Toquerville City Master Planned Overlay (MPDO) Zone Approval Process 2021

Toquerville City Code 10-15C-8: CONCEPTUAL APPROVAL:

A. Pre Application: The applicant is encouraged to meet with the appropriate city staff prior to making an application for MPDO approval to discuss the development concept, the review and approval process, and the submittal requirements.

B. Information Required: The developer shall provide the following information, together with ten (10) copies at the pre application conference:

1. Written Statement: A written statement providing:

a. Proposed name of the MPDO development.

b. Location and legal description.

c. Name and address of owners.

d. Current title policy on property.

e. Name and address and qualifications of the design team.

f. Type and number of residential and nonresidential uses.

g. Buildings/facilities involved with these uses.

h. Tentative operation and maintenance data (landscaping, etc.).

i. Existing and proposed utilities.

j. Existing and proposed public and/or private streets.

k. Location of nearest commercial shopping centers.

l. General timetable for development.

m. Density per net acre.

2. Schematic Drawings: Schematic drawings at a minimum scale of one-inch equals one hundred feet (1" = 100') showing:

a. Existing natural features, such as watercourses, rock outcroppings, wetlands, wood areas and greenways.

b. Location of existing utilities and drainageways.

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C. Location and names of all prior platted streets, parks, and utility rights of way.

d. General location of existing and/or proposed buildings and structures and their uses, parking, open space, and ownership pattern.

e. A traffic flow map showing circulation patterns within and adjacent to the proposed development, including trails, sidewalks, streets, parking lots, loading areas, etc. A traffic study, done by a registered professional, may be required.

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NOTE: The following information is being submitted to respond to additional comments from the Toquerville City Development Review Committee members at a meeting on July 28th, 2021, at the Toquerville City Hall.

CONCEPTUAL APPROVAL CHECKLIST FOR THE MPDO

1a. Firelight: A 1749-Acre Master Planned Resort Development

1b. Legal description of the project: (attached)

1c. Refer to pg. 42 of the initial Firelight Master Plan draft dated: July 22nd, 202.

1d. Current title policy: (attached)

1e. Babcock Design: www.babcockdesign.com
Lead Designer: Mr. Kurt Massey, Urban Design and Planning Director
Senior Principal: Mr. Rob Cottle
Design and Planning Associate: Ms. Katie Bennett
801.531.1144
52 Exchange Place
Salt Lake City, UT 84111

Rosenberg & Associates: Civil Engineering Company
Lead Engineer: Mr. Rob Reid
352 E. Riverside Drive #A2
St. George, UT. 84790
435-673-8586

1f.

Total Residential Units:	Min: 3498 ERU's (30% Bonus): Max: 4,547 ERU's
Hotel/Motel Total Units:	400 to 600 (Depending on market demands)
Resort Lodges:	600
High-End Resort Condos	100
New City Hall/Office:1	
Community Center	1
Fire/Police Substation:	1
Visitors Center/Museum:	1
Transit Station/Gift Shop:	1
Restaurants:	8 to 10
Boutique Shops	12 to 15
Grocery/Mini-Mart	2

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Gas Station/C-Store	2
Office Buildings	4 to 6
Outfitter Buildings	2 to 4

1g. We believe that the above buildings all have specific uses determined by their label.

1h. We will utilize the contours and topography of the existing landscape, therefore having a reduced impact on the land than traditional land development practices. We will use the native plant list and trees currently growing in and around Toquerville City and other natural landscape materials to blend with the look and feel of historical Toquerville City. Lawns will be as minimal as possible, and the overall landscaping will be low maintenance with primary desert landscaping design elements to better manage water use.

1i. There are no existing utilities on the property. We will be contracting with all local and regional utility providers to serve the needs of our development. We are currently coordinating the initial design elements for each utility directly with each provider. We understand that a straightforward, coordinated master utility design is critical to this development's overall success and functionality, and we will work cooperatively to that end.

1j. Assignments of public streets will be identified as per an aerial map before the first preliminary plat submittal. Our private street network is currently not completely identified as per the date of this initial submission. But we will work cooperatively with city staff and the proper approving bodies as we propose the specific locations of private streets to meet city requirements and recommendations.

1k. Additional Grocery Store Locations Near Firelight requested by staff:

- Davis Food & Drug Store – La Verkin, UT 3.4 miles
- Lin's Grocery Store – Hurricane, UT 7.1 miles
- Walmart Supercenter – Hurricane, UT 11 miles
- Walmart Supercenter – Washington, UT 20 miles

1l. Refer to pg. 42 of the initial Firelight Master Plan draft dated July 22nd, 2021.

1m. The initial density calculations from the first Firelight Master Plan draft submitted on: July 22nd, 2021, on pg. 42, for overall density, is incorrect. The developer is requesting a total base ERU of 3498 or 1749 acres x 2 = 3498 ERU's with a maximum density bonus of 30% or a total of 4547 ERU's.

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NOTE: This calculation is the same as the original development agreement recorded at the Washington County Tax Commission Office on May 12th, 2008, with an additional addendum recorded October 14th, 2008, for this project site, previously referred to as Ash Creek Crossing: "A Planned Mixed-Use Development." With the additional calculation of a 30% density bonus as per the MPDO ordinance.

2. A schematic drawing at a minimum scale of one inch equals one hundred feet (1" = 100') will be challenging given the large scale of this project. The developer seeks more direction from City staff and will provide a schematic drawing as recommended by staff. The developer also suggests that exhibits be submitted as a pdf. file, which will allow the viewer to expand specific areas of interest during the review process. This may be during the formal Preliminary Plat submittal for each development phase or pod throughout the entire project if agreeable by City staff.

2a. There are minimal to no existing natural features on the project site other than two large bluff areas where the future Bypass road will intersect and a few natural watercourses that may be used during a substantial rainy season. Besides these two prominent land features and watercourses, the rest of the development is the natural desert landscape—no wetland, wooded areas, or greenways.

2b. The following utilities are present on this project site:
1) Approx. 500,000-gallons water tank and pipelines to serve Toquerville City.
2) Approx. 1,000,000-gallon irrigation pond and pipelines to serve Toquerville City.
3) Rocky Mountain Power transmission lines, switch boxes, etc.

2c. There are no listed platted streets, parks, and utility right of ways currently on this project site.

2d. There are no existing buildings or structures currently on the project site. Refer to pg. 5 on the initial Firelight Master Plan dated July 22nd, 2021, for the proposed general location of certain buildings. Refer to item 1f. for various types of buildings and their suggested uses.

2e. A traffic flow map showing circulation patterns, including trails, streets, and primary areas of open spaces, will be provided before the first initial preliminary plat submittal or during the Conceptual Review Process as per city staff recommendations.

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Other Conceptual Ideas to Discuss:

1) Currently, the City of Toquerville has three (3) primary commercial zones. Planned Commercial, Highway Commercial, and Neighborhood Commercial. Due to the proposed requested commercial uses of the Firelight Master Plan, specifically pertaining to a "Recreational Resort" use. The developer would request a discussion around adding a Recreational Resort Overlay as part of the Planned Commercial Zone to develop the Outdoor Adventure Resort concept proposed by Rocksteady Resorts Group.

2) The developer would also request a discussion explaining the theory behind subtracting two (2) ERU's for every commercial acre developed. Recognizing that commercial ventures would bring potential sales tax dollars to the city to help pay for services to improve the quality of life, add new city staff, and pay for standard city maintenance of all needed equipment, emergency, and unexpected repairs. And future expenses stemming from maintaining the grounds around the proposed Toquer Lake and the ongoing landscaping maintenance responsibilities of the landscape strips and trails along the new Bypass Road. The developer would appreciate such a discussion for clarity.

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Firelight -

Toquerville Utah

Development Description

Firelight is the property described in the development agreement made with Toquerville City, formerly known as Ash Creek Crossing, originally recorded May 12, 2008. The development will be a master-planned community comprised of several types of residential products and a minimum of 60 acres of commercial development as stated in the original agreement. Residential products will include single family units, twinhomes, and multi-family attached residential units. Commercial uses will be various retail, services, and tourism related uses. Specific uses for specific areas are designated on the Commercial Planning Area Permitted Uses Table and exhibit .

There will be a Master Community Governance Association to maintain the majority of the common street landscaping and monumentation, and sub-associations to manage the landscaping and private facilities involved with specific communities such as the active adult development. Public parks will be maintained by the City.

There is a specific overlay area for nightly rentals, currently expected to be concentrated in the town center area. We will not allow nightly rentals elsewhere in the project with the exception of the Discovery Villas, which are expressly used for marketing and developing buyer interest in the active adult community. The Discovery Villas are decommissioned after the project is sold out and return to normal residential units. Portions of the project may be developed for Resort uses and can be situated in any part of the project except the active adult area.

Density bonuses will be calculated as provided for by the Toquerville City Ordinance and for this project may be accrued and applied anywhere in the project by the Master Developer or assigns.

Planning Standards

Residential

Description

Single family residential homes are expected to be the primary residential product for this property, though as previously stated, there will be various attached residential products. The following goals are set forth to describe the developer's general intent with respect to single family detached and/or attached residential neighborhoods. Residential neighborhoods will adhere to the setbacks and design standards set forth by Toquerville City with the exception of the active adult community which has setbacks and development standards outlined later in this document

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Purpose / Intent

- Provide flexibility to adjust to changes in housing trends and patterns while maintaining compatibility with surrounding development.
- Encourage diversity and the application of creative approaches to the physical development of the land through a variety of housing densities and associated lifestyles.
- Provide recreation, leisure and community areas for the residents of Firelight and public facilities for all of Toquerville.
- Promote and encourage a suitable environment for retirement living within the active adult area.
- Encourage a pleasing physical environment by requiring adequate landscaping.

Uses Permitted

A Single Family detached and attached dwellings, including, but not necessarily limited to: zero lot-line homes, patio homes, duplexes, triplexes and other types of clustered homes.

B Public or private golf courses.

C Private non-commercial recreation facilities.

D Churches and other places of worship.

E Clubhouses and/or homeowner association and/or special district meeting places associated with recreational amenities.

F Residential care facilities for persons fifty (50) years of age or older.

G Accessory structures and uses necessary and customarily incidental to a permitted use.

H Public and private schools.

I Public safety/service institutions.

J Public libraries.

K Limited neighborhood scale office retail not to exceed 25,000 s.f. of Gross Leaseable Area (GLA). GLA excludes areas within buildings not available for sales activities, e.g., restrooms, storage areas, etc.

L Other Uses as may be permitted by the Toquerville City Zoning Ordinance for a comparable zone district.

M Any combination of the above.

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Residential – Active Adult Communities

Description

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

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

Minimum Standards for Development

1.	Minimum Building Area:	1000 sf
2.	Maximum Lot Coverage:	65%
3.	Minimum Open Space per lot: (including decks, patios and/or sidewalks)	35%
4.	Maximum Building Height:	35’
5.	Minimum Frontage* per lot:	
	a. the street	30’
	b. front building wall	35’
	c. cul-de-sacs, or similarly curved roads and flag lots at the street:	20’

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

6. Minimum Setbacks:

a.	Front*	10’ – 20’ garage setback
b.	Side	5’ (10’ min. separation)
c.	Rear**	3’ - 10’ (20’ min. separation)
d.	Setback from public arterial roads; front, rear and/or side	10’ behind 6’ wall separating road landscaping 25’ with no wall

e. The side and rear setbacks for two story homes shall be 25' min. along the boundary of an adjacent single family zone and 20' along the boundary of an adjacent non-residential zone, except for golf course or other park or open space zones, in which case the set back need be no greater than 10'.

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

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

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

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

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

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

9. Notes:

a. Recreational Vehicle (RV) parking shall be prohibited unless said RV is enclosed in a garage. Garages shall not be allowed to be converted into living spaces without additional enclosed parking being made available. Minimum required parking may include garage and/or driveway spaces. Required parking is not allowed within the front setback area.

b. In the case of a zero sideyard setback, one sideyard may be 0' and the other 10'. In all circumstances there shall not be less than 10' between structures. No free standing ancillary structure may protrude into a zero sideyard.

c. Off-street parking other than that which is required may be allowed within all setbacks, but shall not compromise landscaping and other buffering measures.

d. Minimum building area shall not include unfinished basements or garages.

e. Staggered variation in building setbacks shall be encouraged.

f. Roof overhangs, decks, bay windows, chimneys, and other building appurtenances shall be allowed within setback areas.

g. Any non-residential development within a residential zone as permitted in this section shall conform to the development standards listed below in "mixed use commercial".

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Mixed-Use / Commercial

Description

Commercial uses will be various retail, services, and tourism related uses. Specific uses for specific areas are designated on the Commercial Planning Area Permitted Uses Table and exhibit . This table identifies the uses to be permitted in each commercial planning area individually.

Mixed commercial and residential uses may be developed at Firelight in the area designated as the “Town Center". This area is anticipated to serve the daily needs of the local neighborhood and tourism related needs, offering a variety of goods and services. Mixed-Use development shall be configured to provide easy access to and from the neighborhoods it serves. The design of any building within the Town Center area shall be a "360-degree" design, i.e., every elevation of a building shall be architecturally "finished" to a similar degree. Likewise, within these districts there shall be architectural compatibility between free standing pods, the main center, and typical details (i.e., directional signage, trash enclosures, rooftop mechanical screens, etc.), in the form of similar building materials, color, massing, scale and design details. There shall also be a common landscape concept and a master circulation plan.

Minimum Standards for Development

1. Maximum Height of Building:

   The maximum building height of any structure in the commercial districts shall be 50', except for building appurtenances such as steeples, bell towers and clock-towers which may be 90'. Increased building heights may be approved by the City Council on a case by case basis.

2. Setbacks*:

   a. Setback from public arterial roads; front, rear and/or side — 15’ behind 6’ wall separating road landscaping; 25’ with no wall+
   b. Interior Rear/Side Setbacks as measured from public streets: — 10' for single story buildings; 20' for two story
   c. Front, rear, and side setbacks from private streets: 10'

   * All setbacks are as measured from the building to the property line (or curb at private street)

3. Minimum building separation:

   10' for commercial to commercial; 20' for commercial to residential.

4. Open Space:

   The minimum open space to be provided within the Town Center is 15%. Landscaped parking islands, detention ponds, pedestrian walkways, and common amenities shall be permitted to be included in the minimum calculation.

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General Notes –

1. The developer has the right to build at a lower density in any planning area provided the City has determined that the use is permitted and compatible with surrounding land uses and a finding of compatibility is determined at the time of Preliminary Plat review. This density reduction shall be considered a minor change, enabling the developer to gain approval of the site without amending the application.

2. A Preliminary Plat shall be submitted to the City for each land use parcel identified within ACC.

3. These Planning Standards shall apply to the use described, regardless of the planning area in which they are found (i.e., if a Single Family Residential use is proposed in the Town Center, the appropriate planning standards for the Single Family Residential district shall apply).

4. Roadway systems are conceptually located to provide access to the site and its environs. All efforts will be made to provide smooth flowing roads that respond to future demands. Final alignments, access and design will be determined at the time of Preliminary Plat, and shall be in substantial accordance with this application to the extent that is reasonable and possible. At the time of Preliminary Plat for each parcel, the developer shall address and/or show adequate emergency access for said parcel. Roadways within the development shall conform to roadway design standards established within this application. (See figures 13 and 14)

5. The owner/developer of any property within the area subject to these planning standards has the right to continue existing uses until the time of Final Plat approval.

6. For the purpose of City review and approval of Preliminary and Final Plats, permitted intensity of development shall be controlled by Floor Area Ratio (F.A.R.) and gross dwelling units per acre (DU/ AC) figures on the Land Use Plan and as specified in this application.

7. The development guidelines and standards contained herein shall govern the development of the property; and, except as expressly provided herein, the City's procedures, City Code, Charter and ordinances or regulations shall apply to the development of this project.

8. This is a Planned Development Zone district. Standard zoning and development standards as found in the City of Toquerville Building and Zoning Code will apply when alternative standards are not included herein.

9. The Master Drainage Plan to be submitted on behalf of the owner shall first be reviewed and approved by the City prior to approval of any subdivision within any portion of the areas of this plan. In the event of any conflicts in this application with the Master Drainage Plan concerning size and location of regional detention ponds/and or drainage way locations, cross sections and widths, the Master Drainage Plan shall govern. To the extent that revisions to the open spaces and development boundaries become necessary due to the findings of the Master Drainage Plan, the application shall be amended pursuant to City code at the time of Preliminary Plat.

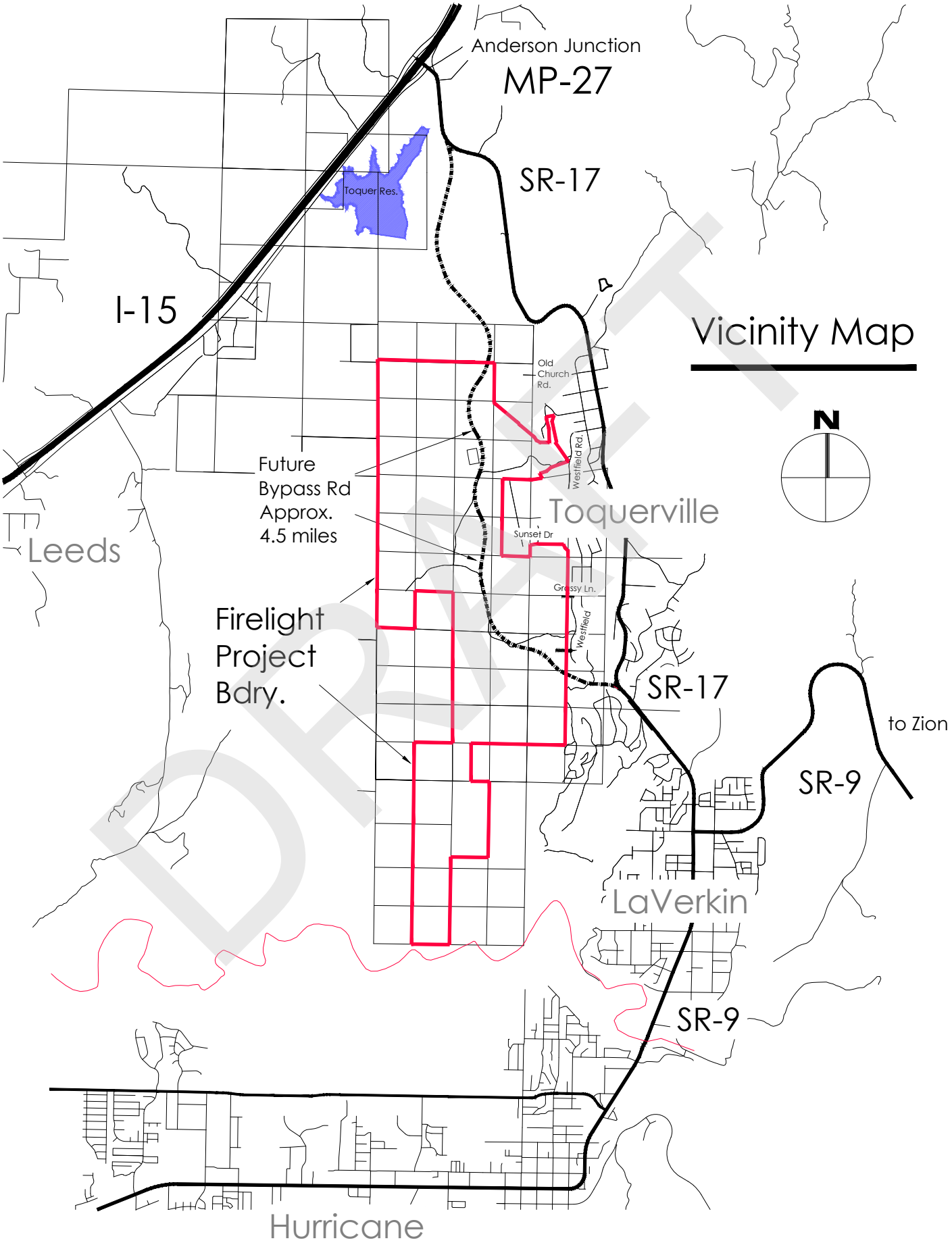
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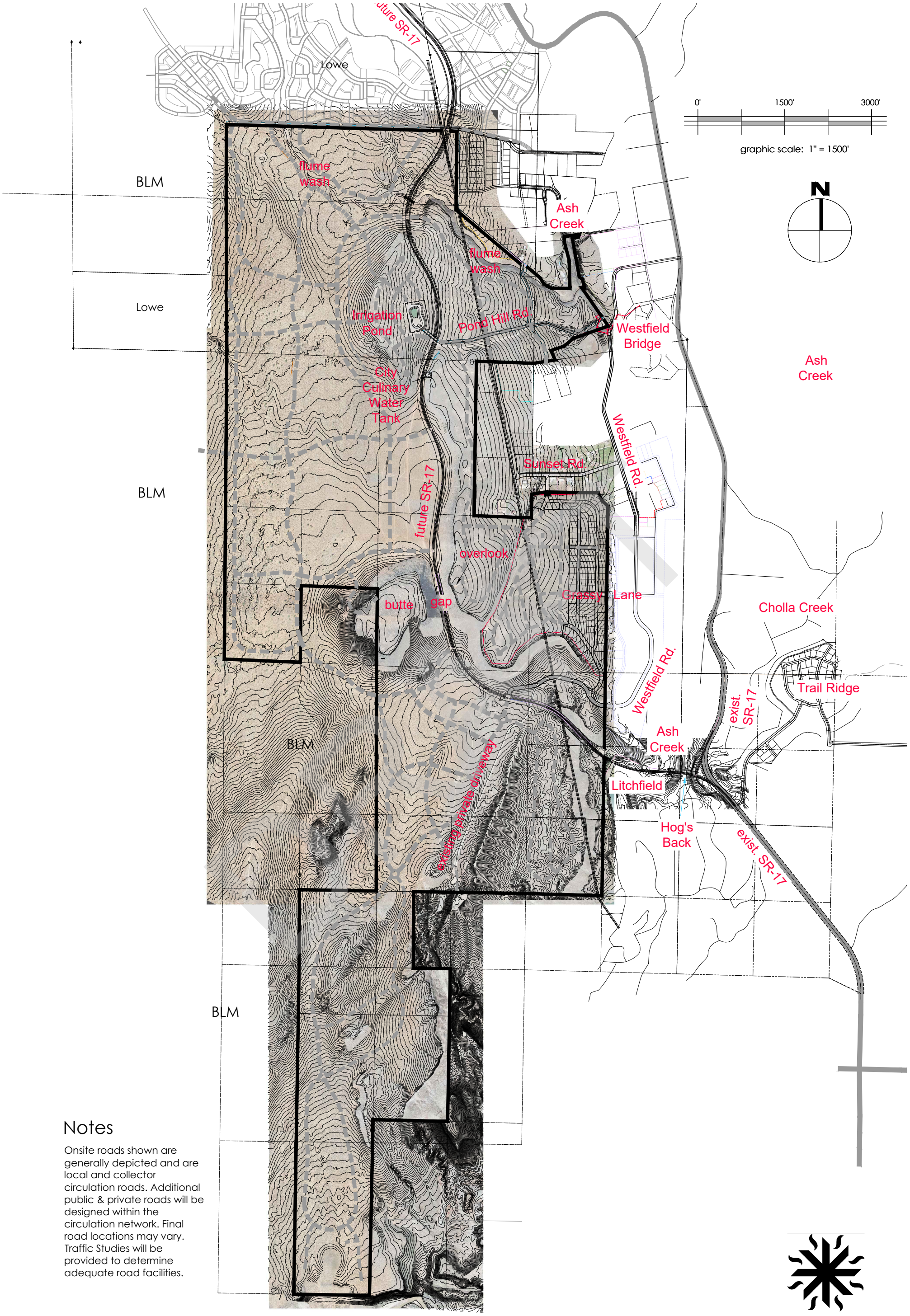
10. Parcel boundaries may be reasonably modified at the Preliminary Plat plan stage, provided that all application and City requirements are met.

11. The developer, at the City's option, may be required to provide additional traffic analysis for each site prior to or concurrent with the approval of a Preliminary Plat, to ensure that necessary infrastructure and secondary access is in place to accommodate the proposed development. The street standards approved with this application shall govern the design and construction of roadways within the development.

12. Except as otherwise noted herein, all City of Toquerville ordinances, regulations and rules uniformly applicable and in effect at the time of Preliminary or Final Plat approval shall be applicable to the development of this property.

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Anderson Junction
MP-27
SR-17
Toquer Res.
I-15
Vicinity Map
N
Old Church Rd.
Westfield Rd.
Future Bypass Rd Approx. 4.5 miles
Toquerville
Leeds
Sunset Dr
Grassy Ln.
Westfield
Firelight Project Bdry.
SR-17
to Zion
SR-9
LaVerkin
SR-9
Hurricane
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Notes

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided to determine adequate road facilities.

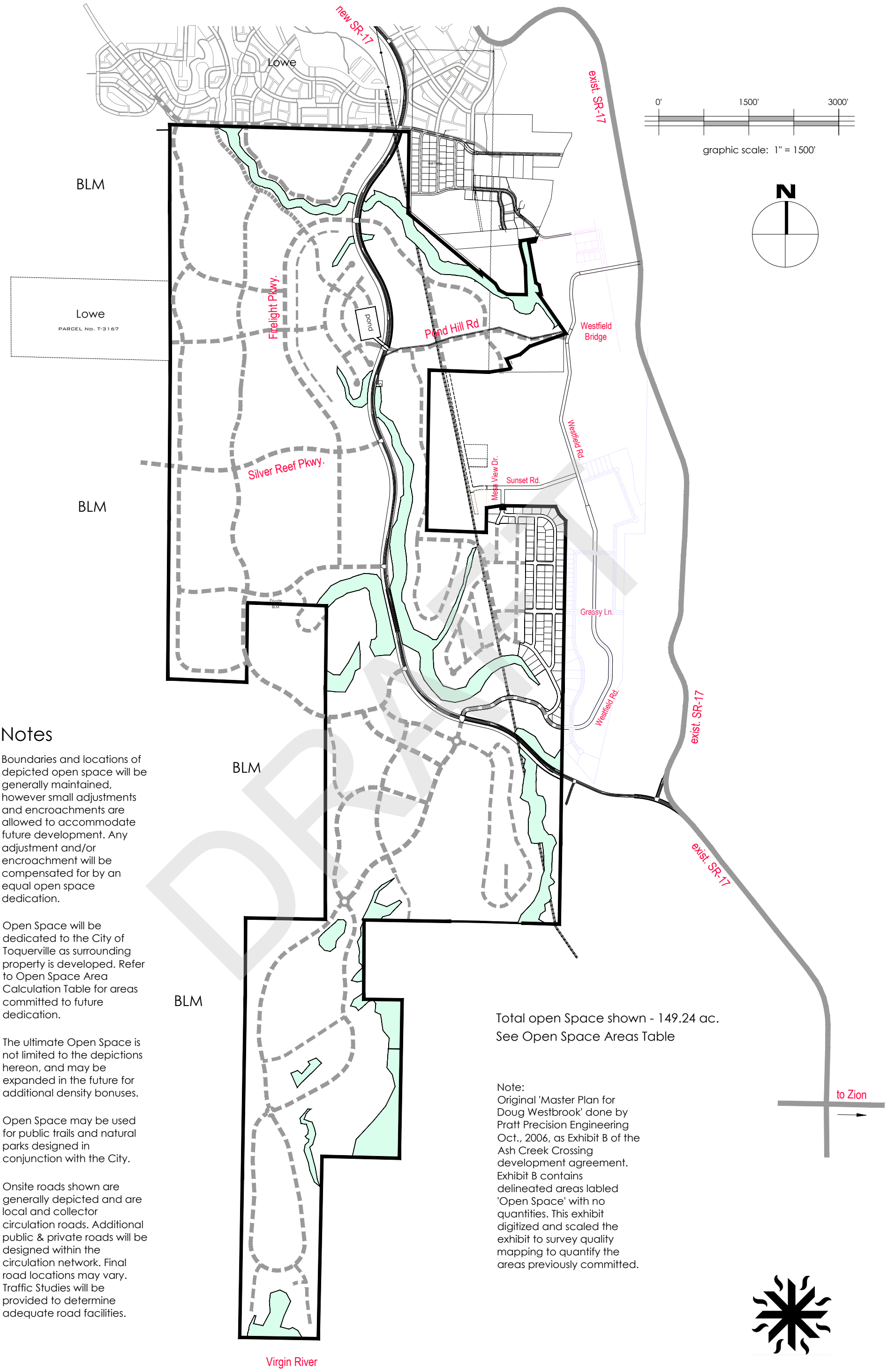
SRC Land Holdings, LLC

Existing Conditions Map

1404 W. Sun RIver Pkwy. #200, St. George, UT 84790 (435) 673-4300

Firelight - Toquerville, Utah

Sept. 7, 2021



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Notes

Boundaries and locations of depicted open space will be generally maintained, however small adjustments and encroachments are allowed to accommodate future development. Any adjustment and/or encroachment will be compensated for by an equal open space dedication.

Open Space will be dedicated to the City of Toquerville as surrounding property is developed. Refer to Open Space Area Calculation Table for areas committed to future dedication.

The ultimate Open Space is not limited to the depictions hereon, and may be expanded in the future for additional density bonuses.

Open Space may be used for public trails and natural parks designed in conjunction with the City.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided to determine adequate road facilities.

Total open Space shown - 149.24 ac.
See Open Space Areas Table

Note:
Original 'Master Plan for Doug Westbrook' done by Pratt Precision Engineering Oct., 2006, as Exhibit B of the Ash Creek Crossing development agreement. Exhibit B contains delineated areas labled 'Open Space' with no quantities. This exhibit digitized and scaled the exhibit to survey quality mapping to quantify the areas previously committed.

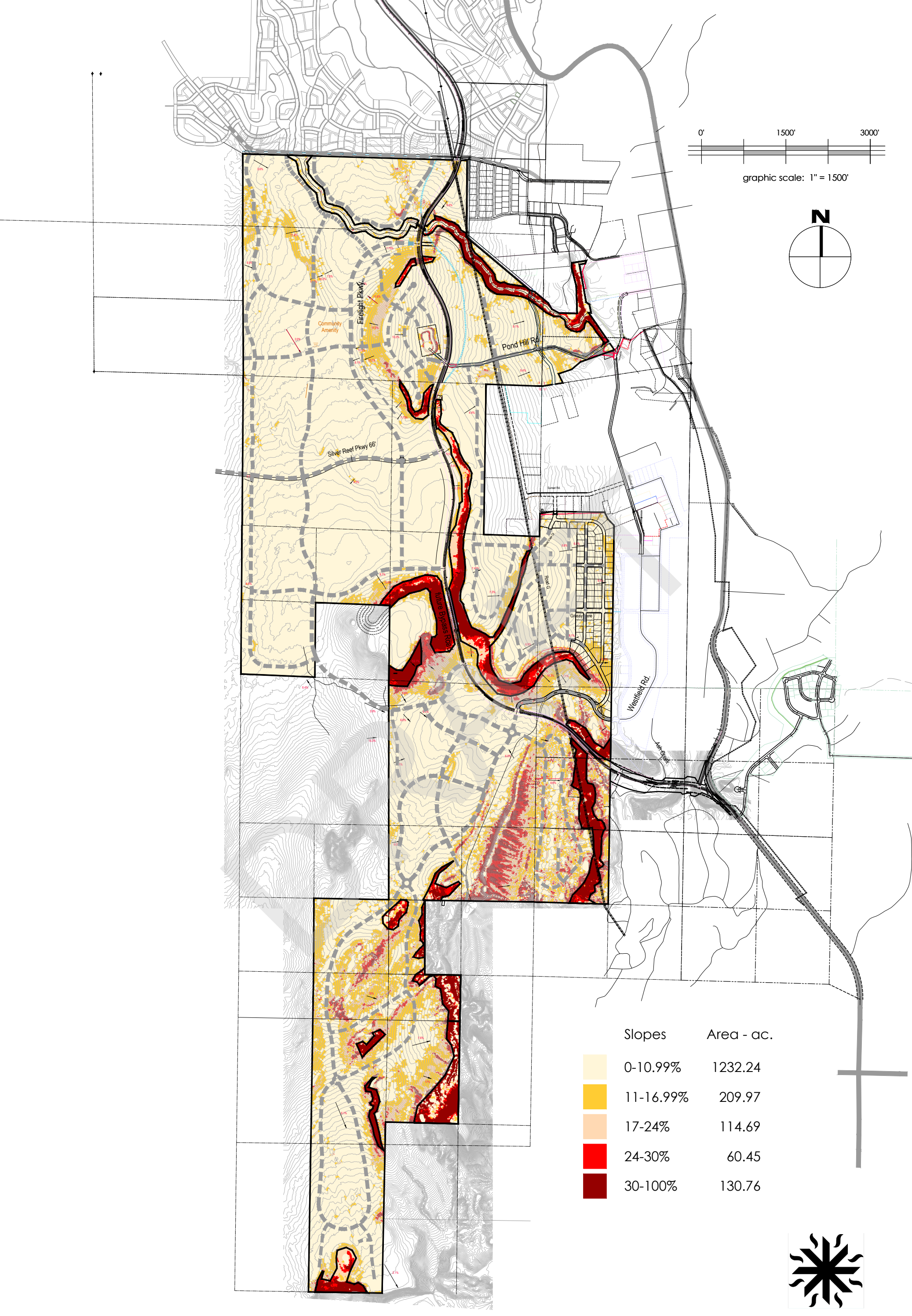
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Open Space & Steep Slopes

Firelight - Toquerville, Utah

August 30, 2021



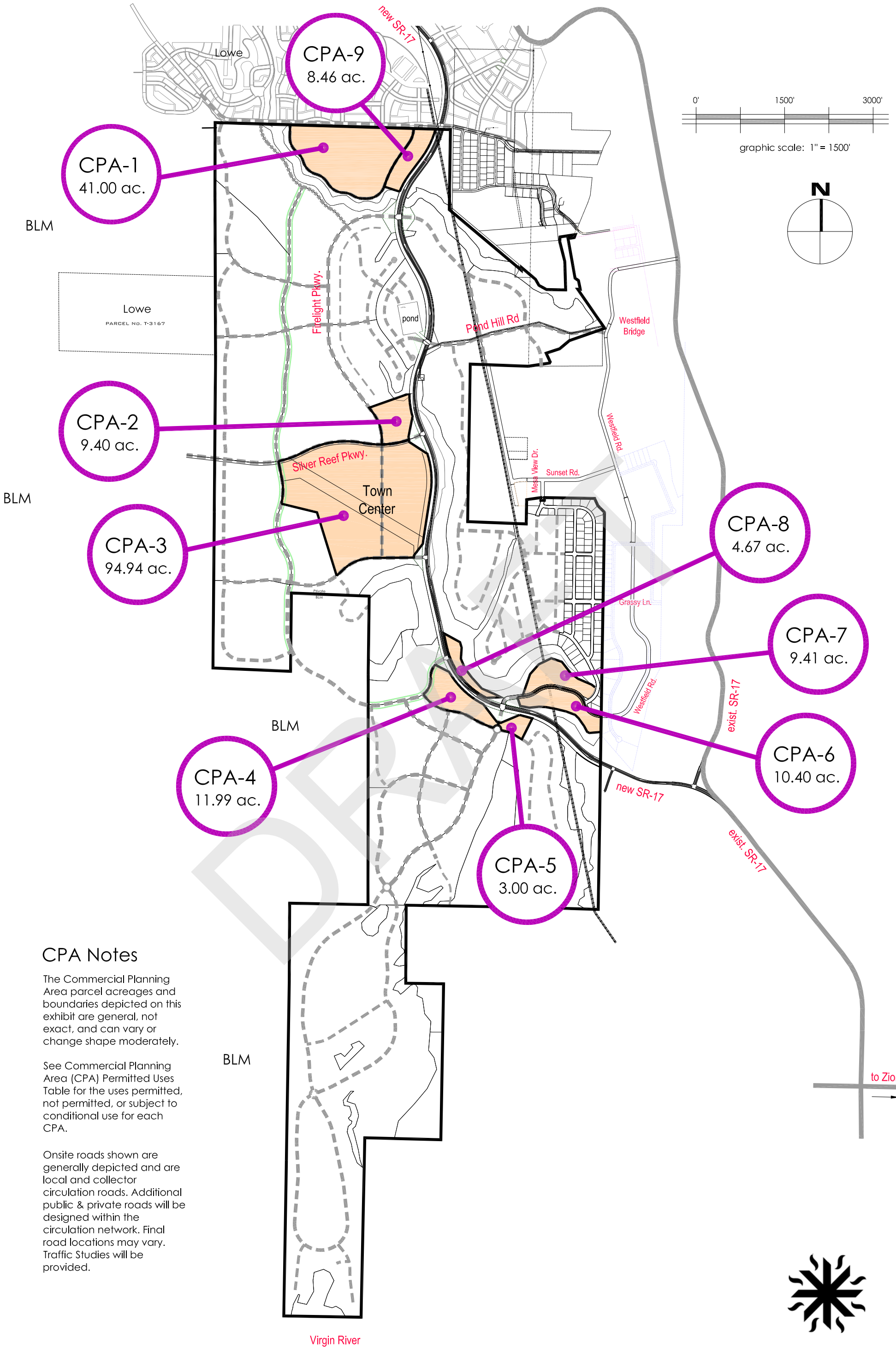
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Slope Analysis Map

1404 W. Sun RIver Pkwy. #200, St. George, UT 84790 (435) 673-4300

Firelight - Toquerville, Utah

Oct. 14, 2021



CPA Notes

The Commercial Planning Area parcel acreages and boundaries depicted on this exhibit are general, not exact, and can vary or change shape moderately.

See Commercial Planning Area (CPA) Permitted Uses Table for the uses permitted, not permitted, or subject to conditional use for each CPA.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided.

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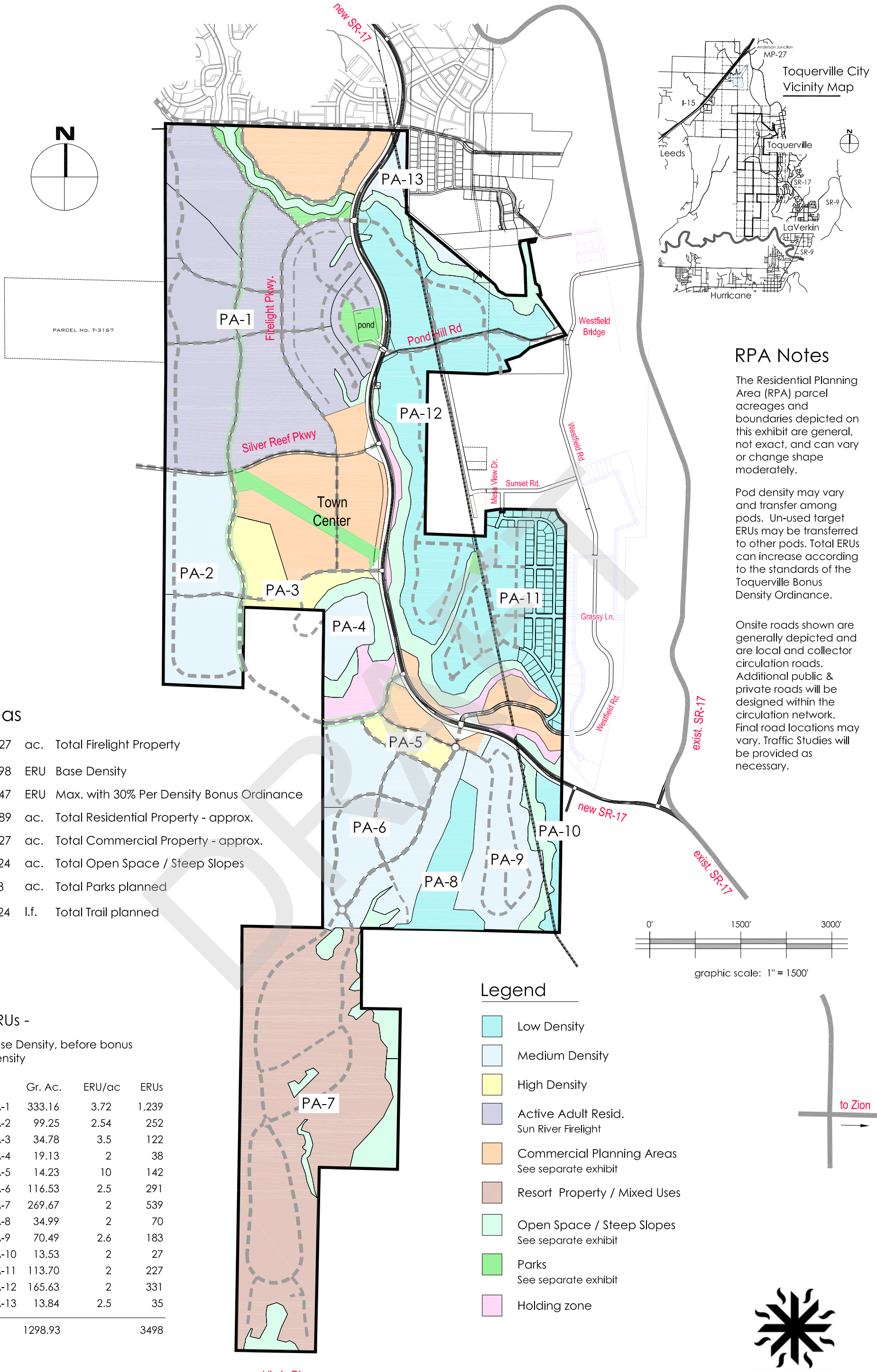
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Commercial Planning Areas

1404 W. Sun River Pkwy. #200, St. George, UT 84790 (435) 673-4300

Firelight - Toquerville, Utah

Oct. 11, 2021



Toquerville City
Vicinity Map

RPA Notes

The Residential Planning Area (RPA) parcel acreages and boundaries depicted on this exhibit are general, not exact, and can vary or change shape moderately.

Pod density may vary and transfer among pods. Un-used target ERUs may be transferred to other pods. Total ERUs can increase according to the standards of the Toquerville Bonus Density Ordinance.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided as necessary.

Areas

1749.27	ac.	Total Firelight Property
3498	ERU	Base Density
4547	ERU	Max. with 30% Per Density Bonus Ordinance
1339.89	ac.	Total Residential Property - approx.
193.27	ac.	Total Commercial Property - approx.
149.24	ac.	Total Open Space / Steep Slopes
37.13	ac.	Total Parks planned
106,824	l.f.	Total Trail planned

ERUs -

Base Density, before bonus density

	Gr. Ac.	ERU/ac	ERUs
PA-1	333.16	3.72	1,239
PA-2	99.25	2.54	252
PA-3	34.78	3.5	122
PA-4	19.13	2	38
PA-5	14.23	10	142
PA-6	116.53	2.5	291
PA-7	269.67	2	539
PA-8	34.99	2	70
PA-9	70.49	2.6	183
PA-10	13.53	2	27
PA-11	113.70	2	227
PA-12	165.63	2	331
PA-13	13.84	2.5	35
	1298.93		3498

Legend

- Low Density
- Medium Density
- High Density
- Active Adult Resid. — Sun River Firelight
- Commercial Planning Areas — See separate exhibit
- Resort Property / Mixed Uses
- Open Space / Steep Slopes — See separate exhibit
- Parks — See separate exhibit
- Holding zone

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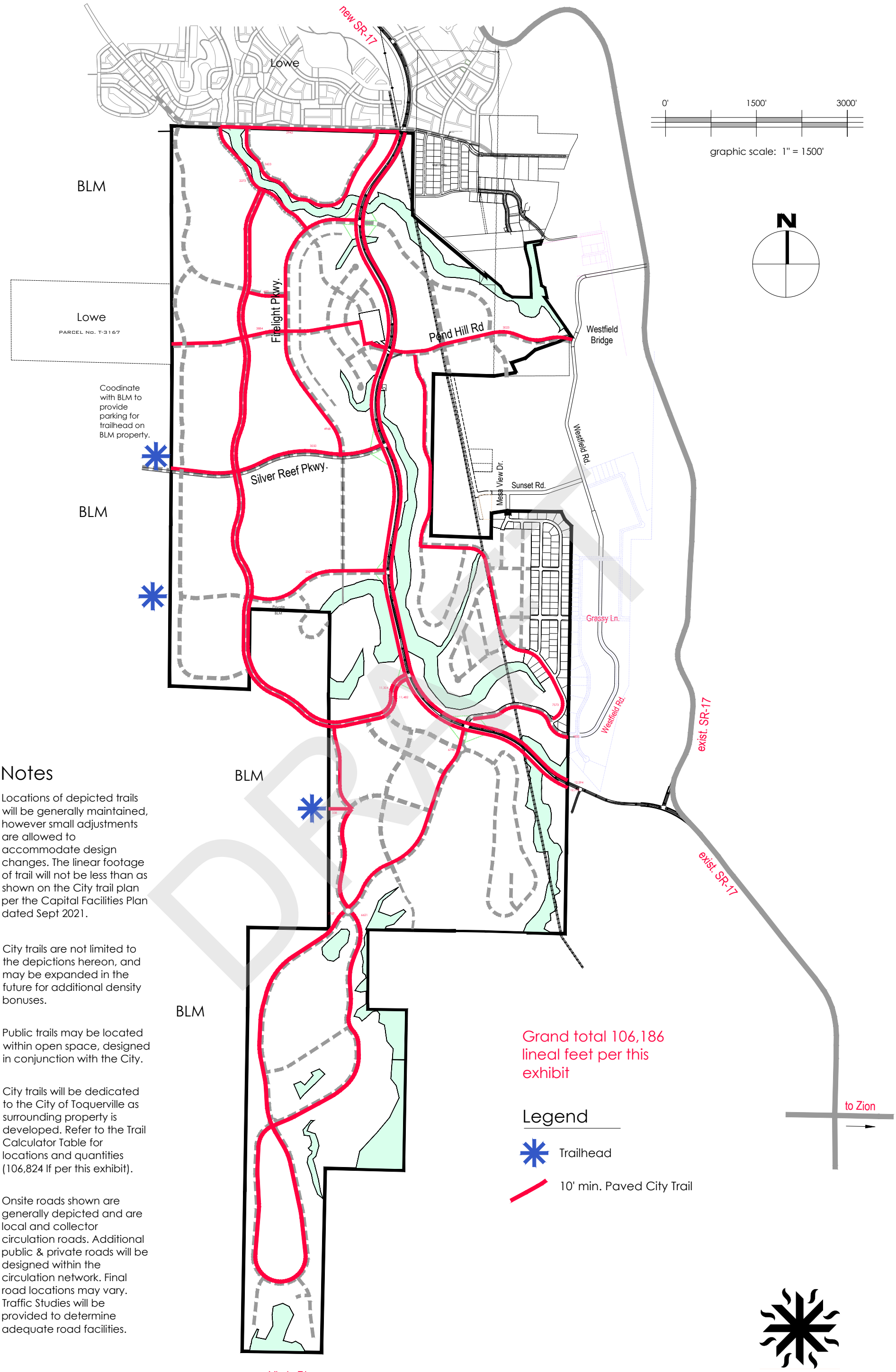
SRC Land Holdings, LLC

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Residential Planning Areas

Firelight - Toquerville, Utah

Oct. 21, 2021



Notes

Locations of depicted trails will be generally maintained, however small adjustments are allowed to accommodate design changes. The linear footage of trail will not be less than as shown on the City trail plan per the Capital Facilities Plan dated Sept 2021.

City trails are not limited to the depictions hereon, and may be expanded in the future for additional density bonuses.

Public trails may be located within open space, designed in conjunction with the City.

City trails will be dedicated to the City of Toquerville as surrounding property is developed. Refer to the Trail Calculator Table for locations and quantities (106,824 lf per this exhibit).

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided to determine adequate road facilities.

Grand total 106,186 lineal feet per this exhibit

Legend

Trailhead

10' min. Paved City Trail

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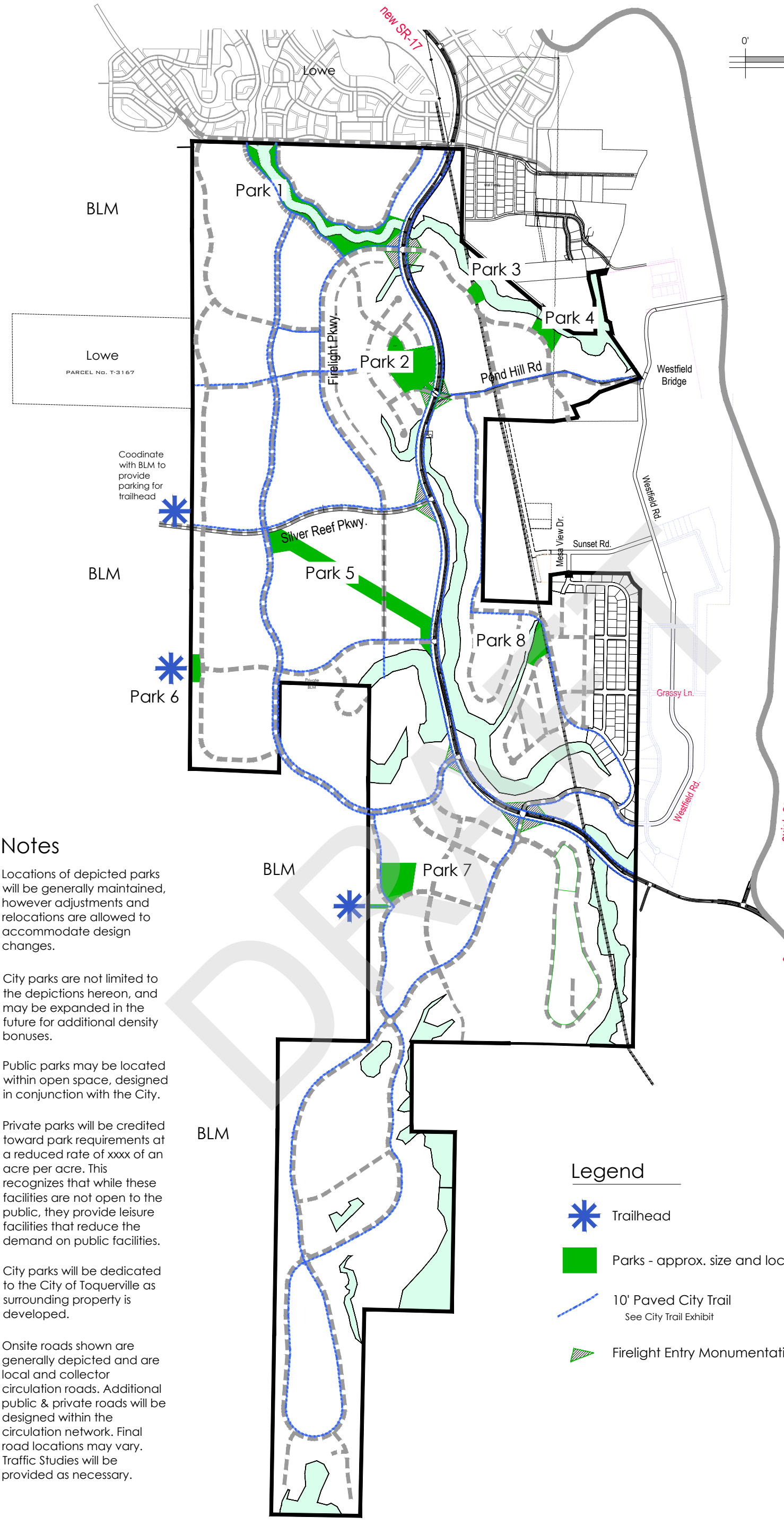
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Trail Master Plan

Firelight - Toquerville, Utah

Oct 13, 2021



0' 1500' 3000'

graphic scale: 1" = 1500'

N

Public Parks

	ac.
Park 1	6.62
Park 2	4.61
Park 3	1.04
Park 4	2.09
Park 5	13.10
Park 6	1.32
Park 7	5.80
Park 8	2.53
total	37.13

Notes

Locations of depicted parks will be generally maintained, however adjustments and relocations are allowed to accommodate design changes.

City parks are not limited to the depictions hereon, and may be expanded in the future for additional density bonuses.

Public parks may be located within open space, designed in conjunction with the City.

Private parks will be credited toward park requirements at a reduced rate of xxxx of an acre per acre. This recognizes that while these facilities are not open to the public, they provide leisure facilities that reduce the demand on public facilities.

City parks will be dedicated to the City of Toquerville as surrounding property is developed.

Onsite roads shown are generally depicted and are local and collector circulation roads. Additional public & private roads will be designed within the circulation network. Final road locations may vary. Traffic Studies will be provided as necessary.

Legend

- Trailhead
- Parks - approx. size and loc.
- 10' Paved City Trail
  See City Trail Exhibit
- Firelight Entry Monumentation

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SRC Land Holdings, LLC

1404 W. Sun RIver Pkwy. #200, St. George, UT 84790 (435) 673-4300

City Parks Master Plan

Firelight - Toquerville, Utah

Oct. 13, 2021

Commercial Planning Area - Permitted Uses Table

10/15/2021

P = permitted, N = not permitted, C = conditionally permitted

	CPA 1	CPA 2	CPA 3	CPA 4	CPA 5	CPA 6	CPA 7	CPA 8	CPA 9
Alcohol establishment, including the following:									
Bar establishment	N	N	P	N	N	N	N	N	P
Off-premise beer retailer	N	C	P	C	C	C	C	C	C
Microbrewery or micro-winery (with restaurant or bar establishment)	N	C	P	C	C	C	C	C	C
Nightclub, dance hall (with alcohol)	N	P	P	P	P	P	P	P	N
Ambulance service	N	C	P	P	C	C	C	C	C
Amusement centers, recreation and entertainment facilities (indoor):									
Indoor entertainment activities sch as paintball, miniature golf, arcade	N	P	P	P	P	P	P	P	N
Indoor shooting range	N	C	C	C	C	C	C	C	N
Nightclub, dance hall (without alcohol)	N	P	P	N	N	N	N	N	N
Amusement centers, recreation and entertainment facilities (outdoor)	N	C	C	C	C	C	C	P	C
Animal services, including the following:									
Animal boarding/care for small animals only and boarded for less than 30 days a ear; provided, conducted completely within enclosed building	N	N	N	P	P	P	P	P	P
Animal hospital and veterinarian clinic, including overnight care of large animals (no boarding)	N	N	N	C	C	C	C	P	N
Automobile and vehicle services, limited to the following uses:									
Automobiles and other similar vehicle sales lots	N	N	N	N	N	N	N	N	N
Automobile parts sales (new parts only); provided, conducted within completely enclosed building	N	N	N	P	N	N	N	N	P
Automobile rental (vehicles up to 26' length)	N	N	N	C	N	N	N	N	C
Automobile repair, storage, including paint, body and fender, brake, muffler, upholstery or transmission work; provided, conducted within completely enclosed building (GVW 14,000 lbs or less)	N	N	P	N	N	N	N	N	N
Car wash, recirculating water system manual or auto spray	N	C	P	P	P	P	P	P	P
Tire sales and service; provided, conducted within completely enclosed building	N	N	N	C	C	C	C	C	C
OHV, ATVs rentals	N	N	N	N	N	N	N	N	C
Financial, medical and professional services	N	P	P	P	P	P	P	P	P
Food service establishments, including the following and similar uses:									
Catering establishment	N	P	P	P	P	P	P	P	P
Restaurant with onsite alcohol sales	N	P	P	P	P	P	P	P	P
Lodging, temporary, limited to the following uses:									

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Bed and breakfast	N	P	P	P	P	P	P	P	P
Hotel/Motel	N	P	P	P	P	P	P	P	P
RV Parks, long and short term, and accessory uses	P	P	P	P	P	P	P	P	P
Timeshare units	N	N	N	N	N	N	N	N	N
Nightly Rental Units	N	N	P	N	N	N	N	N	N
Hospitals									
Counseling center, mental health, alcohol, drugs (nonresidential, less than 24 hours)	N	C	C	C	C	C	C	C	C
Mental health treatment center, with overnight stay	N	C	C	C	C	C	C	C	C
Nursing home	N	C	C	C	C	C	C	C	C
Office	N	P	P	P	P	P	P	P	P
Religious facility	P	P	P	P	P	P	P	P	P
Residential, limited to the following use:									
Living quarters for manager or security personnel for business which requires 24-hour assistance or security – Up to 600 sf with occupancy limited to 4 people.	P	P	P	P	P	P	P	P	P
Large floor area building (20,000 sf or more)	N	P	P	P	N	C	C	N	P
Retail shops:									
Antique store	N	P	P	P	P	P	P	P	P
Athletic and sporting goods store	N	P	P	P	P	P	P	P	P
Department store	N	P	P	P	P	P	P	P	P
Drive-through sales (pharmacy, dairy products, etc.)	N	P	P	P	P	P	P	P	P
Furniture and large appliances sales (used)	N	P	P	P	P	P	P	P	P
Furniture sales (new) and repair	N	P	P	P	P	P	P	P	P
Household appliance sales and service	N	P	P	P	P	P	P	P	P
Office supply, office machines sales and service	N	P	P	P	P	P	P	P	P
Paint or wallpaper store	N	P	P	P	P	P	P	P	P
Pawnshop	N	P	P	P	P	P	P	P	P
Seed and feed store, retail	N	P	P	P	P	P	P	P	P
Supermarket/grocery store	N	P	P	P	P	P	P	P	P
Thrift shop/secondhand store/consignment store (no outside storage and no drop-off items during the hours the business is closed)	N	P	P	P	P	P	P	P	P
Vegetable stand	N	P	P	P	P	P	P	P	P
Payday lending/title loans	N	N	N	N	N	N	N	N	N
Retail sale of goods with some operations outdoors, limited to the following uses:									
Building materials sales	N	C	P	P	P	C	C	C	C
Convenience markets with gas pumps/gas station	N	P	P	P	P	P	P	P	P

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Convenience markets with gas pumps located in the rear of the building	N	P	P	P	P	P	P	P	P
Farm implement sales (outdoor display)	N	N	N	C	C	C	C	C	C
Fence, sales and service	N	N	N	C	C	C	C	C	C
Garden supplies and plant material sales	N	N	N	C	C	C	P	C	C
Greenhouse and nursery; soil and lawn service	N	N	N	C	C	C	C	C	C
Landscape rock sales, ancillary to a permitted use	N	N	N	C	C	C	C	C	C
Service business, limited to the following uses:									
Barbershop/beauty shop	N	P	P	P	P	P	P	P	P
Body piercing, ancillary to a permitted use	N	P	P	P	P	P	P	P	P
Carpet and rug cleaning	N	N	N	C	C	C	C	C	C
Child care center	N	P	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	N	C	C	C	C	C	C	C	C
Communication transmission facilities, including wireless, primary, height over 50’	N	C	C	C	C	C	C	C	C
Construction trade services, plumbing shop, electrical shop, etc.	N	N	N	C	C	C	C	C	C
Crematorium, independent human	N	N	P	N	N	N	N	N	N
Educational institutions, schools, college, learning centers trade schools (no residential or 24-hour facilities)	N	P	P	P	P	P	P	P	P
Gunsmith	N	P	P	P	P	P	P	P	P
Janitor service and supply	N	P	P	P	P	P	P	P	P
Locksmith	N	P	P	P	P	P	P	P	P
Massage establishment	N	P	P	P	P	P	P	P	P
Mortuary	N	N	N	P	P	C	C	C	N
Permanent cosmetics, a secondary use to an establishment employing cosmetologist(s)/barber(s), aesthetician(s), electrologist(s), or nail technician(s) licensed by the state under 58-11a-101 et seq., Utah Code Annotated, 1953, as amended, excluding tattoo establishments and home occupations	N	P	P	P	P	P	P	P	P
Pest control and extermination	N	P	N	P	P	P	P	P	P
Pet grooming	N	P	P	P	P	P	P	P	P
Printing, lithographing, or reproduction sales and service	N	P	P	P	P	P	P	P	P
Psychic, tarot card reader, fortune teller, occult art practitioners, hypnotist	N	N	C	C	C	P	P	P	N
RV Storage	C	N	N	P	P	P	P	P	P
Sign Sales	N	C	P	P	P	P	P	P	C
Storage rental units	N	N	N	N	N	P	P	P	P
Tattoo establishment	N	N	P	P	P	C	C	C	N
Taxidermist	N	C	C	C	C	C	C	C	C
Transportation, limited to the following uses:									
Bus Terminal	N	P	P	P	P	P	P	P	P
Taxi/shuttle	N	P	P	P	P	P	P	P	P
Government, public services, and facilities, limited to the following uses:									

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City, all facilities	N	P	P	P	P	P	P	P	P
Public utility facilities, primary	N	P	P	P	P	P	P	P	P

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Firelight

10/15/2021

Trail & Park Density Bonus Projection

References Trail & Parks Master Plan from Capital Facilities Plan Sept. 2021

Proposed trail lengths	Trail shown on Master Plan (Cap Fac. Plan Sept 2021)	
11,599	12,594	
11,777	12,773	not clear if plan is showing trail on both sides
7,573	3,220	
2,942	4,378	
2,369		
4,968	32,965	
1,805		
338		10% of 32,965 is 3297 lf
6,621		
7,707		
12,594		
627		
12,773		
3,884		
3,550		
3,023		
6,798		
3,603		
2,273		
106,824 lineal feet		

	Proposed Park areas	Parks shown on Master Plan (Cap Fac. Plan Sept 2021)
1	6.62	
2	4.61	One park on Lowe property, one
3	1.04	on Westbrook Group property
4	2.09	near the future town center.
5	13.1	
6	1.32	
7	5.82	
8	2.53	
	37.13 acres	

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Bonus Density Tabulation

Parks

According to 10-15C-6 of the City Ordinance, minimum LOS states that public parks will include pavilions with tables seating at least 50 people, restrooms, a drinking fountain, playground, and trash cans.

Firelight City Parks Master Plan shows 37.13 acres of public parks. Park 1 will be a desert landscaped park with desert trees and walking paths as shown on the trail master plan and sitting areas. Parks 2, 5, and 7 will include pavilions with tables seating at least 50 people, with restrooms, a drinking fountain, playground, and trash cans. These features will be on both sides of the wash and allow easy access to the wash, which will remain natural and unimproved.

Net Bonus – 10%

Firelight will also construct private recreational facilities while not reducing any City recreational requirements, reducing public facilities' demand, and relieving use pressure and maintenance costs.

Trail

Minimum LOS: as shown in the Toquerville City Trails Master Plan (Trails and Parks Exhibit, PDF p. 76 of the Capital Facilities Plan Sept. 2021), offers 32,965 lineal feet (scaled from the exhibit).

1% bonus for each 1% above current LOS up to 10%.

10% of 32,965 LF = 3,297 LF

Firelight Trail Master Plan shows 106,824 lineal feet.

Net Bonus – 10%

Irrevocable Reservation of Property for Public Use

Firelight proposes an additional bonus from the surplus of trails committed to being granted under *Irrevocable Reservation of Property for Public Use*. We intend to construct more than 70,000 additional lineal feet of trail beyond what the Master Plan shows, and the Trail Density Bonus requires. Firelight believes trails are a substantial public amenity and are used broadly by citizens of all ages. The creation of this amount of trail puts these facilities within easy reach of residents and will be one of the things that distinguish Firelight as a desirable community.

Net Bonus – 10%

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Active Recreation

According to 10-15C-6 of the City Ordinance, minimum LOS states that the City desires tennis and pickleball facilities. The qualification for density bonus will be determined on a case-by-case basis as proposed by the developer and approved by the City.

Firelight proposes a total of 6 pickleball courts in Parks 4, 7, and 8. Locations are subject to change in agreement with City Parks Staff.

Net Bonus – 10%

Net Bonus Shown – 40%

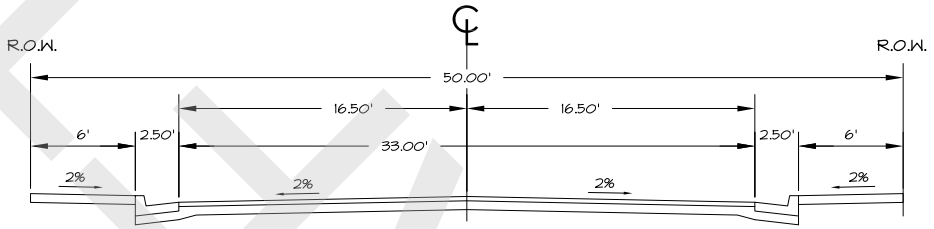
Maximum Total Bonus Available – 30%

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Inside Neighborhoods

- residential road cross-sections

Conventional lots - public streets

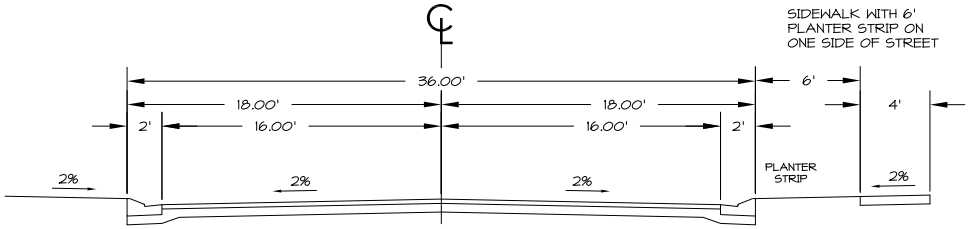


50' public r.o.w.

Local Road

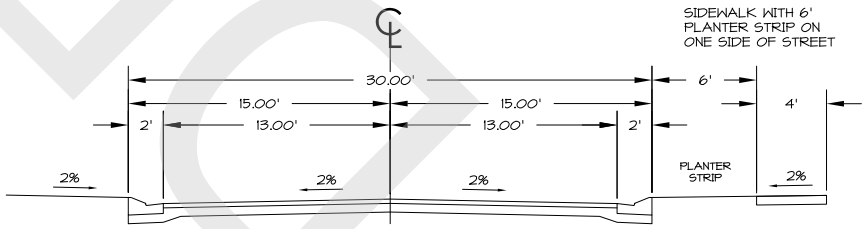
Active Adult - Private Streets

Note: private streets will have reduced front setbacks



36' private r.o.w.

SCALE: NONE

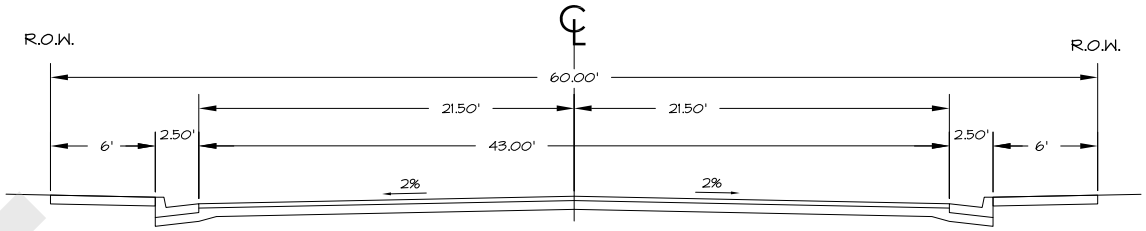


30' private r.o.w.

SCALE: NONE

Fig. 1

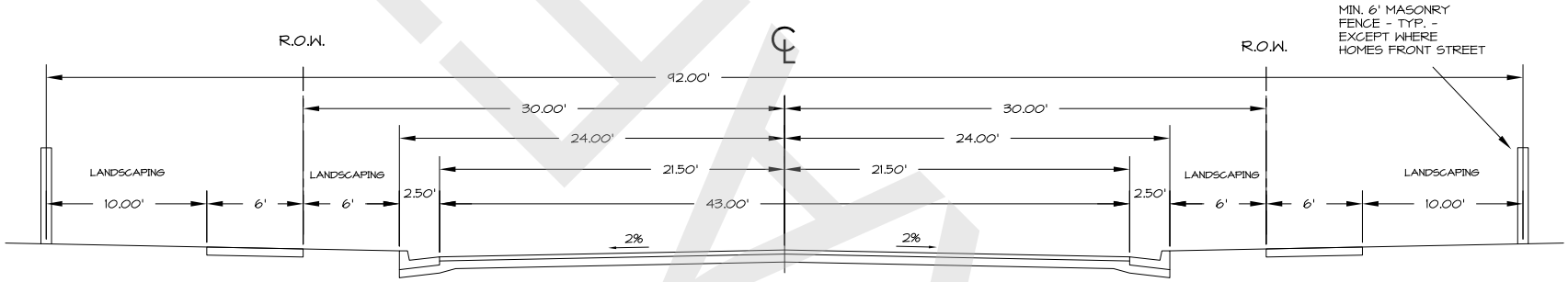
Circulation
Roads



Standard 60'

60' public r.o.w.

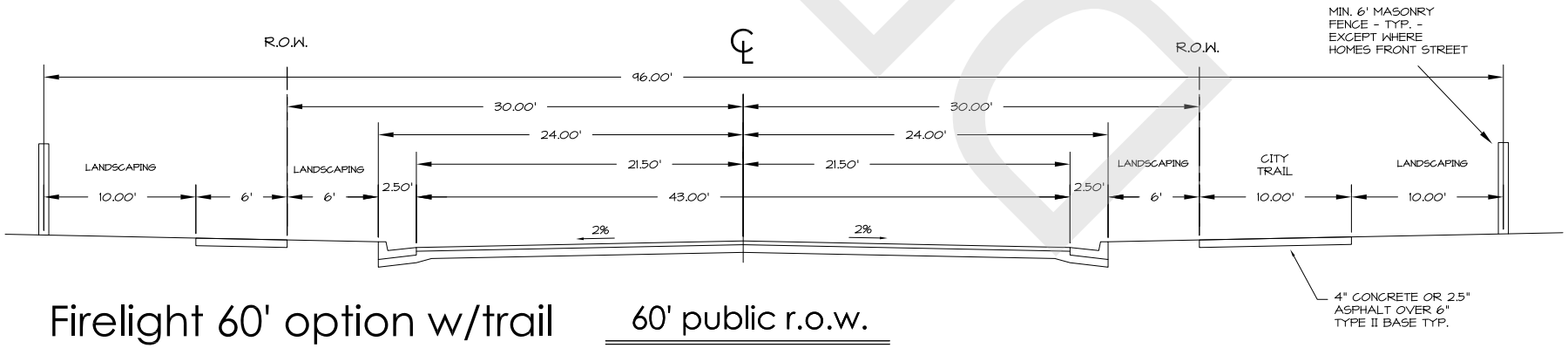
Collector



Firelight 60' option

60' public r.o.w.

Collector



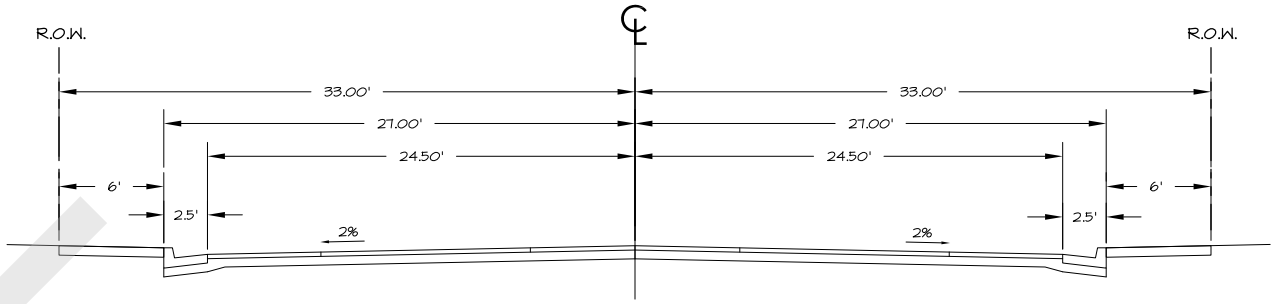
Firelight 60' option w/trail

60' public r.o.w.

Collector

Fig. 2

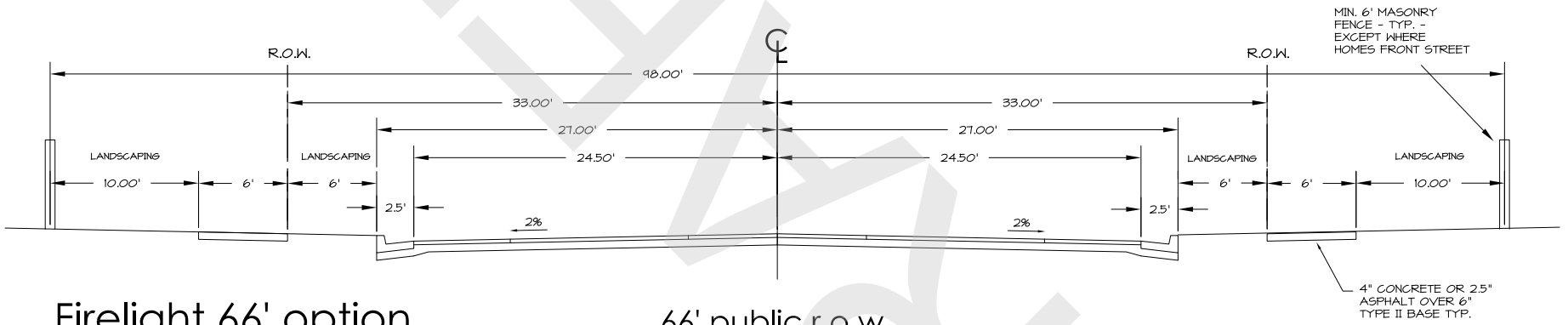
Circulation
Roads



Standard 66'

66' public r.o.w.

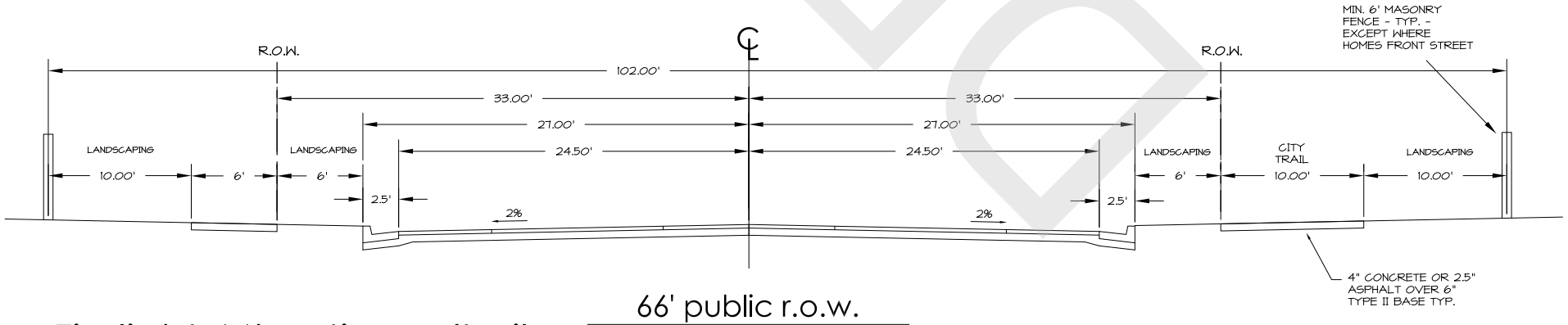
Major Collector



Firelight 66' option

66' public r.o.w.

Major Collector



Firelight 66' option w/trail

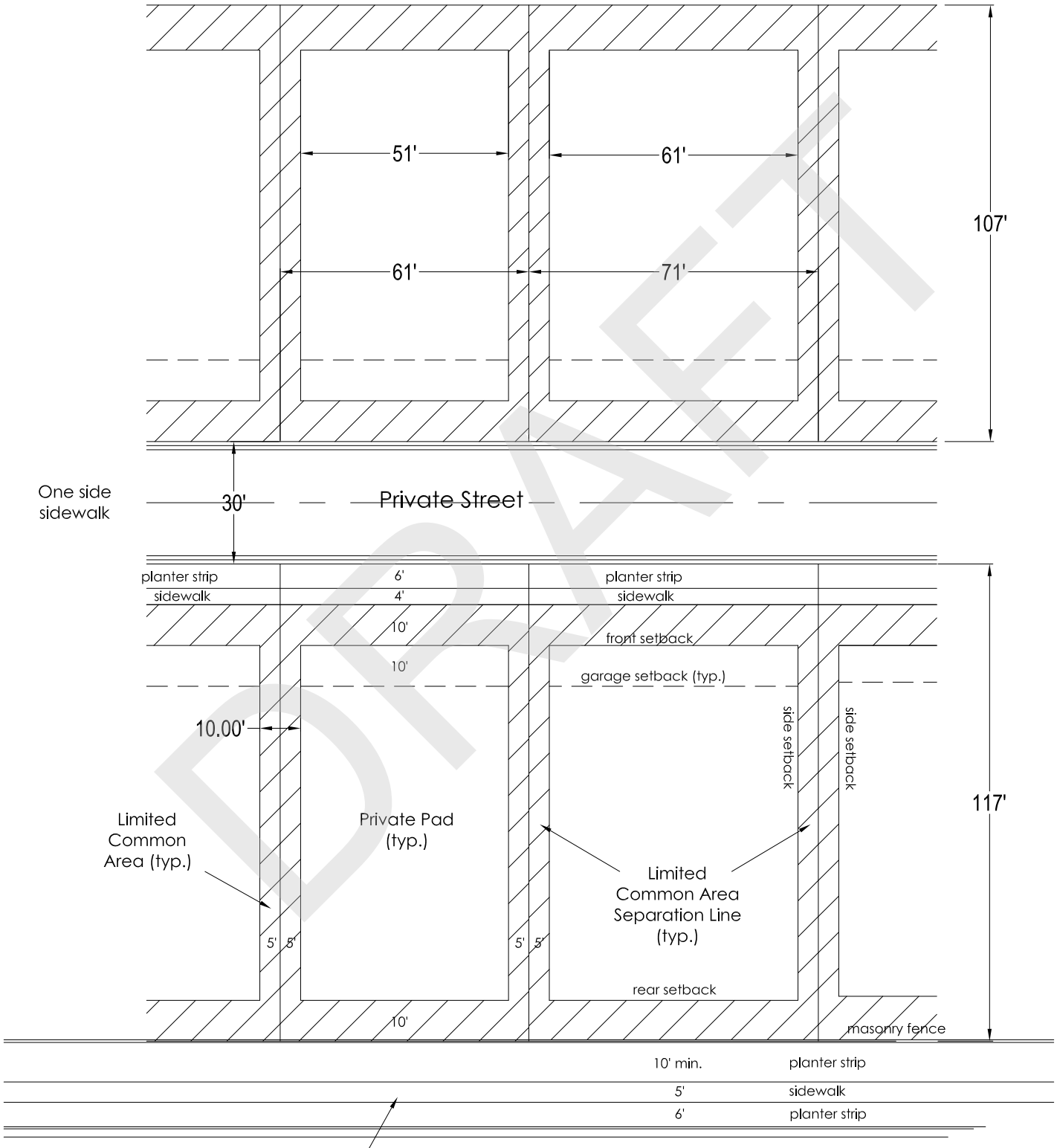
66' public r.o.w.

Major Collector

Fig. 3

Typical Active Adult Lotting

Single Family Product

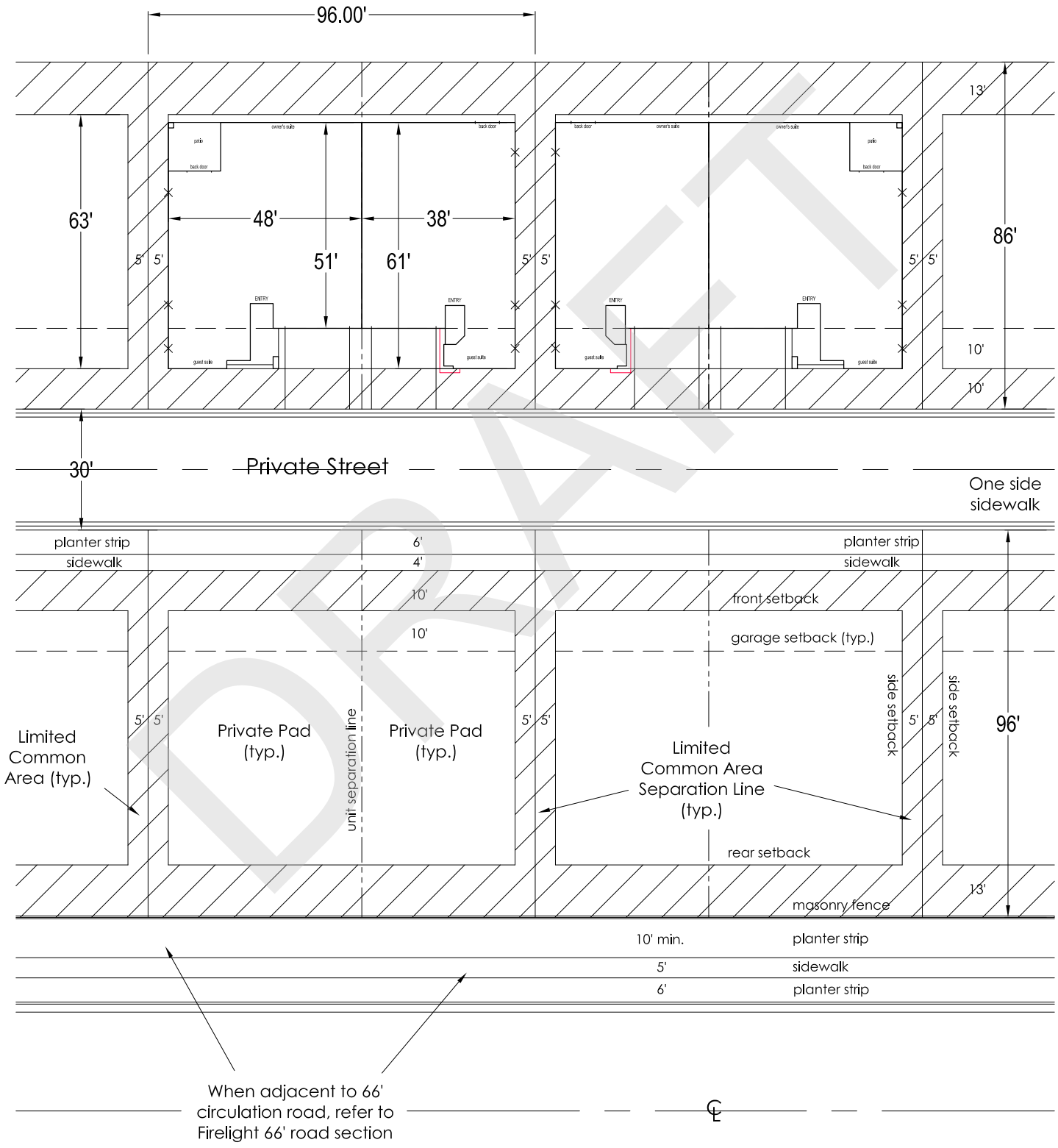


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Fig. 4

Typical Active Adult Lotting

Twinhome Product



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Fig. 5