

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
October 14, 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 – Commissioner Harrison
2. Pledge of Allegiance – Commissioner Christensen
3. Statement of Belief/Opening Prayer – Commissioner Alternate Welker
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 September 9, 2026, Planning Commission Meeting.

D. BUSINESS:

1. **Design Review** of Exterior Lighting submitted by Maverik Group, LLC for Tax ID: T-BRG-1-3-BR1.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Approval
2. **Final Site Plan** application submitted by Maverick Group, LLC for Tax ID: T-BRG-1-3-BR1.
 - A. Applicant/Staff Report
 - B. Discussion and Possible Approval

E. REPORTS:

1. Planning Commission Chair
2. Planning Commissioners
3. Planning & Zoning Administrator – Emily Teaters

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 October 13, 2026, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 9, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/aUM28chtGpk?si=cTT5mZwn2GoZtuzw&t=13>

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/aUM28chtGpk?si=kGTuUL1tswB2yl0a&t=121>

1. Approval of agenda order.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/aUM28chtGpk?si=kGTuUL1tswB2yl0a&t=121>

1. Review and possible approval of meeting minutes from August 12, 2026, Planning Commission Meeting.

Commissioner Leavitt made a motion to approve the meeting minutes from August 12, 2026, Planning Commission Meeting. Commissioner Harrison seconded the motion. Motion carried 4-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson - aye, Lonnie Christensen – abstain.

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).

https://www.youtube.com/live/aUM28chtGpk?si=fp_UCQh0aZuqYNtZ&t=178

A. Applicant/Staff Report

Jordan Wall spoke during this item stating the only changes made were splitting two of the lots in half. Emily noted this item still meets the minimum zoning requirements.

B. Public Hearing

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

Commissioner Christensen made a motion to close the public hearing. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. Discussion and Possible Approval

Commissioner Leavitt made a motion that Planning Commission as the preliminary land use authority approve the revised preliminary plat for Phase 3 of the Parkside at Desert Mountain, finding that the application is complete under 10-19C-3 and the City's Subdivision Submittal Policy. Commissioner Christensen seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

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

<https://www.youtube.com/live/aUM28chtGpk?si=c1Xh8zlV1VUbPtxs&t=450>

A. Staff Report

Emily Teaters introduced this item explaining that Planning Commission had previously recommended approval of a Nightly Rental with conditional quiet hours and the City Council gave direction to draft an ordinance regarding the quiet hours. The Planning Commission discussed the proposed quiet hours.

B. Public Hearing

Chair Haymore opened the public hearing. There were no comments from the public. Chair Haymore closed the public hearing.

Commissioner Harrison made a motion to close the public hearing. Commissioner Leavitt seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

C. Discussion and Possible Approval

Attorney Gothard clarified that the quiet hours are directed towards renters. The Commissioner continued their discussion on the proposed hours.

Commissioner Allinson made a motion to recommend approval of Ordinance 2026.XX regarding quiet hours for nightly rentals. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

3. Sign Permit application submitted by YESCO on behalf of Sapp Bros.

<https://www.youtube.com/live/aUM28chtGpk?si=G2PU-wYkfwXqv1i3&t=762>

A. Applicant/Staff Report

Emily Teaters introduced this item stating that the 5 signs have already been reviewed and a variance had been granted by the Appeal Authority. Attorney Gothard summarized the review process for Sign Permits.

B. Discussion and Possible Approval

The Planning Commission discussed the illuminated signs included in the packet and whether the sign ordinance needs to be updated.

Commissioner Christensen made a motion to approve the Sign Permit as presented. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

4. **Hillside Development Permit** submitted by Firelight Development, Inc. for Indigo at Firelight, Phases 2-5.

<https://www.youtube.com/live/aUM28chtGpk?si=6TdEBiaYZ6FVEE8g&t=983>

A. Applicant/Staff Report

Jeff Thomas, with American Consulting and Engineering, spoke during this item regarding the slope on the east side of the property and proposed Hillside Development Permit. Attorney Gothard commented that approval of this item would need to be conditional upon Firelight Development owning the property. Stephen Wood, representing Firelight, answered questions from the Commissioners regarding property ownership, hillside areas within the development, and property access easements. Darrin LeFevre answered questions regarding road lanes and fiber optics being placed along the Toquerville Parkway. Attorney Gothard spoke to Chair Haymore's concerns regarding maintenance of retaining walls within the development.

- B. Discussion and Possible Recommendations as the Hillside Review Board
Attorney Gothard recommended conditions to add to the motion. The Planning Commissioners discussed making a motion.

Commissioner Christensen made a motion to recommend conditional approval of the Hillside Development Permit for Indigo at Firelight Phases 2-5, conditionally based on the property being owned by Firelight and the title secured by Firelight, as well as addressing and maintaining the retaining walls through CC&Rs in their final plat. Commissioner Harrison seconded the motion. Motion carried 5-0. Glenn Leavitt – aye, Angela Harrison – aye, Dean Haymore – aye, Mila Allinson – aye, Lonnie Christensen – aye.

E. REPORTS:

<https://www.youtube.com/live/aUM28chtGpk?si=N2jGDELYyu9xDabn&t=2599>

1. Planning Commission Chair
Chair Haymore shared his concerns with the current sign ordinance and the process for approving sign permits. The Planning Commissioners discussed changing the ordinance.
2. Planning Commissioners
Commissioner Christensen commented on the structure of the agenda for Planning Commission when holding Public Hearings.
3. Planning & Zoning Administrator – Emily Teaters
No reports.
4. Assistant City Manager – Darrin LeFevre
Darrin LeFevre reported there are currently 3 grading permits in review.

F. ADJOURN:

Chair Haymore adjourned the meeting at 6:57pm.

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

Planning Chair – Dean Haymore

Date

Attest: City Recorder – Emily Teaters

DRAFT

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 10.14.2026

Department: Planning & Zoning

Item Title:

Discussion and possible approval of exterior lighting design for Maverik Group, LLC, Tax ID: T-BRG-1-3-BR1.

Presented By: Emily Teaters

Attachments:

- T13 Lighting Specs
- Photometric Plan
- Exterior Lighting Code

Options:

Approve/Deny/Table

Possible Motion (Approval):

I move to approve the exterior canopy lighting for Maverik Group, LLC based on the approval criteria contained in 10-24-4(14) of the Toquerville City Code.

Background:

Maverik is nearing final approval of its construction drawings for the proposed commercial development in Boulder Ridge. As part of that review, staff evaluated the proposed exterior lighting for compliance with Chapter 24 of the Toquerville City Code.

The lighting plan complies with the requirements of the Exterior Lighting Ordinance, with one exception. Section 10-24-4(A)(5) requires new construction to use exterior lighting with a color temperature of 2700 Kelvin (K). Maverik is requesting approval to use 3000K for the T13 canopy lighting because 3000K is the lowest color temperature available from LSI for this particular fixture.

Section 10-24-4(B)(14) allows the Planning Commission to review non-residential lighting proposals that deviate from the standard requirements of the Exterior Lighting Ordinance. The Planning Commission may approve, approve with conditions, or deny the request if the applicant can demonstrate that:

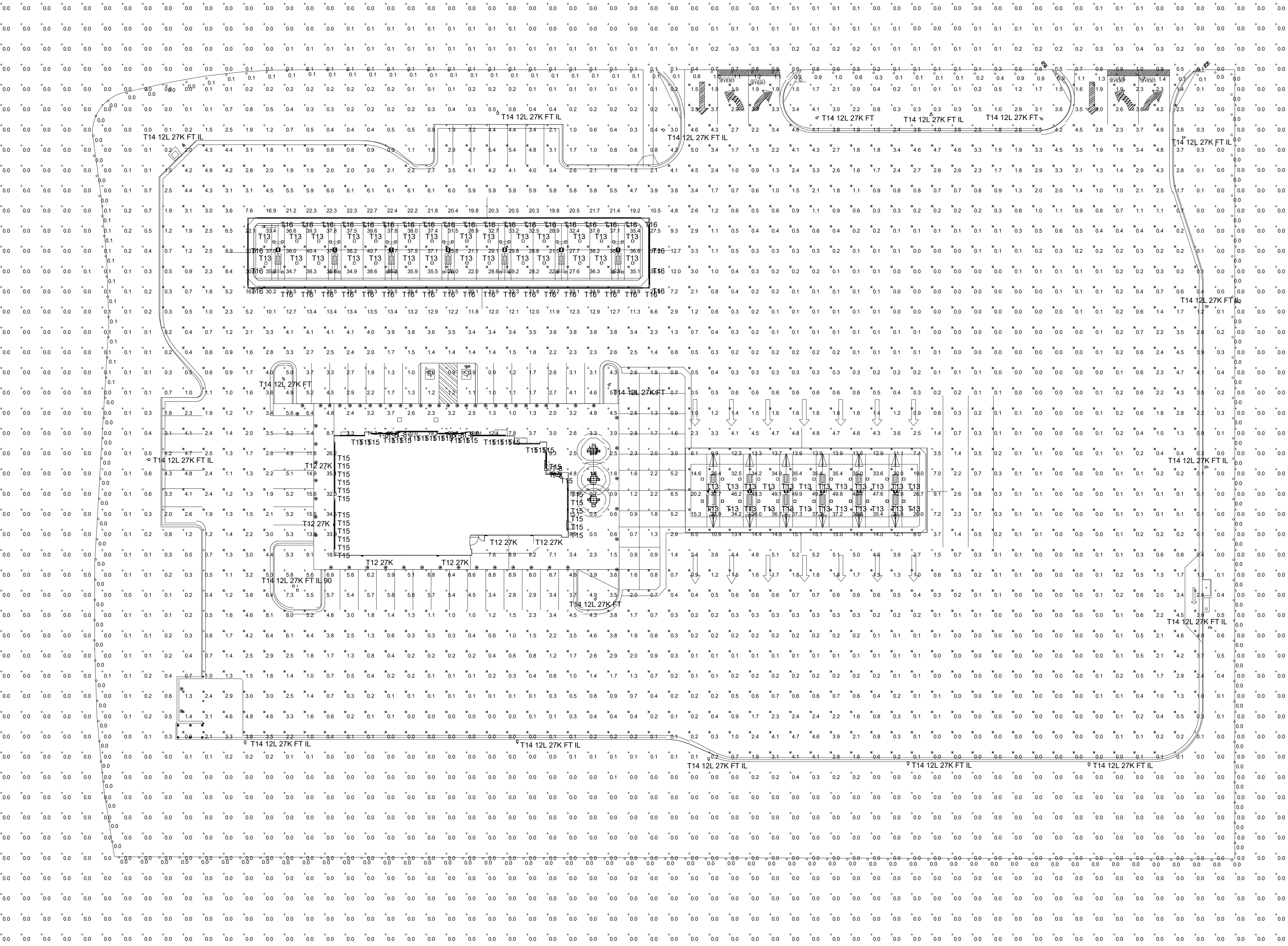
- The proposed lighting is appropriate for the location and surrounding neighborhood;
- The proposed lighting will not unreasonably diminish the health, safety, or welfare of surrounding properties; and
- The proposed lighting will not unreasonably conflict with the intent of the Exterior Lighting Ordinance.

The applicant has indicated that the T13 canopy fixtures are recessed within the fuel canopy,

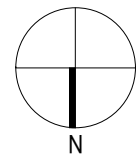
are not located near property lines, and are needed to provide adequate lighting for safety at the fuel dispensers. The fixtures are also equipped with motion sensors and photocells and will dim to 30% output after 15 minutes of inactivity.

Maverik operates 24 hours a day, so the canopy lighting will remain in use throughout the night. The applicant states that the fuel canopies are well separated from adjacent property lines and that the 3000K lighting is not expected to be detrimental to surrounding properties.

As staff mentioned during the previous review, Chapter 24 requires public LED streetlights to have a color temperature of 3000K or warmer. The proposed canopy lighting is consistent with that standard and is the same color temperature approved by the Planning Commission for the IME Automations project.



1 Site Photometric
SCALE: 12" = 1'-0"



Statistics						
Description	Symbol	Avg	Max	Min	MaxMin	AvgMin
PROPERTY LINE	○	0.1 fc	1.7 fc	0.0 fc	N/A	N/A
FUEL CANOPY	X	33.8 fc	40.7 fc	21.0 fc	1.8 fc	1.6 fc
HIGH FLOW CANOPY	X	26.1 fc	49.9 fc	6.1 fc	8.2 fc	4.3 fc
SITE (INCLUDING NON-PAVED AREAS)	+	2.6 fc	49.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	1.3 fc	8.9 fc	0.0 fc	N/A	N/A

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Wattage
○	T-8	8	ASD	LUMPS-40K	1	1302	16.973
	T16	44	CANOPY MANUFACTURER	FUEL CANOPY RECESSED STRIP COVE LIGHTING	1	4819	37.89
□	T15	42	LSI INDUSTRIES, INC.	AST-04-04L-840	1	4031	34
□	T13	52	LSI INDUSTRIES, INC.	SCV-LED-10L-SC-30	1	10123	66
□	T12 27K	6	LSI INDUSTRIES, INC.	XMM-LED-08L-27-80CR	1	7127	64
□	T14 12L 27K FT IL	14	LSI INDUSTRIES, INC.	SUM-LED-12L-SIL-FT-27-80CR-IL	1	6906	85
□	T14 12L 27K FT	5	LSI INDUSTRIES, INC.	SUM-LED-12L-SIL-FT-27-80CR	1	10842	86
□	T14 12L 27K FT IL 90	1	LSI INDUSTRIES, INC.	SUM-LED-12L-SIL-FT-27-80CR-IL	1	6906	170

GENERAL NOTES

- A. THIS BUSINESS OPERATES 24 HOURS A DAY. ALL T13 FUEL CANOPY LIGHTS ARE EQUIPPED WITH MOTION SENSORS AND WILL AUTOMATICALLY DIM 30% WHEN ACTIVITY HAS NOT BEEN DETECTED FOR 15 MINUTES OR MORE. ALL OTHER LIGHTS WILL NOT REDUCE PER 10-24-4(E)(7).

Fixture	Lumens	DIM	QTY	
T14 12L 27K FT IL	12000	1	14	168000
T14 12L 27K FT	12000	1	5	60000
T14 12L 27K FT IL 90	24000	1	1	24000
TOTAL				252000
Max Allowable Lumens				
	SQFT	Lumens/FT		
	141828	2		283656



185 S. State Street | Salt Lake City, Utah 84111

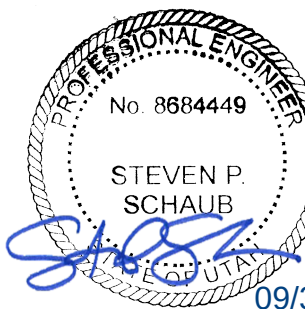
THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC. IS PROHIBITED. 2018 MAVERIK, INC.

ARCHITECT/ENGINEER:



520 South Main Street, Suite 2531
Akron, OH 44311
330.572.2100 Fax 330.572.2101

STAMP:



MAVERIK, INC.
PROPOSED MAVERIK C-STORE

Lot 3 of the Boulder Ridge Subdivision
Toquerville, UT 84774

ISSUANCE

△	DESCRIPTION	DATE
1	Revision 1	09.30.26

DRAWN BY: --

APPROVED BY: --

PROTOTYPE VERSION: 50_L_XR_2502

DRAWING ISSUE

PERMIT DRAWINGS 09/01/2026

PROJECT NUMBER: 26-001

SHEET NAME

PHOTOMETRIC

SHEET NUMBER

E8.00



Scottsdale Vertex™ (SCV)

Petroleum Canopy Light



OVERVIEW	
Lumen Package (lm)	9,000 - 23,000
Wattage Range (W)	67 - 188
Efficacy Range (LPW)	109 - 154
Weight lbs (kg)	18.5 (8.4)
Controls	ALBMR, ALBCS, IMSBTxL

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

Optical System

- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered flat glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CRI of 80.

Electrical

- High-performance factory programmable driver; features include over-voltage, undervoltage, short circuit and over temperature protection.
- Integral 6kV surge protection that meets IEEE C62.41.2 and ANSI C82.77-5 Location Category C Low standards.

- Additional field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2).
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C. (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +35°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90.
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
 - Gas Groups A, B, C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

Installation (Standard)

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware bracket kit ordered separately as an accessory.

Installation (REDiMount)

- Patent pending 3 piece quick mounting system; components include collar, capsule and connector.
- Designed to reduce canopy penetrations and increase installation efficiency.
- Installs in 12" or 16" deck pan.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT option.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.

Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

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TYPICAL ORDER EXAMPLE: SCV LED 13L SC UNV DIM 50 WHT IMSBT2 REDI									
Prefix	Light Source	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options	Mounting
SCV - Petroleum Canopy Luminaire	LED	10L - 10,000 Lumens 13L - 13,000 Lumens 15L - 15,000 Lumens 20L - 20,000 Lumens 23L - 23,000 Lumens	SC - Standard Symmetric	UNV - Universal Voltage (120-277VAC) HV - 347-480V ²	DIM - 0-10V Dimming ³	30 - 3000K 40 - 4000K 50 - 5000K	WHT - White BLK - Black BRZ - Bronze	Blank - None ALBMR1 - AirLink Blue Multi Range Motion and Photo Sensor (8-15' mounting height) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor (16-40' mounting height) IMSBT1L - Integral Bluetooth™ Motion and Photocell Sensor (8-24' mounting height) ⁴ IMSBT2L - Integral Bluetooth™ Motion and Photocell Sensor (25-40' mounting height) ⁴ HL - Hazardous Location Class 1 Div 2 ⁵	Blank - None REDI - REDiMount integrated junction box system ⁶
	Custom Lumen Packages ¹								
	23L - 23,000 Lumens	SCFT - Combination Standard Symmetric and Forward Throw ¹							



Need more information?
[Click here for our glossary](#)

Have additional questions?
Call us at (800) 436-7800



ACCESSORY ORDERING INFORMATION

Part Number	Description
673425R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings ⁷
676011R2	Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel ⁸
673426R2	Retrofit Panel Kit - RECU Richmond to SCV
673427R2	Retrofit Panel Kit - UNV Universal 2x2 to SCV
357282	Retrofit 2x2 Cover Panel Blank (no holes)
354702	Retrofit RIC Cover Panel Blank (no holes)
557193WHT	26" X 26" Beauty Plate Kit (with 4" Center hole)
564160WHT	26" X 32" Beauty Plate Kit (with 4" Center hole)

Part Number	Description
687461	Junction Box
1320540	Kit - Hole Plugs and Sealant (enough for 25 retrofits)
678291R2WHT	Rectangular Top Plate Kit (includes top plate and sealant)
673433R2	Surface Mount Box
687462R2	Retrofit Kit - CRU/CRUS to SCV
744333	Retrofit Kit for SCM/SCV to upgrade SC/SCF/EC/ECTA White
752172R2	Bracket SCM/SCV Direct Mount with Hardware

1 Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.
2 HV not available with REDiMount.
3 0-10 low voltage wired dimming not available with REDiMount.
4 IMSBTxL is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5 HL not compatible with AirLink, IMSBTxL, 3000K, or REDiMount.
6 Light fixture engine does not ship with REDiMount attached.
7 Ideal for 9" to 12" openings.
8 Ideal for 9" openings.

PERFORMANCE

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Delivered Lumens*										
Lumen Package	3000K CCT			4000K CCT			5000K CCT			Wattage
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	
10L	9,652	144	B3-U0-G1	9,928	148	B3-U0-G1	10,317	154	B3-U0-G1	67
13L	12,567	140	B3-U0-G1	12,927	144	B3-U0-G1	13,443	149	B3-U0-G1	90
15L	13,999	137	B3-U0-G1	14,399	141	B3-U0-G1	14,963	147	B3-U0-G1	102
20L	18,755	141	B4-U0-G1	19,598	147	B4-U0-G1	20,234	152	B4-U0-G1	133
23L	21,783	141	B4-U0-G2	22,406	145	B4-U0-G2	23,284	150	B4-U0-G2	155
23L (SCFT)	20,886	111	B3-U0-G3	23,187	123	B4-U0-G3	23,101	123	B3-U0-G3	188

*LEDs are frequently updated therefore values are nominal.

Recommended Lumen Maintenance - SCV 15L SC ¹					
Ambient Temperature °C	Lumen Multiplier				
	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
45	101%	95%	91%	86%	81%
50	101%	95%	90%	85%	80%

Electrical Data - Current draw in AMPS*							
Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
10L	67	0.56	0.32	0.28	0.24	0.19	0.14
13L	90	0.75	0.43	0.37	0.32	0.26	0.19
15L	102	0.85	0.49	0.42	0.37	0.29	0.21
20L	133	1.1	0.64	0.55	0.48	0.38	0.28
23L (SC)	155	1.29	0.75	0.65	0.56	0.45	0.32
23L (SCFT)	188	1.57	0.9	0.78	0.68	0.54	0.39

*Electrical data at 25°C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance - SCV 23 SCFT ¹					
Ambient Temperature °C	Lumen Multiplier				
	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
25	105%	88%	73%	61%	51%
30	105%	80%	61%	47%	36%
35	105%	70%	47%	32%	21%

Recommended Lumen Maintenance - SCV 23 SC ¹					
Ambient emperature °C	Lumen Multiplier				
	Initial ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	101%	96%	91%	86%	82%

1 Lumen maintenance values at 25 °C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

 Have questions? Call us at (800) 436-7800

PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

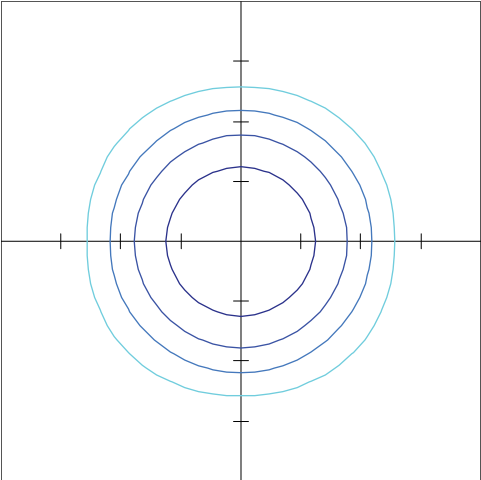
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

SCV-LED-15L-SC-50

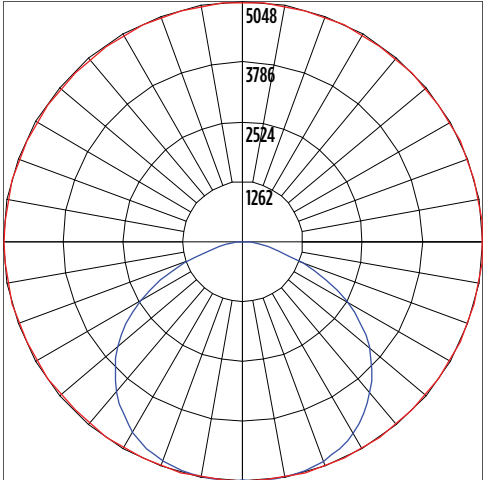
Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	15,410
Watts	103
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4,101.6	26.6%
Medium (30-60°)	8,386.4	54.4%
High (60-80°)	2,748.8	17.8%
Very High (80-90°)	173.4	1.1%
Uplight (90-180°)	0	0.0%
Total Flux	15,410.2	100%

ISO Footcandle



Polar Curve

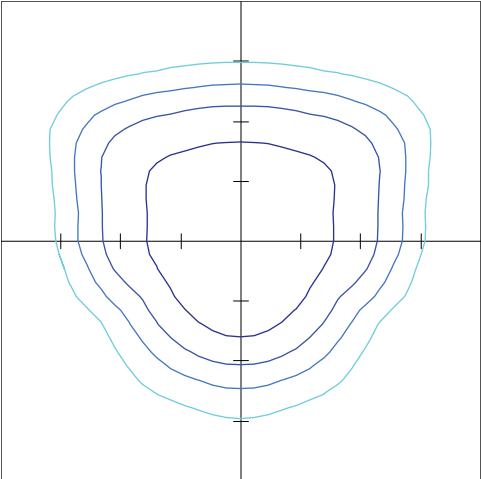


SCV-LED-23L-SCFT-50

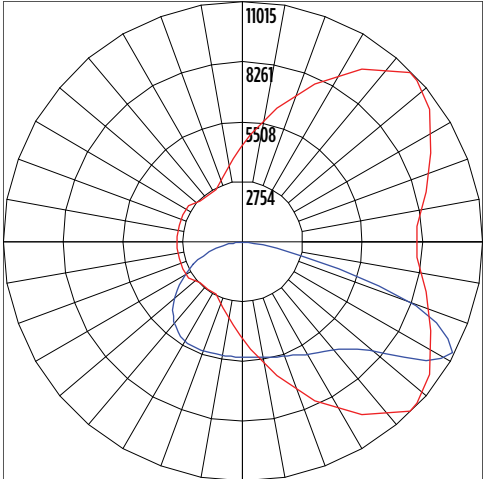
Luminaire Data	
Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	24,361
Watts	191.5
Efficacy	127
IES Type	Type IV - Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4,368.4	17.9%
Medium (30-60°)	12,592.5	51.7%
High (60-80°)	6,960.6	28.6%
Very High (80-90°)	439.5	1.8%
Uplight (90-180°)	0	0.0%
Total Flux	24,361.0	100%

ISO Footcandle



Polar Curve



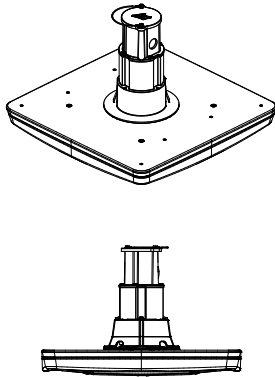
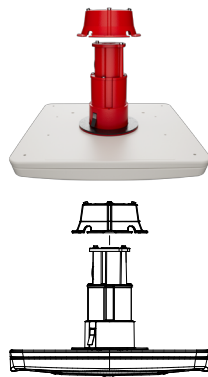
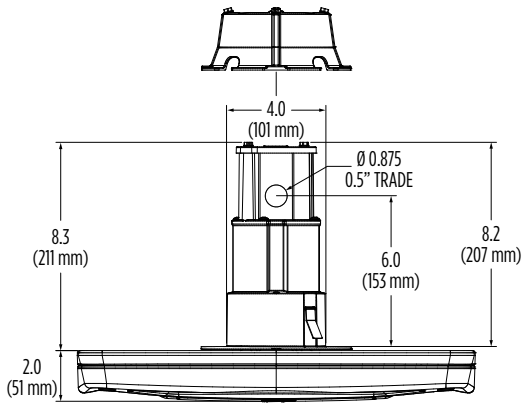
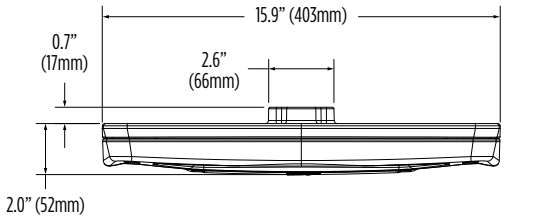
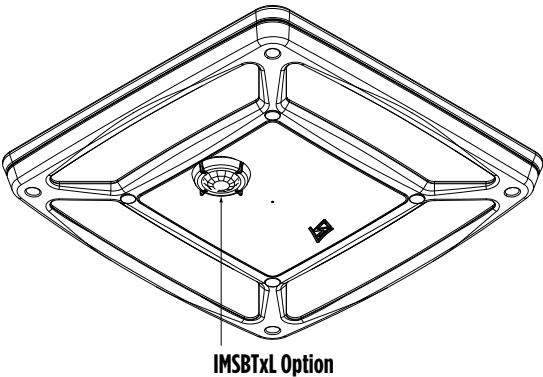
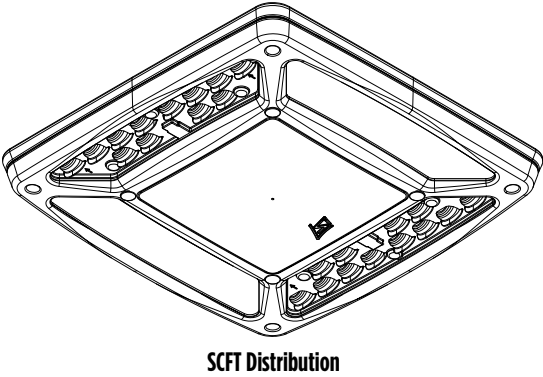
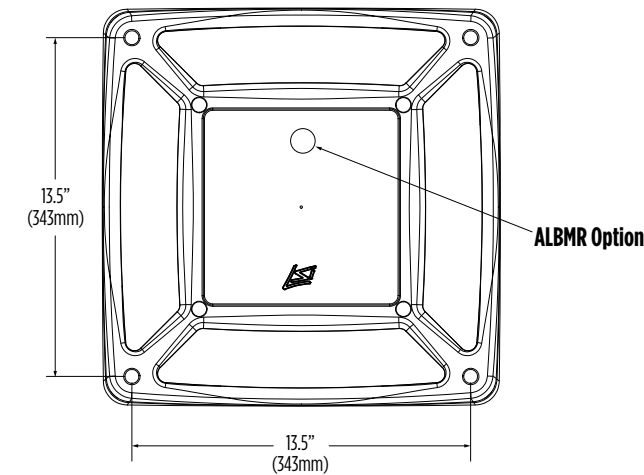
Scottsdale Vertex™ (SCV) Petroleum Canopy Light

Type : _____

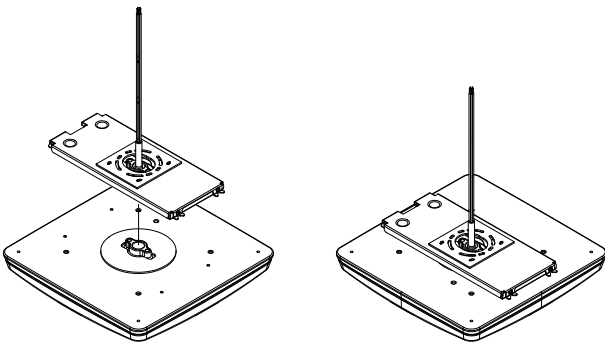
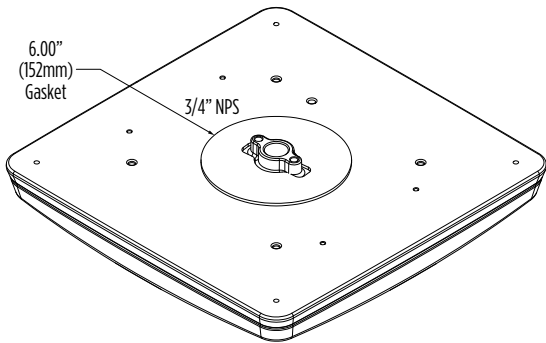
 Have questions? Call us at (800) 436-7800

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REDiMount



Direct Mount Accessory



CONTROLS

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Integral Bluetooth™ Motion and Photocell Sensor (IMSBT1L, IMSBT2L)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBTxL](#)

AirLink Blue (ALMR1, ALBCS1, ALBCS2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

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LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

[Click here to learn more details on all our Retrofit Kits](#)



Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 10.14.2026

Department: Planning & Zoning

Item Title:

Discussion and possible approval of a Final Site Plan submitted by Maverik Group, LLC for Tax ID: T-BRG-1-3-BR1.

Presented By: Emily Teaters

Attachments:

- Civil Plan Set (attached separately)

Options:

Approve/Denial/Table

Possible Motion (Approval):

I move to approve the final site plan submitted by Maverik Group, LLC contingent upon compliance with staff and JUC comments.

Background:

Maverik Group, LLC has submitted a Final Site Plan application for a proposed convenience store with fueling located at Tax ID T-BRG-1-3-BR1. The property is in the BMP zoning district.

The Final Site Plan and construction drawings (improvement plans) are currently under review by City staff and the Joint Utility Committee (JUC). Staff and JUC have identified a few outstanding comments that still need to be addressed before the plans can be signed and considered complete.

The lighting plan, landscaping plan, and improvement plans have been reviewed for compliance with the City's standards and specifications and applicable code requirements. Final approval of the building and signage will be addressed through the building permit and sign permit processes. The sign permit is currently under review.

Staff recommends that any approval of the Final Site Plan be conditioned upon all outstanding City staff and JUC comments being addressed and incorporated into the final plans prior to construction. This includes resolving the drainage requirements and required drainage easement for Lot 4.