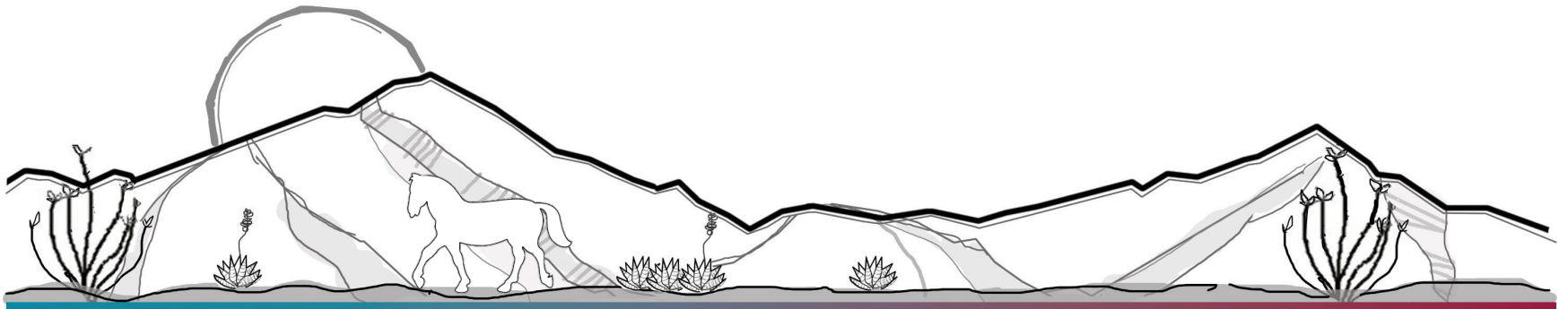


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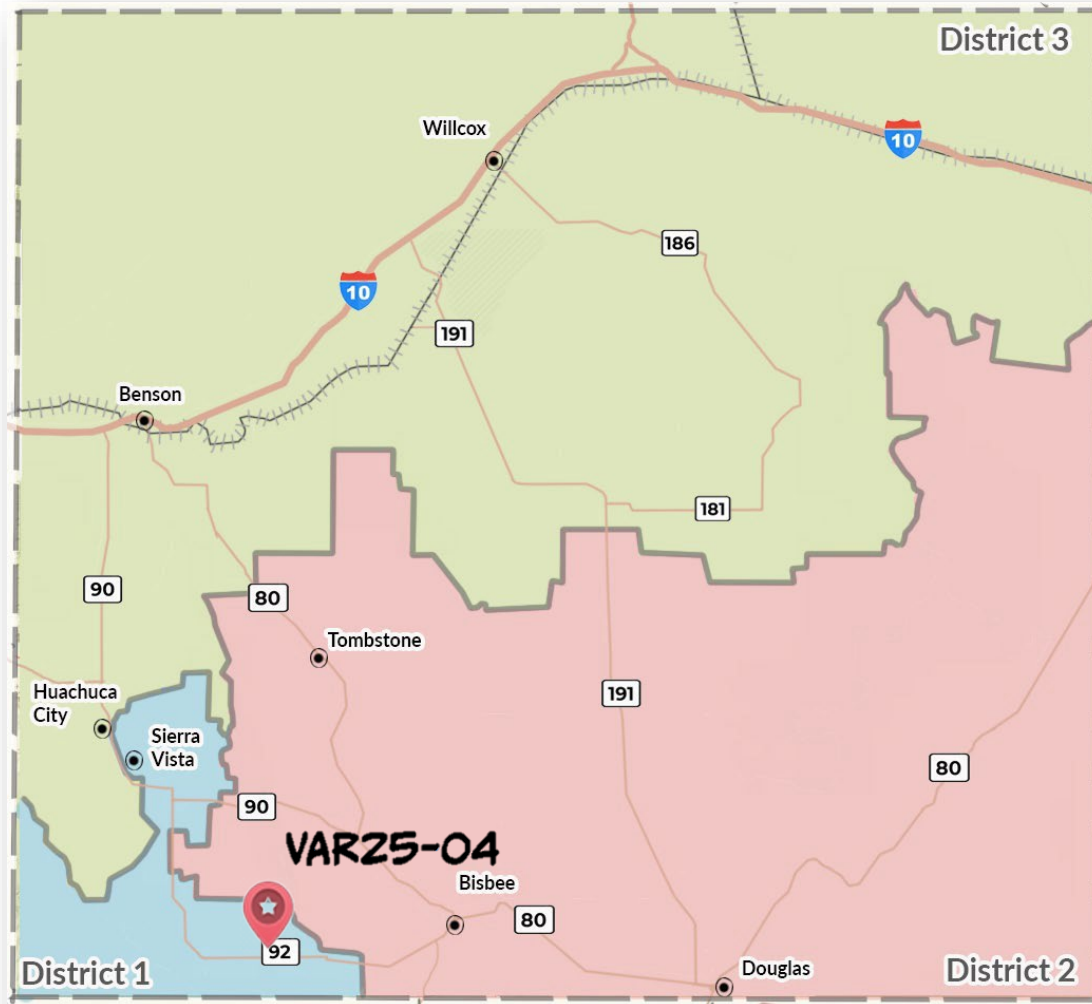


DEVELOPMENT SERVICES

- Applicant: Rhonda Jo Wilson
- Location: 10193 S. Rainbow Ranch Road (APN 104-46-370)
- Zoning: MH-72
- Variance Request
 - Section 2.51.130 of the Zoning Regulations
 - Reduce minimum site area to keep livestock to 23,522
 - Reduce minimum setbacks for a horse corral and corral shade structure to 0'

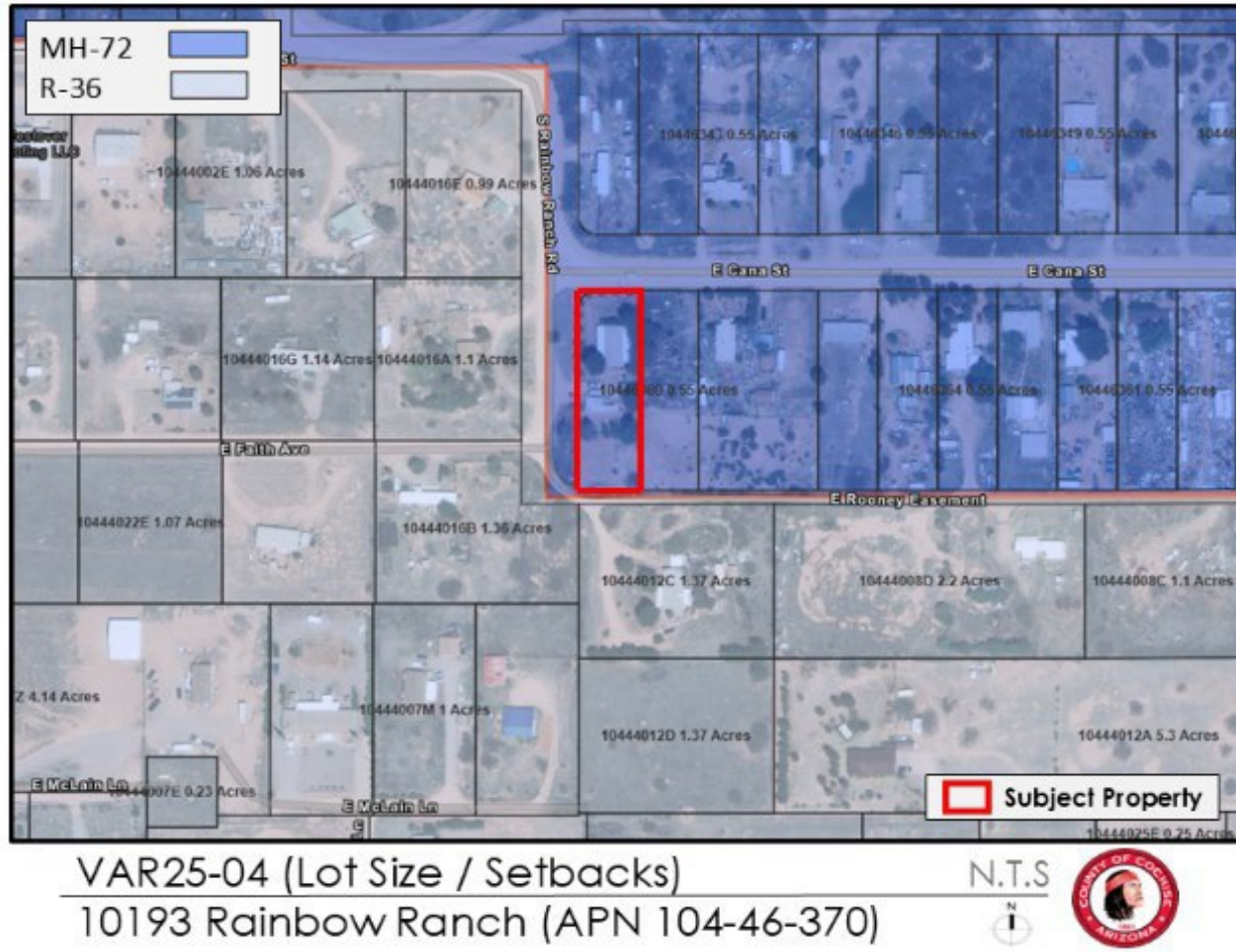


Vicinity Map

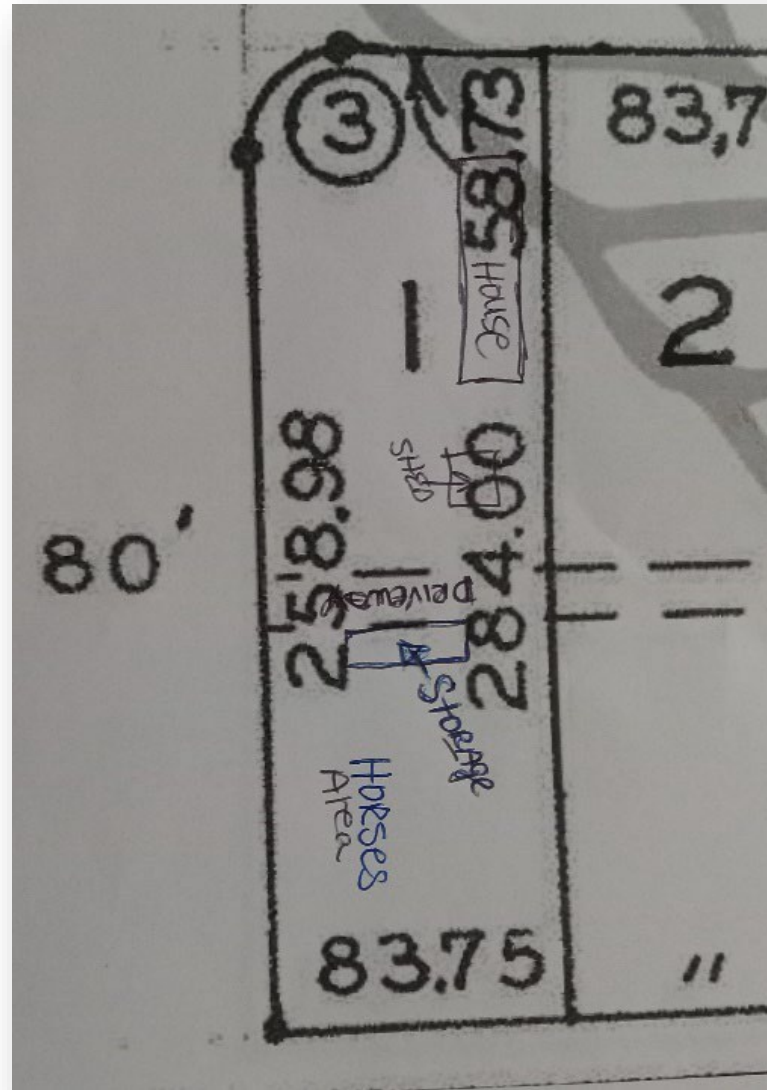


DEVELOPMENT SERVICES

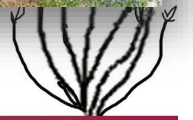
Property Location and Zoning



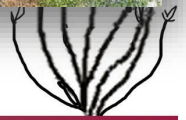
Site Plan



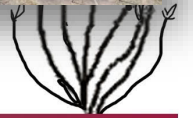
DEVELOPMENT SERVICES



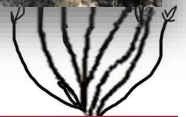
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Section 2.51.130 (Keeping of Livestock)

- Cattle, horses, llamas, alpacas, goats, mules/donkeys, swine, ostriches, emus
- Minimum 36,000ft² site area
 - 23,522ft²
- Animals shall be confined/restrained unless exempt by Section 2.57 (agricultural exemption)
- Stables, barns, corrals, piles of manure, shade structures minimum 50' from property line
 - Perimeter fences are not corrals unless confine animals within 50' of property line
- Compliance with local, State, federal laws required



Variance Factors

- Hardship created by zoning regulations
- Peculiar site conditions
- Hardship is not self-created
- Minimum to afford relief
- Permitted use
- No adverse impacts to surrounding property owners
- Harmony with zoning regulations
- No violation of state or federal law

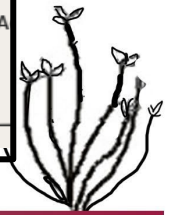
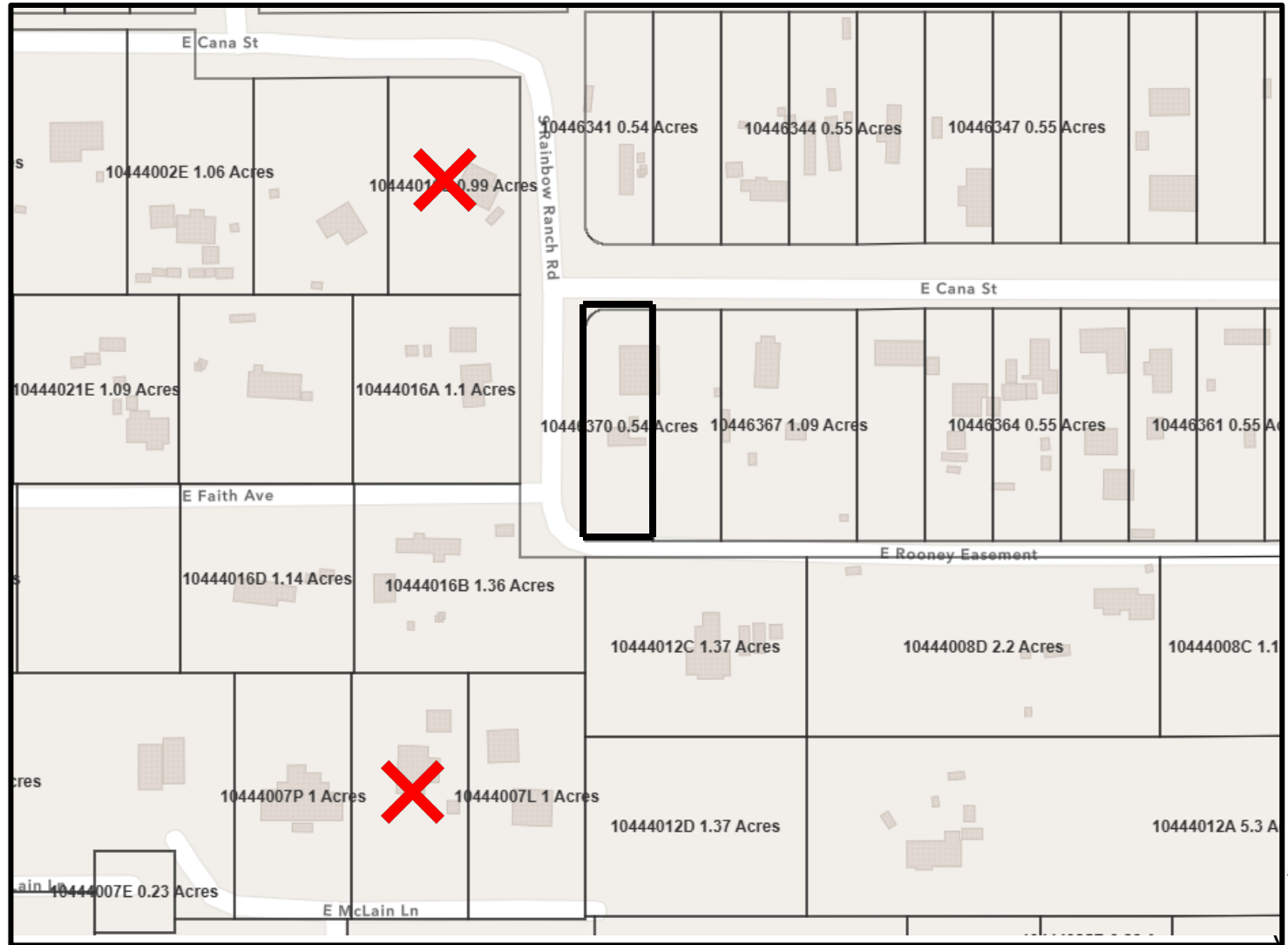


Public Notice

- 11-16 April
 - Legal ad
 - Notices
 - Posting



DEVELOPMENT SERVICES



Factors in Favor

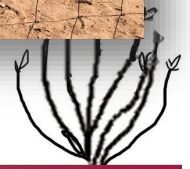
1. Complies with 6 criteria (peculiar site conditions; minimum relief; permitted use; no adverse impacts; harmony with zoning regulations; does not violate state/federal law)
2. Property has frontage along three public roads
3. Nearest residence is more than 100' from corral

Factors Against

1. Does not comply with 2 criteria (unnecessary hardship; not self-created)



Applicant Presentation/Discussion



Recommendation

Based on the factors in favor, Staff recommends approval of Docket VAR25-04, reducing the minimum required site area to keep livestock from 36,000 square feet to 23,522 square feet, minimum required setback for a horse corral from 50' to 0' along the east, west, and south property lines, and minimum required setback for a horse corral shade structure from 50' to 7.5' along the east and west property lines with the following conditions:

1. Corral shall be cleaned regularly to prevent proliferation of odors and flies.
2. No more than two horses shall be kept on the property.



Sample Motion

I move to approve Docket VAR25-04 with conditions recommended by Staff, the factors in favor of approval constituting the findings of fact.



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