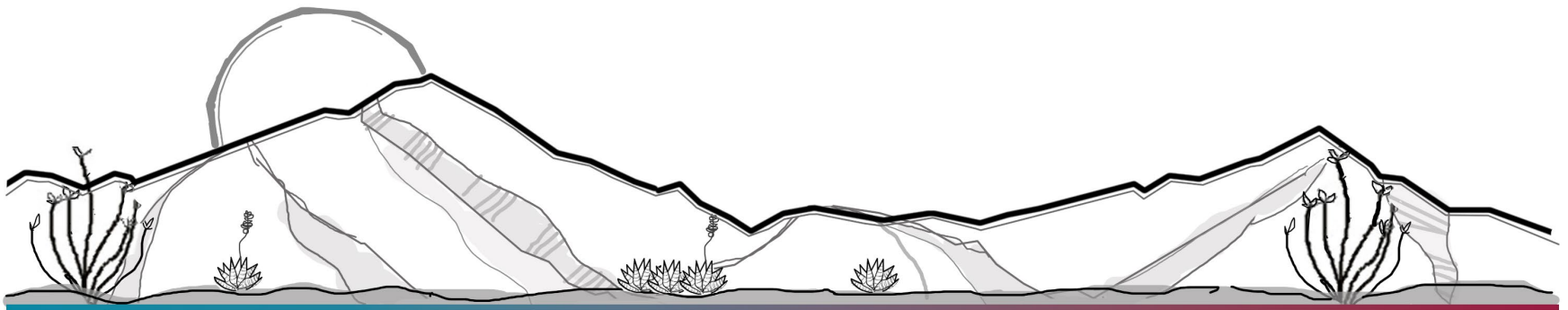


Docket RZ25-16

RU-2 to RU-4

Planning and Zoning Commission
December 10, 2025



Sample Motion

I move to recommend approval of Docket RZ25-16 to the Board of Supervisors with the special condition recommended by staff, rezoning tax parcel 404-02-303 from RU-2 to RU-4, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



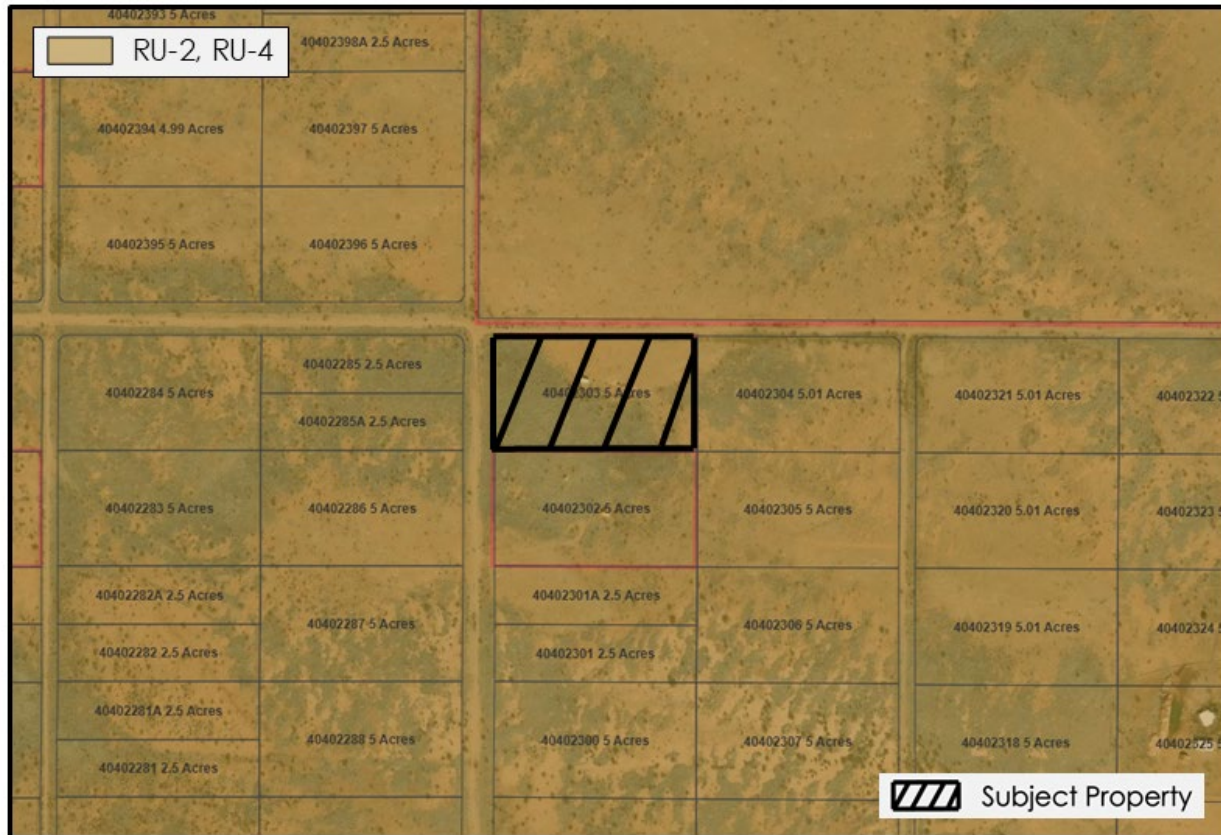
Applicant:	Brittney Meyst
Location:	Moonbeam Dr / Ee Ranch Rd (APN 404-02-303)
Current Zoning:	RU-2
Proposed Zoning:	RU-4
Growth Area:	D – Rural Areas
Plan Designation:	Rural
Existing Use:	Undeveloped
Proposed Use:	Residential



DEVELOPMENT SERVICES



Property Location and Zoning



RZ25-16 (RU-2 to RU-4)

Desert Sky – Moonbeam Dr (APN 404-02-303)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

- | | |
|---|------------------------|
| 1. Adequate site/concept plan: | Does Not Comply |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Factors in Favor of Approval

1. Complies with most applicable factors
2. Compatible with developing rural residential growth pattern
3. Reduces number of allowed principal dwellings

Factors Not in Favor

1. No concept plan
2. Active code compliance action

Public Notice

- 14-19 November
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-16 to the Board of Supervisors with a recommendation of approval with the following special condition:

1. The recreational vehicle on the property constitutes a code violation and therefore must be removed.

Sample Motion

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Docket RZ25-16

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