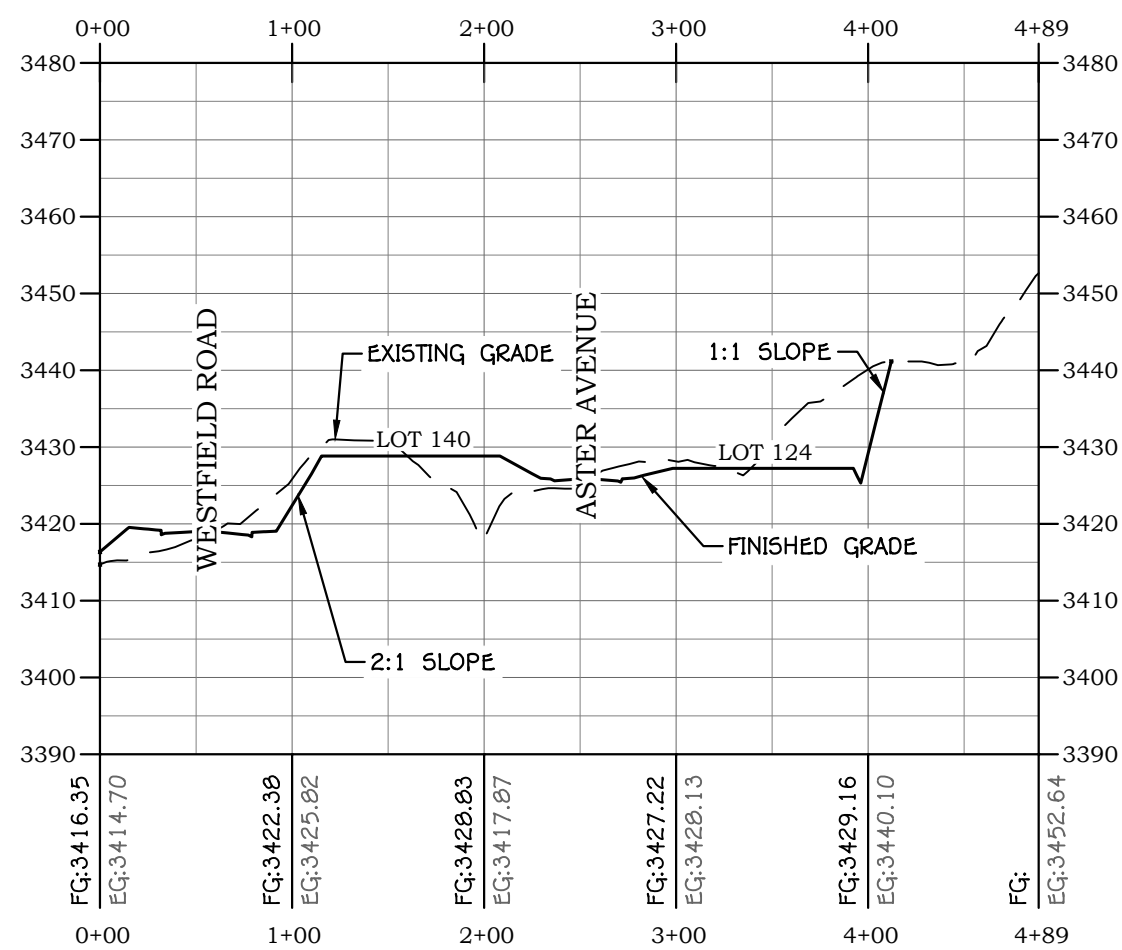
PROFILE VIEW: SECTION H



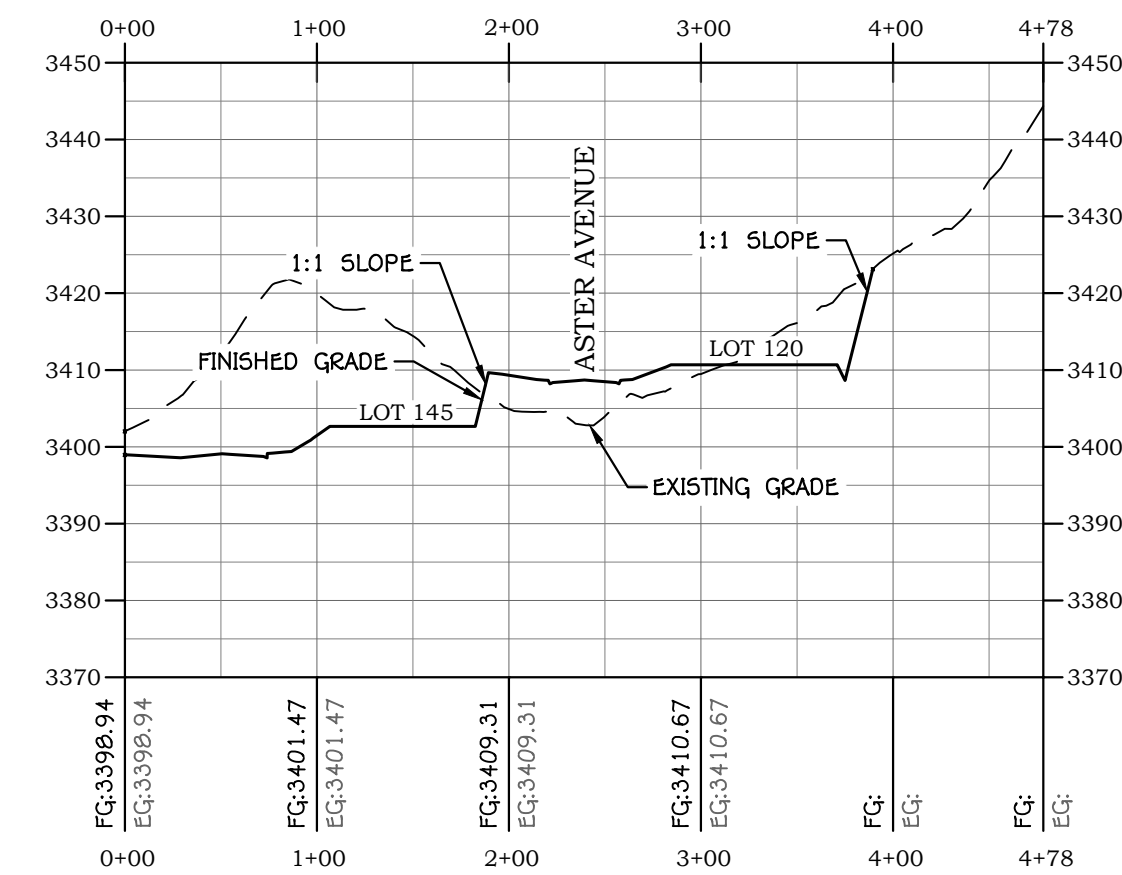
PROFILE VIEW: SECTION I



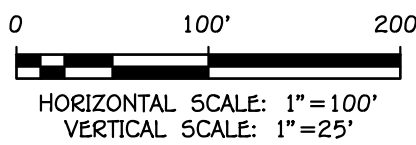
PROFILE VIEW: SECTION J



PROFILE VIEW: SECTION K



PROFILE VIEW: SECTION L



REVISIONS

DESCRIPTION

DATE

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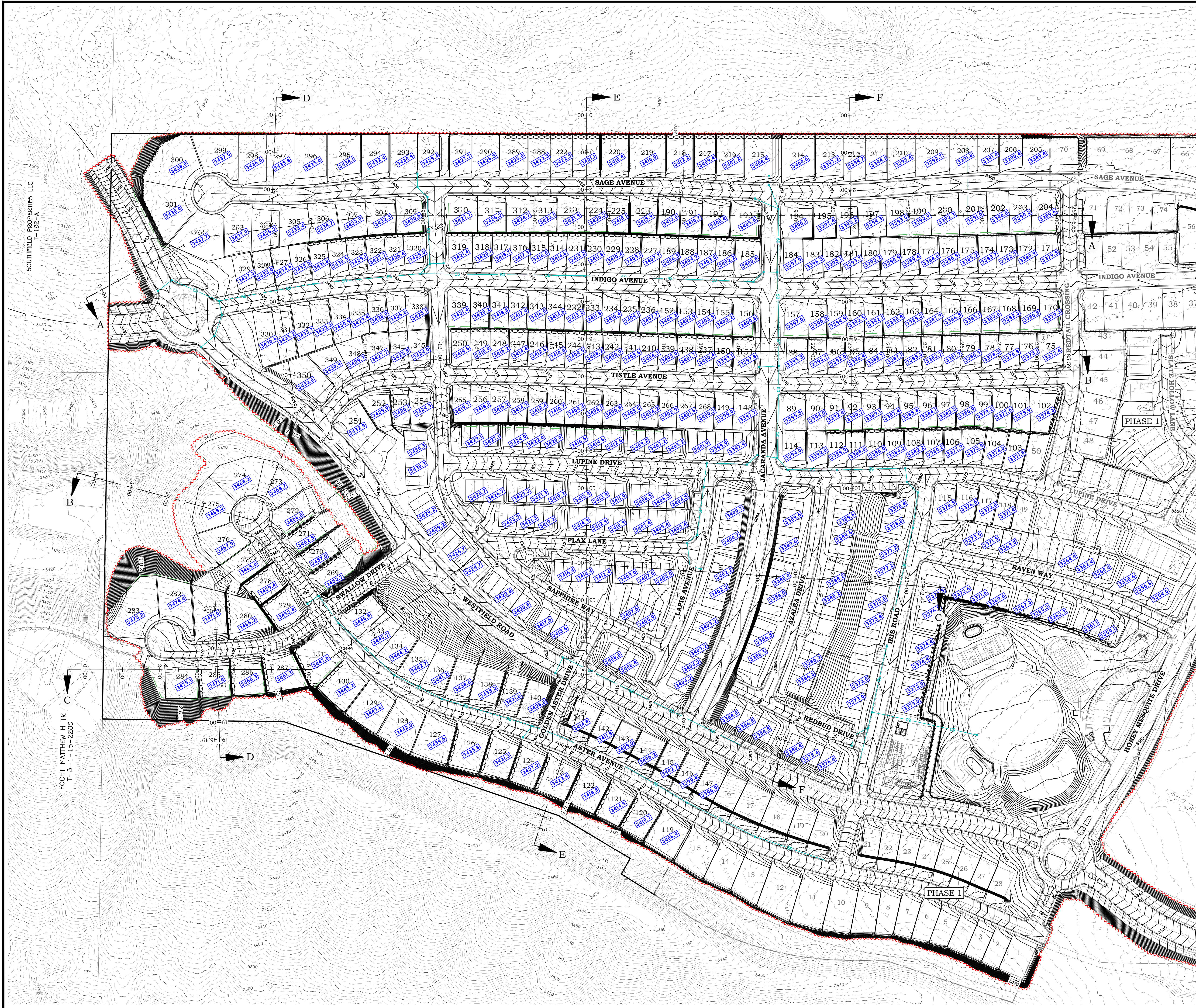


INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
CROSS SECTIONS III
HILLSIDE REVIEW PLAN

JOB # 25-506-6
DRAWN BY: SSA
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DATE: 08/06/2026

H.3.5

SHEET: 7 OF: 11



LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED ROCK RETAINING WALL
- FUTURE EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- EXISTING GROUND MAJOR CONTOUR
- EXISTING GROUND MINOR CONTOUR
- FINISH GROUND MAJOR CONTOUR
- FINISH GROUND MINOR CONTOUR
- EXISTING STORM PIPE (SIZE PER PLAN)
- GRATE INLET AREA DRAIN BOX
- EXISTING DRAINAGE SWALE/DITCH
- PAD ELEVATION
- SITE SECTIONS (SEE SHEETS H.3.3-H.3.5)

SCALE: 1" = 120'

0 120' 240'

REVISIONS	
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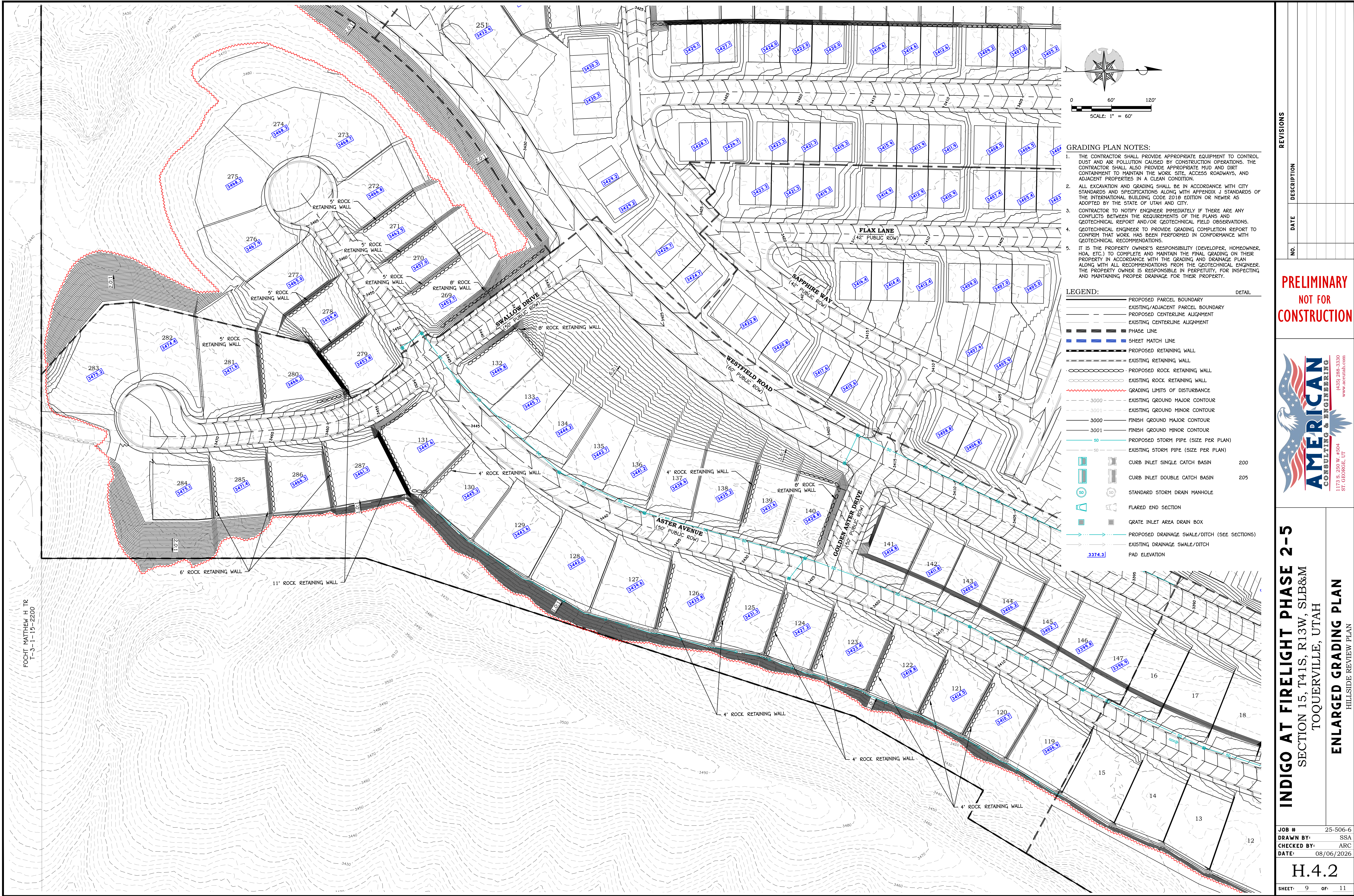
INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN
HILLSIDE REVIEW PLAN

JOB # 25-506-6
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DATE: 08/06/2026

H.4.1

SHEET: 8 OF: 11





REVISIONS

NO.	DATE	DESCRIPTION
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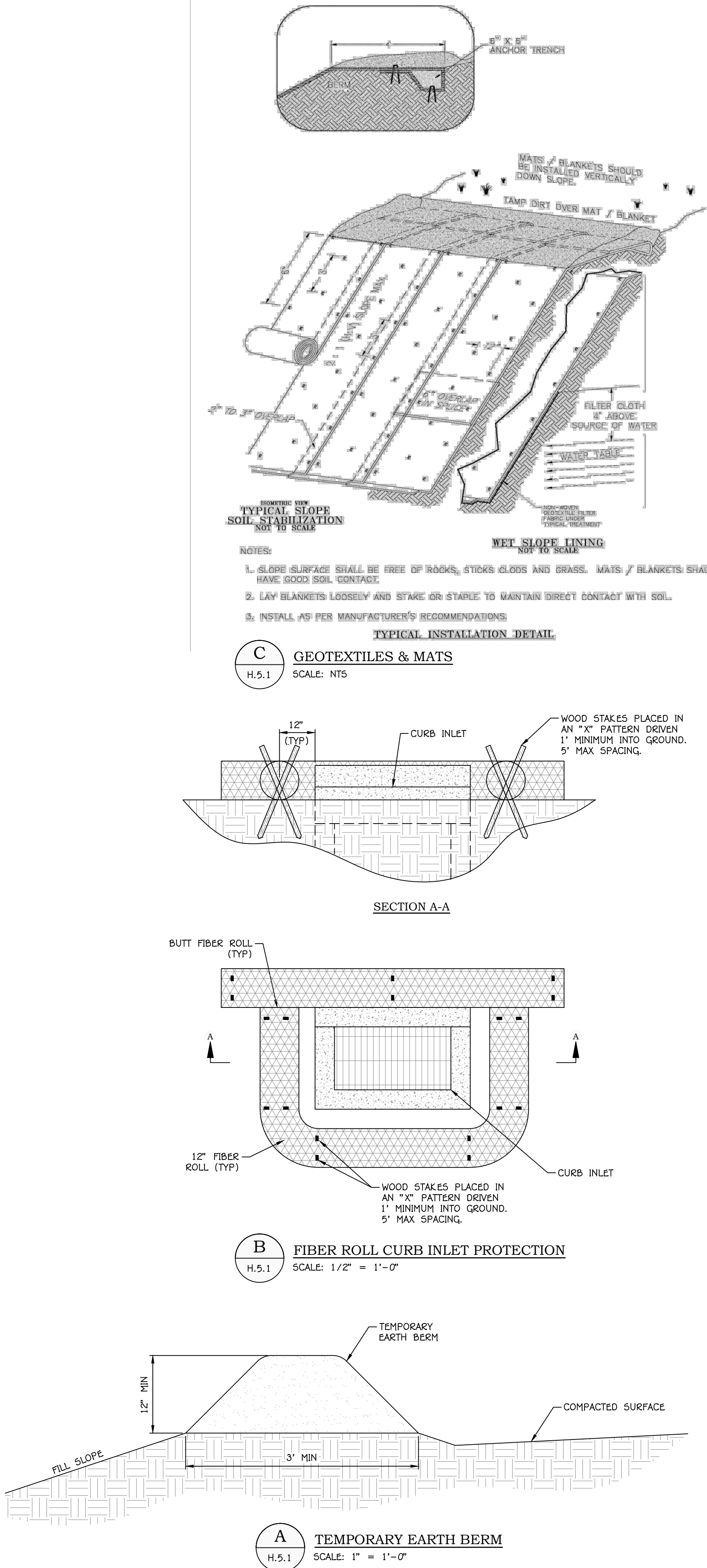
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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH
EROSION CONTROL PLAN
HILLSIDE REVIEW PLAN

JOB #	25-506-6
DRAWN BY:	SSA
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DATE:	08/06/2026

H.5.1

SHEET: 10 OF: 11



C GEOTEXTILES & MATS
H.5.1 SCALE: NTS

B FIBER ROLL CURB INLET PROTECTION
H.5.1 SCALE: 1/2" = 1'-0"

A TEMPORARY EARTH BERM
H.5.1 SCALE: 1" = 1'-0"

REVISIONS			
NO.	DATE	DESCRIPTION	

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INDIGO AT FIRELIGHT PHASE 2-5
SECTION 15, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

DETAILS
HILLSIDE REVIEW PLAN

JOB #	25-506-6
DRAWN BY:	SSA
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DATE:	08/06/2026

H.6.1

SHEET	11	OF	11
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