

TOQUERVILLE CITY
PLANNING COMMISSION MEETING AGENDA
October 8, 2025, at 6:00 p.m.
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:

1. Call to Order – Pro Temp Haymore
2. Pledge of Allegiance – Commissioner Chamberlain
3. Statement of Belief/Opening Prayer – Pro Temp Haymore
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 10, 2025, Planning Commission Meeting.

D. REPORTS:

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

E. BUSINESS ITEM(S):

1. **Discussion and possible approval** of a lot line adjustment application submitted by Sara and Logan Lister for Tax ID: T-161-B-2-A.
2. **Discussion and possible recommendation** on a street identification change application for a portion of Hunter Lane submitted by Jeffrey Willmitt.

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 7, 2025, by Toquerville City Recorder, Emily Teaters.

TOQUERVILLE CITY
PLANNING COMMISSION MEETING MINUTES
September 10, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:

<https://www.youtube.com/live/EWtBoBbKaCE?si=C80m79f6Q8kQ-7kx&t=21>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/EWtBoBbKaCE?si=Gc7F8c5xiwBgVj2r&t=156>

The Commissioners reviewed the agenda.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/EWtBoBbKaCE?si=BIXuLEmL0CjStUn0&t=178>

1. Review and possible approval of meeting minutes from August 13, 2025, Planning Commission Meeting.

Commissioner Chamberlain made a motion to approve the meeting minutes from August 13, 2025. Commissioner Harrison seconded the motion. Motion carried, 3-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye.

D. REPORTS:

<https://www.youtube.com/live/EWtBoBbKaCE?si=xMTQW3klzL-VQoYc&t=209>

1. Planning Chair, Val Preslar
Val had no reports.
2. Planning Commissioners
There were no reports from the Planning Commissioners.
3. Planning and Zoning Administrator Emily Teaters
Emily reported on a recent Southern Utah Land Use Task Force meeting she attended and its relation to code she is currently drafting on Accessory Dwelling Units.
4. Assistant City Manager Darrin LeFevre
Darrin shared photos and reported on the progress of projects/development happening in Toquerville including the Toquerville Bypass, Sun River Firelight, Chief Toquer Reservoir, Boulder Ridge, and IME Automations.

E. BUSINESS ITEM(S):

1. **Discussion and possible approval** of lot widths and sizes on a MPDO Modification Application and Site Plan for Residential Planning Area 1 within the Firelight MPDO.

<https://www.youtube.com/live/EWtBoBbKaCE?si=tgbgm9AIJGLzxIXs&t=980>

Emily introduced this item explaining that Planning Commission is looking at the lot sizes and widths for the next planning area within the Firelight MPDO. She, along with attorney Gothard, answered questions from the commissioners regarding the difference between open and bonus space. Darrin discussed the trail going into Firelight providing more detail on how it will look in the future along the bypass. The commissioners discussed the lot widths and sizes with Firelight Representative Adam Allen.

Commissioner Chamberlain made a motion to approve the lot widths and sizes on the MPDO Modification Application and Site Plan for Residential Planning Area 1 within the Firelight MPDO. Commissioner Harrison seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

2. **Discussion and possible recommendation** on a zone change application submitted by American Consulting and Engineering on behalf of Brecken Anderson for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Current zoning is Multiple Use (MU-20), and the proposed zoning is R-1-20 Single Family Residential District.
<https://www.youtube.com/live/EWtBoBbKaCE?si=5WZ3Z5W0HDjJd71O&t=1569>
Emily provided background information on this item explaining why the zone change is needed. Attorney Gothard summarized the application a little more and explained its consistency with the General Plan. Emily clarified the difference between a Multiple Use zone and R-1-20. Adam Allen with American Consulting Engineering spoke during this item explaining their reasoning for wanting a zone change and answered questions from the Commissioners. Paul Morris also spoke during this item sharing their plan to preserve Devils Hole.

Chair Preslar opened the Public Hearing.

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

There were no comments from the public.

Chair Preslar closed the Public Hearing.

Commissioner Chamberlain motioned to recommend approval of the zone change application for Tax ID: T-3-1-4-230, T-3-1-4-231, and T-3167. Commissioner Harrison seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

3. **Discussion and possible recommendation** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.
<https://www.youtube.com/live/EWtBoBbKaCE?si=4f-m4po9H1rimT6P&t=3035>
Emily summarized the changes made.

Chair Preslar opened the Public Hearing.

- A. **Public Hearing: Public input is sought** on Ordinance 2025.XX – An ordinance amending and restating Title 10, Chapter 5 of the Toquerville City Code to clarify penalties for land use violations.

Chair Preslar closed the Public Hearing.

The Commissioners discussed the penalties and fines for land use violations with staff.

Commissioner Chamberlain made a motion to recommend approval of the ordinance amending title 10, chapter 5, to clarify penalties for land use violations. Commissioner Allinson seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

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

<https://www.youtube.com/live/EWtBoBbKaCE?si=s83VYs-DBYxCQIYm&t=3243>

Emily provided background information on what was previously decided on this item, explaining it was denied, and Clovis Signs applied for a variance. Lynn Creswell, via zoom, went over the submitted variance application. Lynn went over all the different signs and why he recommended approval of them.

Commissioner Harrison motioned to approve the Sign Permit for Sinclair company as presented based on the findings and recommendations outlined in the September 2nd, 2025, decision issued by administrative law judge Lynn Creswell. Commissioner Chamberlain seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

F. ADJOURN:

https://www.youtube.com/live/EWtBoBbKaCE?si=J-0zkZMpDFuw_cGO&t=4364

Commissioner Chamberlain motioned to adjourn the meeting. Commissioner Allinson seconded the motion. Motion carried, 4-0. Mila Allinson – aye, Jenny Chamberlain – aye, Val Preslar – aye, Angela Harrison – aye.

Chair Preslar adjourned the meeting at 7:13 pm.

Planning Chair – Valerie Preslar

Date

Attest: City Recorder – Emily Teaters

Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 10.08.2025

Department: Planning and Zoning

Item Title:

Discussion and possible approval of a lot line adjustment application submitted by Sara and Logan Lister for Tax ID: T-161-B-2-A.

Presented By: Emily Teaters

Attachments:

- Application
- Proposed Lot Line Adjustment/Record of Survey
- Quit Claim Deed

Options:

Approval/Denial/Table

Possible Motion (Approval):

I move to approve the a lot line adjustment application submitted by Sara and Logan Lister for Tax ID: T-161-B-2-A.

Background:

The applicants have requested a lot line adjustment between two parcels under the same Tax ID in order to accommodate an addition to their existing home, which is currently under remodel. This request arose during the building permit process, when the site plan submitted for the permit showed the proposed addition too close to the lot line, creating a setback issue. By adjusting the boundary, both parcels remain compliant with the R-1-20 zoning requirements, including setbacks for the proposed addition.

The north parcel, which contains the home, will continue to meet the 100-foot frontage requirement and contains 94,117 square feet, well above the minimum 20,000 square feet required in this zone. The south parcel also maintains the minimum frontage and exceeds the minimum lot area at 82,234 square feet.

The adjustment has been reviewed by the Planning Department, Engineering Department, Public Works, and Ash Creek Sewer District to confirm compliance with easements, utilities, and related requirements. The applicants have submitted a record of survey that includes the required legal descriptions and clearly depicts the boundaries both before and after the adjustment.

Per Toquerville City Code § 10-19G-2, the Planning Commission must review the record of survey based on the following standards:

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

In addition, Utah Code § 10-9a-523 requires that the land use authority verify that a proposed boundary adjustment:

- Includes a conveyance document that complies with § 57-1-45.5; and
- Describes all lots or parcels affected by the proposed boundary adjustment; and
- Does not:
 1. Affect a public right-of-way, municipal utility easement, or other public property;
 2. Affect an existing easement, onsite wastewater system, or an internal lot restriction;
or
 3. Result in a lot or parcel out of conformity with land use regulations.

The required conveyance document has been submitted, recorded, and is currently under review ensure compliance and accurate legal descriptions.

**LOT LINE
ADJUSTMENT APPLICATION**

Fee: See Current Fee Schedule

Owner(s) of Lot 1: Name(s): Sara and Logan Lister

Mailing Address: [REDACTED]

Email: [REDACTED] **Phone Number:** [REDACTED]

Tax ID # & Address of Subject Property: T-161-B-2-A, 421 S Westfield Rd

Current Zoning: R120

Owner(s) of Lot 2: Name(s): Sara and Logan Lister

Mailing Address: [REDACTED]

Email: [REDACTED] **Phone Number:** [REDACTED]

Tax ID # & Address of Subject Property: T-161-B-2-A, 421 S Westfield Rd

Current Zoning: R120

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

1. Submittal requirements:

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

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

DATE RECEIVED: 9/11/2025 **COMPLETE:** YES ☒ NO ☐

DATE PAID: 9/11/2025 **PAYMENT TYPE:** [REDACTED] **RECEIVED BY:** MAD

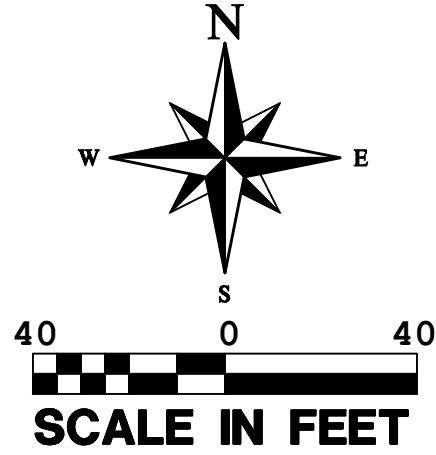
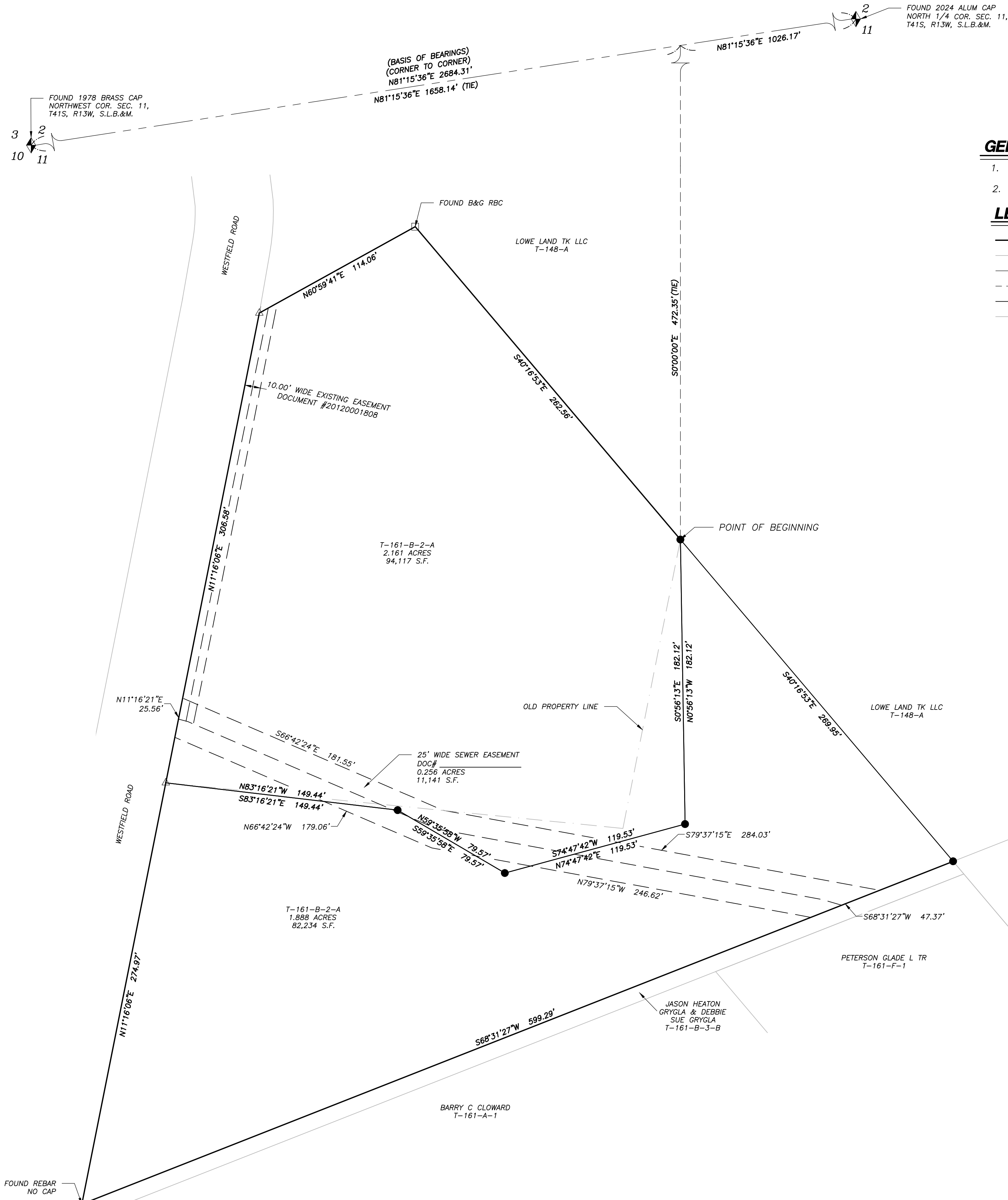
DATE APPLICATION DEEMED TO BE COMPLETE: 9/11/25

COMPLETION DETERMINATION MADE BY: [Signature]

Signature

LOT LINE ADJUSTMENT / RECORD OF SURVEY FOR:
SARA AND LOGAN LISTER

LOCATED IN SECTION 11, T41S, R13W, S.L.B.&M.
TOQUERVILLE CITY, WASHINGTON COUNTY, UTAH



GENERAL NOTES

- A 10.00 FOOT WIDE UTILITY EASEMENT EXISTS ALONG ALL RIGHT-OF-WAY LINES, UNLESS OTHERWISE NOTED ON THIS PLAT.
- ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

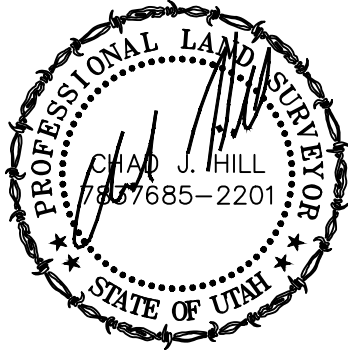
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- TIE LINE
- EASEMENT LINE
- OLD PROPERTY LINE
- SECTION MONUMENT AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #7837685
- FOUND REBAR & CAP AS DESCRIBED
- SET P.K. NAIL IN TBC ON PROPERTY LINE PROJECTION

SURVEYOR'S CERTIFICATE

I, CHAD J. HILL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7837685, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS RECORD OF SURVEY AND DESCRIBED HEREON, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON THE GROUND AS SHOWN ON THIS RECORD OF SURVEY.

CHAD J. HILL, P.L.S. #7837685



REVIEW
DATE

SURVEYOR'S NARRATIVE

THIS SURVEY WAS DONE TO PERFORM A LOT LINE ADJUSTMENT / RECORD OF SURVEY FOR PARCEL T-161-B-2-A.

THE BASIS OF BEARINGS IS N81°15'36"E 2684.31 FEET FROM THE NORTHWEST CORNER TO THE NORTH QUARTER (1/4) CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

T-161-B-2-A OLD LEGAL DESCRIPTION

DOCUMENT NUMBER #20250014497 WASHINGTON COUNTY RECORDS

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 80°10'44" EAST, ALONG THE SECTION LINE, 1855.32 FEET; THENCE SOUTH 0°00" EAST, 716.44 FEET; THENCE NORTH 41°21'45" WEST, 280.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 10°11'14" WEST, 188.49 FEET; THENCE NORTH 85°23'07" WEST, 294.04 FEET; THENCE NORTH 10°11'14" EAST, 306.58 FEET; THENCE NORTH 59°54'49" EAST, 114.06 FEET; THENCE SOUTH 41°21'45" EAST, 262.56 FEET TO THE TRUE POINT OF BEGINNING.

ALSO,

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 80°10'44" EAST, ALONG THE SECTION LINE, 1855.32 FEET; THENCE SOUTH 0°00" EAST, 716.44 FEET; THENCE NORTH 41°21'45" WEST, 280.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 10°11'14" WEST, 188.49 FEET; THENCE NORTH 85°23'07" WEST, 294.04 FEET; THENCE SOUTH 10°11'14" WEST, 274.97 FEET; THENCE NORTH 67°26'35" EAST, 599.30 FEET; THENCE NORTH 41°21'45" WEST, 269.96 FEET TO THE TRUE POINT OF BEGINNING.

T-161-B-2-A NEW LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN, THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 11, N81°15'36"E 1658.14 FEET; THENCE SOUTH 472.35 FEET TO THE POINT OF BEGINNING; THENCE S00°56'13"E 182.12 FEET; THENCE S74°47'42"W 119.53 FEET; THENCE N59°35'58"W 79.57 FEET; THENCE N83°16'21"W 149.44 FEET; THENCE N11°16'06"E 306.58 FEET; THENCE N60°59'41"E 114.06 FEET; THENCE S40°16'53"E 262.56 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 94,117 SQUARE FEET OR 2.161 ACRES.

ALSO INCLUDING:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN, THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 11, N81°15'36"E 1658.14 FEET; THENCE SOUTH 472.35 FEET TO THE POINT OF BEGINNING; THENCE S40°16'53"E 269.95 FEET; THENCE S68°31'27"W 599.29 FEET; THENCE N11°16'06"E 274.97 FEET; THENCE S83°16'21"E 149.44 FEET; THENCE S59°35'58"E 79.57 FEET; THENCE N74°47'42"E 119.53 FEET; THENCE N00°56'13"W 182.12 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 82,234 SQUARE FEET OR 1.888 ACRES.

REVISIONS		DATE	BY
NO	DESCRIPTION		

PROVALUE
ENGINEERING, INC.
ENGINEERS - LAND SURVEYORS - LAND PLANNERS
20 South 850 West, Suite 1
Hurricane City, Utah 84737
Phone: 435-668-8307

LOT LINE ADJUSTMENT / RECORD OF SURVEY FOR:
SARA AND LOGAN LISTER
LOCATED IN SECTION 11, T41S, R13W, S.L.B.&M.
HURRICANE CITY, WASHINGTON COUNTY, UTAH

DATE	8/27/2025
SCALE	1"=40'
JOB NO.	819-001
SHEET NO:	1 OF 1

4
Mail tax notice

When recorded mail to:

Sara E. Lister and Logan M. Lister
336 S 3425 W
Cedar City, UT 84720

DOC # 20250030667

Quit Claim Deed Page 1 of 4
Gary Christensen Washington County Recorder
09/08/2025 01:26:04 PM Fee \$ 40.00
By LISTER SARA



TAX PARCEL: T-161-B-2-A

QUIT CLAIM DEED

Sara E. Lister and Logan M. Lister, wife and husband as joint tenants, of Cedar City, County of Iron, State of Utah, Grantor.

Hereby **QUIT CLAIMS** to:

Sara E. Lister and Logan M. Lister, wife and husband as joint tenants, of Cedar City, County of Iron, State of Utah, Grantee.

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tract of land, located in Washington County, State of Utah.

See Attached Exhibit "A" and Exhibit "B"

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

WITNESS the hand of said grantor the 9 day of September, 2025

Sara E. Lister
Sara E. Lister

Logan M. Lister
Logan M. Lister

STATE OF UTAH

IRON
COUNTY OF WASHINGTON

On this 9th day of Sep, 2025, personally appeared before me, the undersigned Notary Public in and for said state and county, **Sara E. Lister and Logan M. Lister**, who being by me duly sworn, did say that they are husband and wife and that they executed the foregoing document on behalf of themselves as joint tenants, being authorized to do so, and that they did acknowledge to me that they executed the same for the uses and purposes stated therein.

[Signature]
NOTARY PUBLIC



AMARIAH FREEMAN
Notary Public -
State Of Utah
My Commission Expires 03-27-2027
COMMISSION NO. 730195

EXHIBIT "A"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN, THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 11, N81°15'36"E 1658.14 FEET; THENCE SOUTH 472.35 FEET TO THE POINT OF BEGINNING; THENCE S00°56'13"E 182.12 FEET; THENCE S74°47'42"W 119.53 FEET; THENCE N59°35'58"W 79.57 FEET; THENCE N83°16'21"W 149.44 FEET; THENCE N11°16'06"E 306.58 FEET; THENCE N60°59'41"E 114.06 FEET; THENCE S40°16'53"E 262.56 FEET TO THE POINT OF BEGINNING.

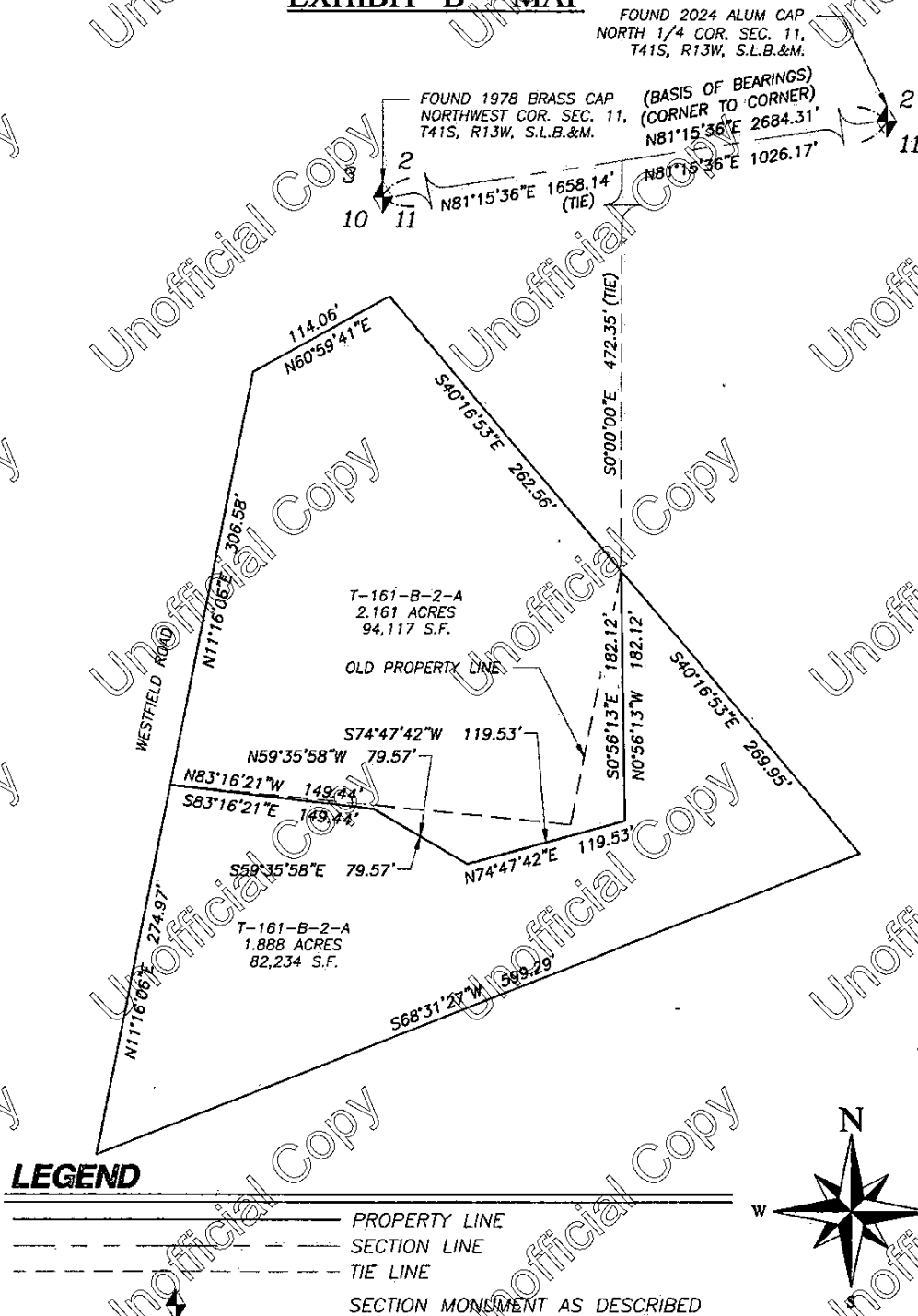
AREA CONTAINS 94,117 SQUARE FEET OR 2.161 ACRES.

ALSO INCLUDING:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN, THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 11, N81°15'36"E 1658.14 FEET; THENCE SOUTH 472.35 FEET TO THE POINT OF BEGINNING; THENCE S40°16'53"E 269.95 FEET; THENCE S68°31'27"W 599.29 FEET; THENCE N11°16'06"E 274.97 FEET; THENCE S83°16'21"E 149.44 FEET; THENCE S59°35'58"E 79.57 FEET; THENCE N74°47'42"E 119.53 FEET; THENCE N00°56'13"W 182.12 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 82,234 SQUARE FEET OR 1.888 ACRES.

EXHIBIT "B" MAP



Toquerville City Planning Commission Meeting

Agenda Item Sheet

Meeting Date: 10.08.2025

Department: Planning and Zoning

Item Title:

Discussion and possible recommendation on a street identification change application submitted by Jeffrey Willmitt.

Presented By: Emily Teaters

Attachments:

- Application
- Map
- Letters of support

Options:

Recommend Approval/Denial/Table

Possible Motion (Approval):

I move to recommend approval of the street name change from Hunter Lane to Heartland Ranch Road, finding that the application meets all requirements of Toquerville City Code § 9-2-9.

Background:

Jeff Willmitt has submitted an application to change the name of a portion of Hunter Lane to Heartland Ranch Road. The section being changed is a private driveway serving four homes.

Toquerville City Code § 9-2-9 allows the Planning Commission to review an application for a street name change when at least seventy-five percent (75%) of the owners of structures along the thoroughfare consent. The application includes a map of the affected portion and notarized letters of support from all property owners with structures along the thoroughfare, exceeding the required 75% threshold. I also reached out to the county regarding the proposed change, and they had no concerns. The property owner has paid the application fee and purchased the street sign, covering all costs associated with the change. If approved by the City Council, the new street name will be forwarded to the USPS and local EMS to update their records and routing.

Under Toquerville City Code § 9-2-4, a thoroughfare is defined as: “any rights of way, under public or private ownership for public use, designed for the travel of motorized vehicles to enter and exit through passage and to include the ways used for internal circulation of traffic.” This driveway meets that definition because it provides access for vehicles to multiple homes, allows internal circulation for the properties it serves, and functions as the primary route for the four homes along it. Although it is not for public use, it is being reviewed as a thoroughfare to ensure all affected property owners are included and the process is fully transparent.



STREET IDENTIFICATION CHANGE APPLICATION

Fee: See Current Fee Schedule

Applicant Name: Jeffrey Willmitt Telephone: [REDACTED]

Address: [REDACTED] Email: [REDACTED]

Current Street Identification: Hunter Lane

Proposed Street Identification: Heartland Ranch Road

Affected Addresses: 1000, 1005, 1010, 1015

Submittal Requirements:

- ☒ 1. A map identifying the portion of the street you wish to rename;
- ☒ 2. Notarized letters of support from at least 75% of property owners with structures located along the affected thoroughfare. Each letter must include the owner's name, address, phone number, and a clear statement of support for the proposed street name change.

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

(Office Use Only)

DATE RECEIVED: 9/25/25 RECEIVED BY: MD

DATE PAID: 9/25/25 PAYMENT TYPE: [REDACTED]

COMPLETE: YES ☒ NO ☐

DATE APPLICATION DEEMED TO BE COMPLETE: 9-29-25

COMPLETION DETERMINATION MADE BY: [Signature]

