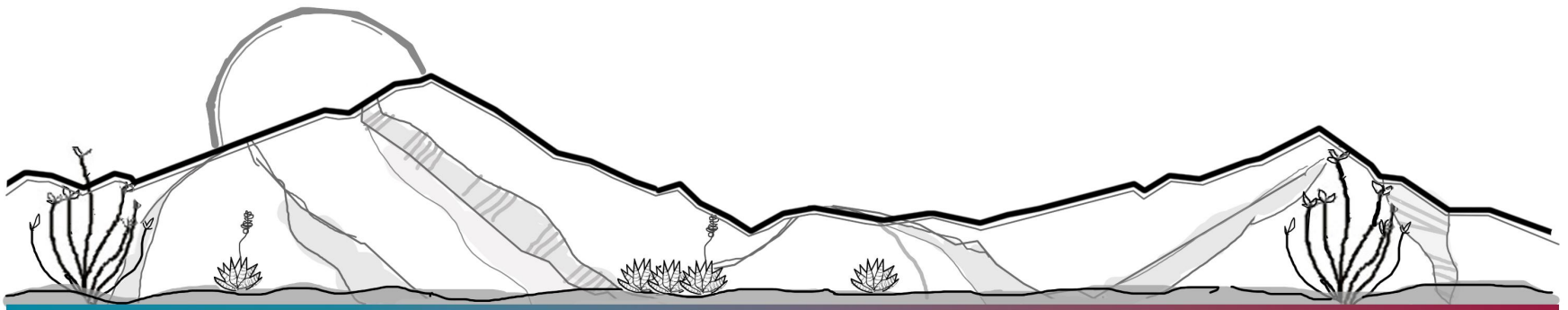


## Docket RZ25-16

RU-2 to RU-4

Board of Supervisors  
January 6, 2026



# DEVELOPMENT SERVICES

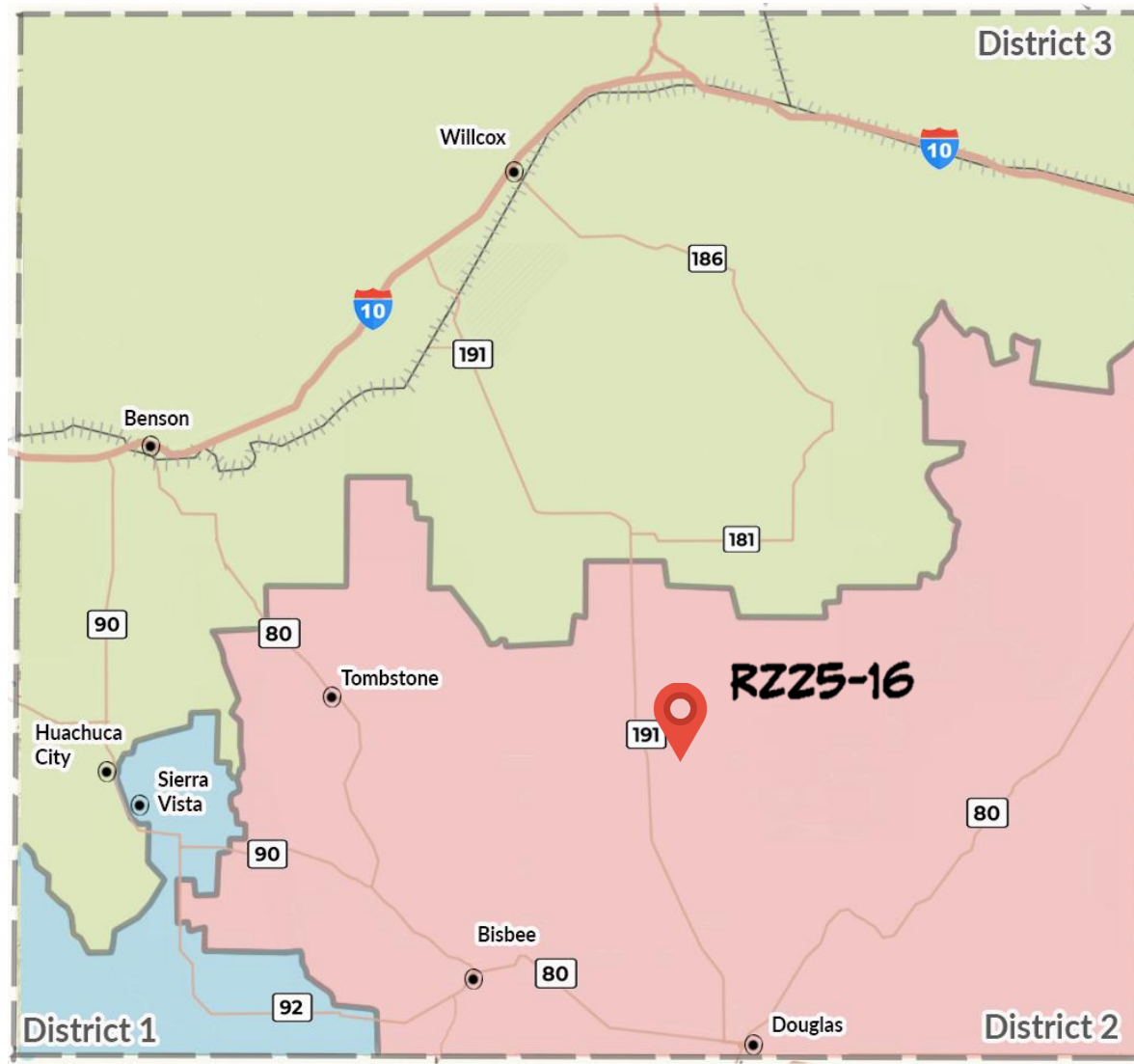
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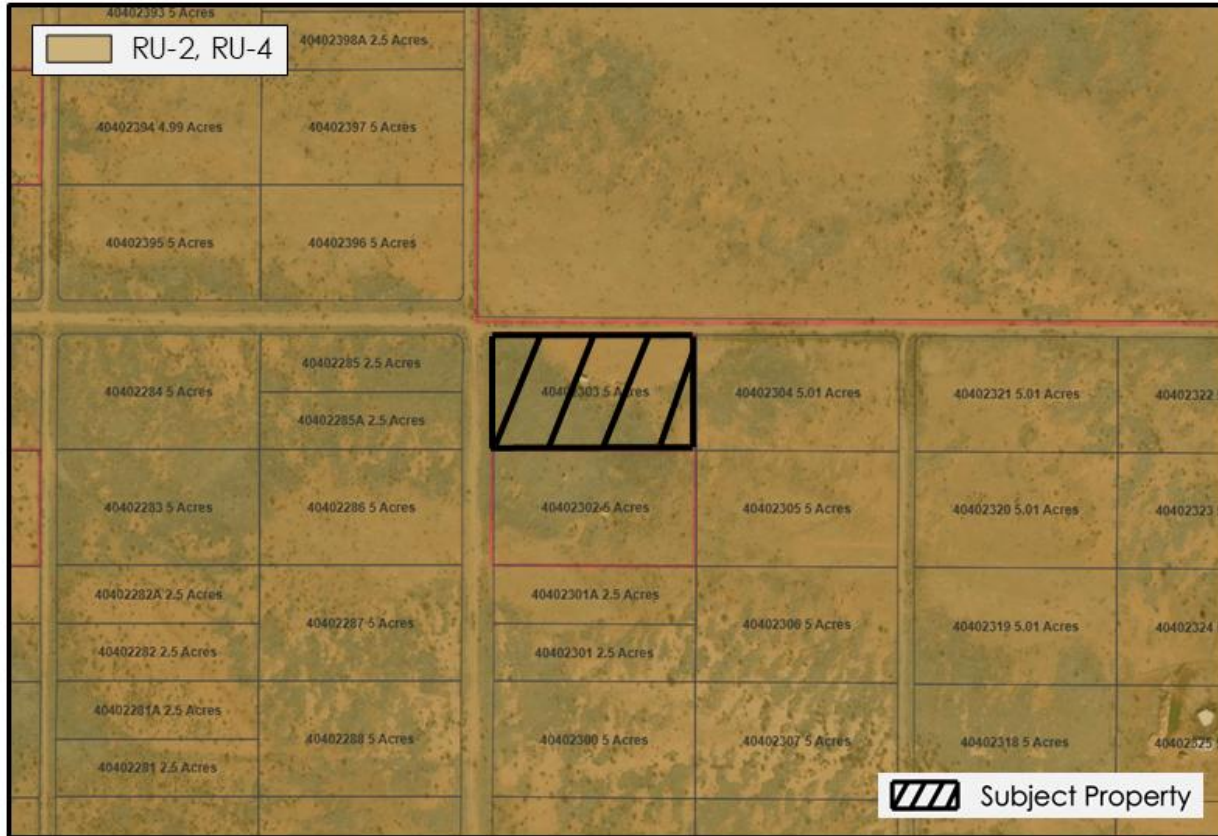
Applicant:	Brittney Meyst
Location:	Moonbeam Dr / Ee Ranch Rd (APN 404-02-303)
Current Zoning:	RU-2
Proposed Zoning:	RU-4
Growth Area:	D – Rural Areas
Plan Designation:	Rural
Existing Use:	Undeveloped
Proposed Use:	Residential



# 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



## Rezoning Factors

- Adequate site/concept plan: **Does Not Comply**
- Comply with site development standards: **Complies**
- Adjacent districts capable of development: **Complies**
- Does not create nonconforming uses: **Complies**
- Compatible with existing development: **Complies**
- Rezone to more intense zoning district: **Not Applicable**
- Adequate services and infrastructure: **Complies**
- Traffic circulation: **Complies**
- Development along major streets: **Not Applicable**
- Infill compatibility: **Not Applicable**
- Unique topographic features: **Not Applicable**
- Water conservation: **Not Applicable**
- Public input: **Complies**
- Hazardous materials: **Not Applicable**
- Consistent with planning policies: **Complies**

# DEVELOPMENT SERVICES

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## 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

4. No concept plan
5. Active code compliance action

## Public Notice

14-19 November

Notices

Posting

Legal ad



## Staff Recommendation

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-16 without special conditions (9-0) during its regular meeting on December 10, 2025.

Staff also recommends approval of Docket RZ25-16 but with the following special condition:

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

## Docket RZ25-16

RU-2 to RU-4

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