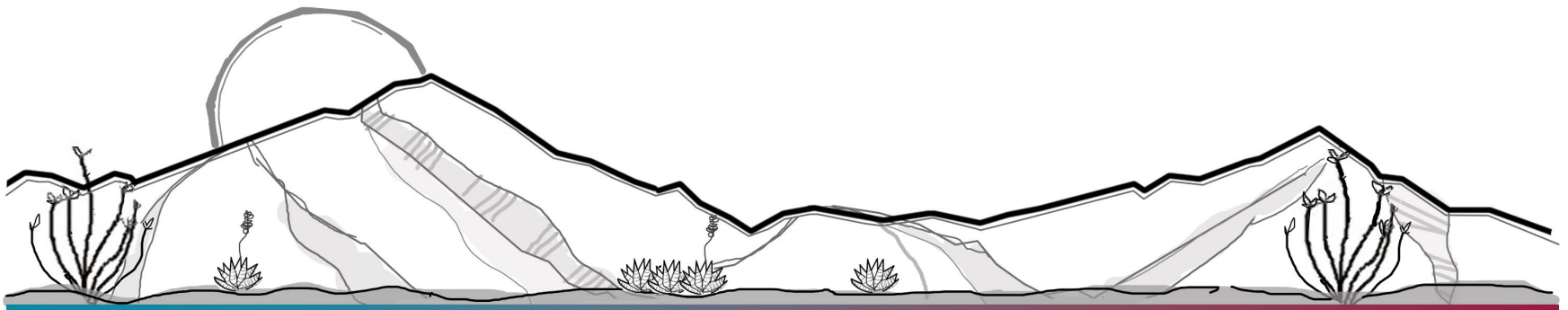


Docket RZ26-06

SR-43 to RU-2

Planning and Zoning Commission
October 14th, 2026



Sample Motion

I move to recommend approval of Docket RZ26-06 to the Board of Supervisors without special conditions, rezoning tax parcel 206-21-307A from SR-43 to RU-2, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES

Applicant:	Chaquitta Smith
Location:	816 West Emery Street (APN 206-21-307A)
Current Zoning:	SR-43
Proposed Zoning:	RU-4
Growth Area:	D – Rural Areas
Area Plan:	Mid-Sulphur Springs Valley
Plan Designation:	Agriculture and/or Green Space
Existing Use:	Residential (Tiny Home)
Proposed Use:	Residential (Manufactured Home)





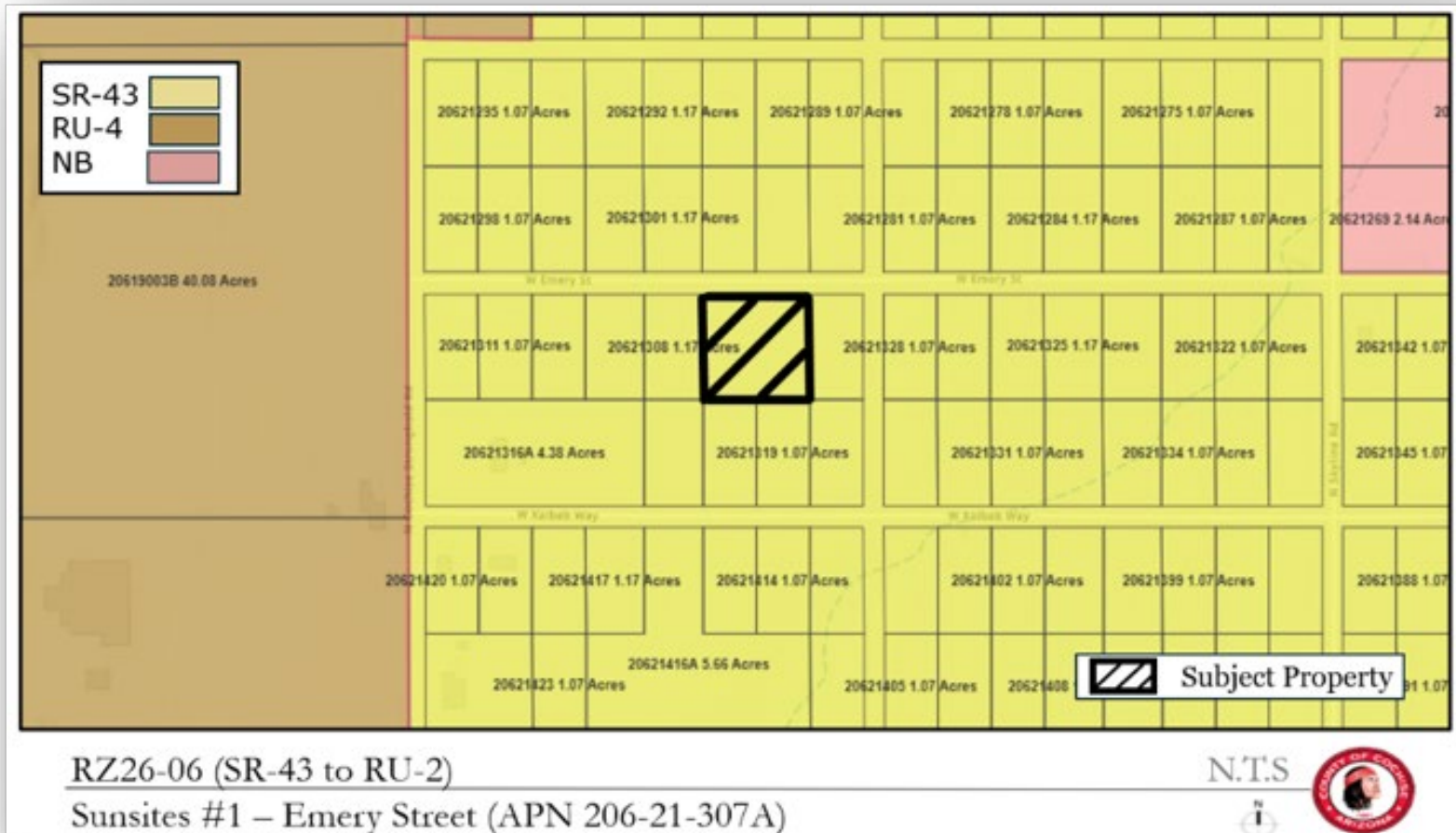
DEVELOPMENT SERVICES



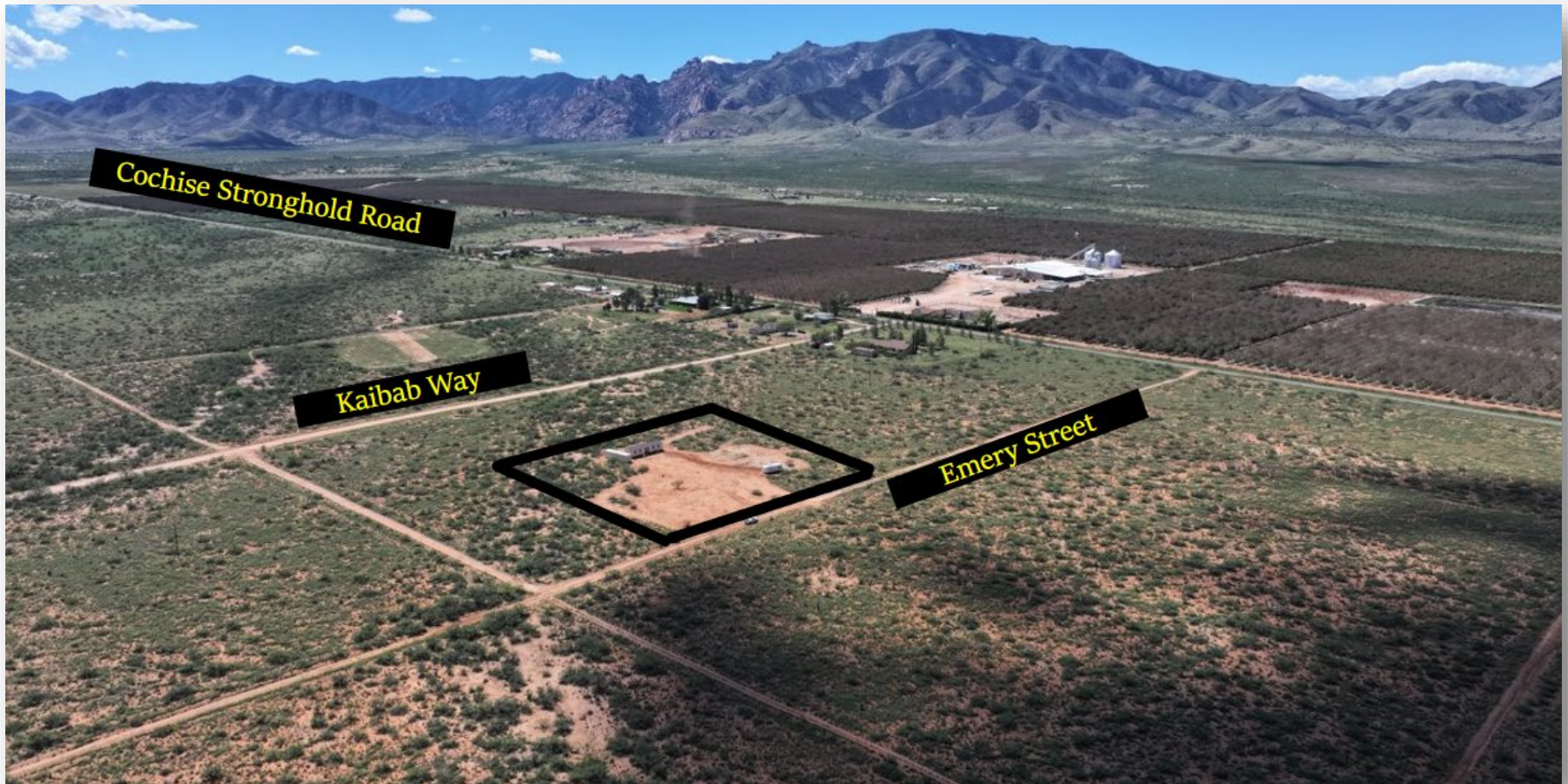


DEVELOPMENT SERVICES

Property Location and Zoning



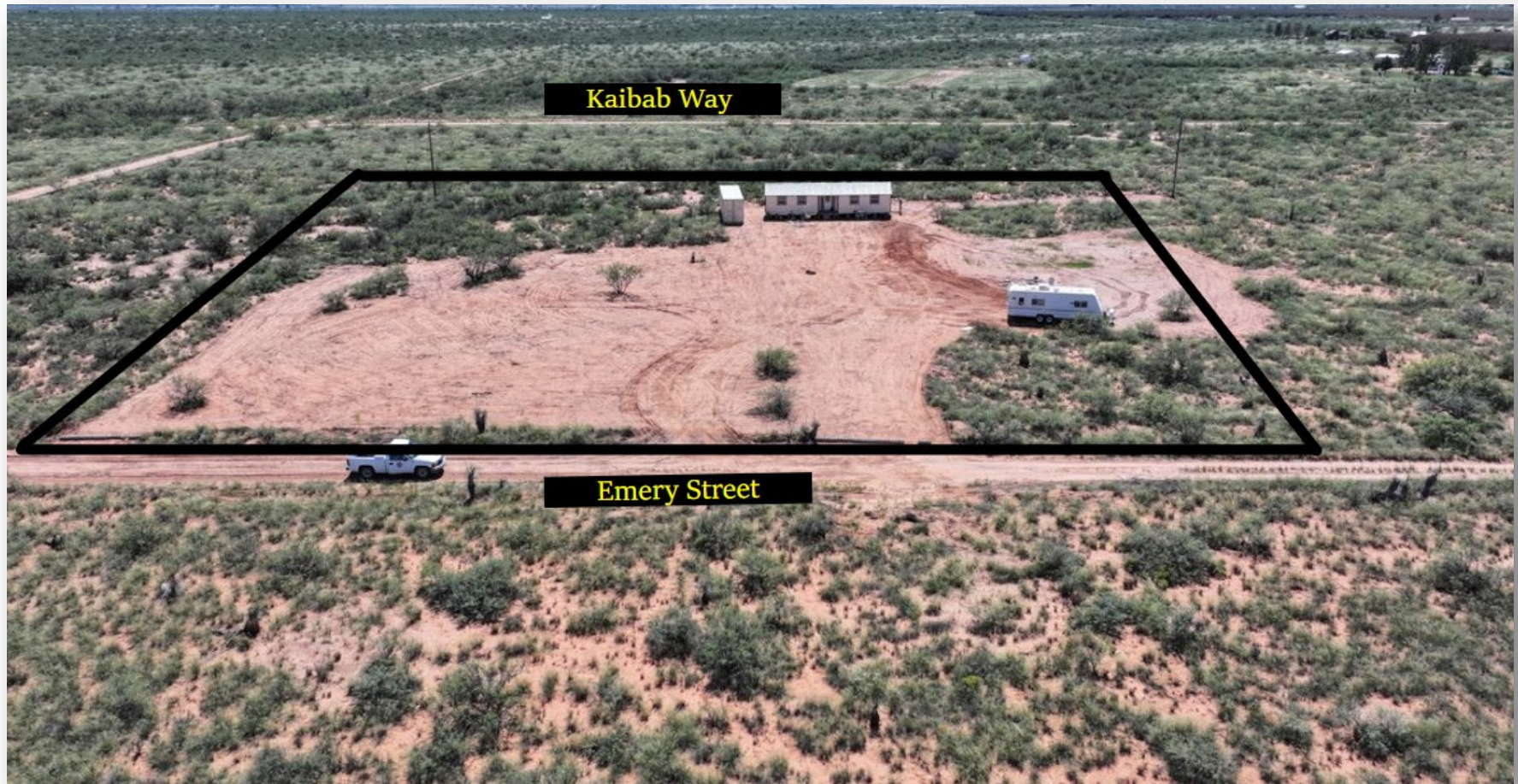
DEVELOPMENT SERVICES



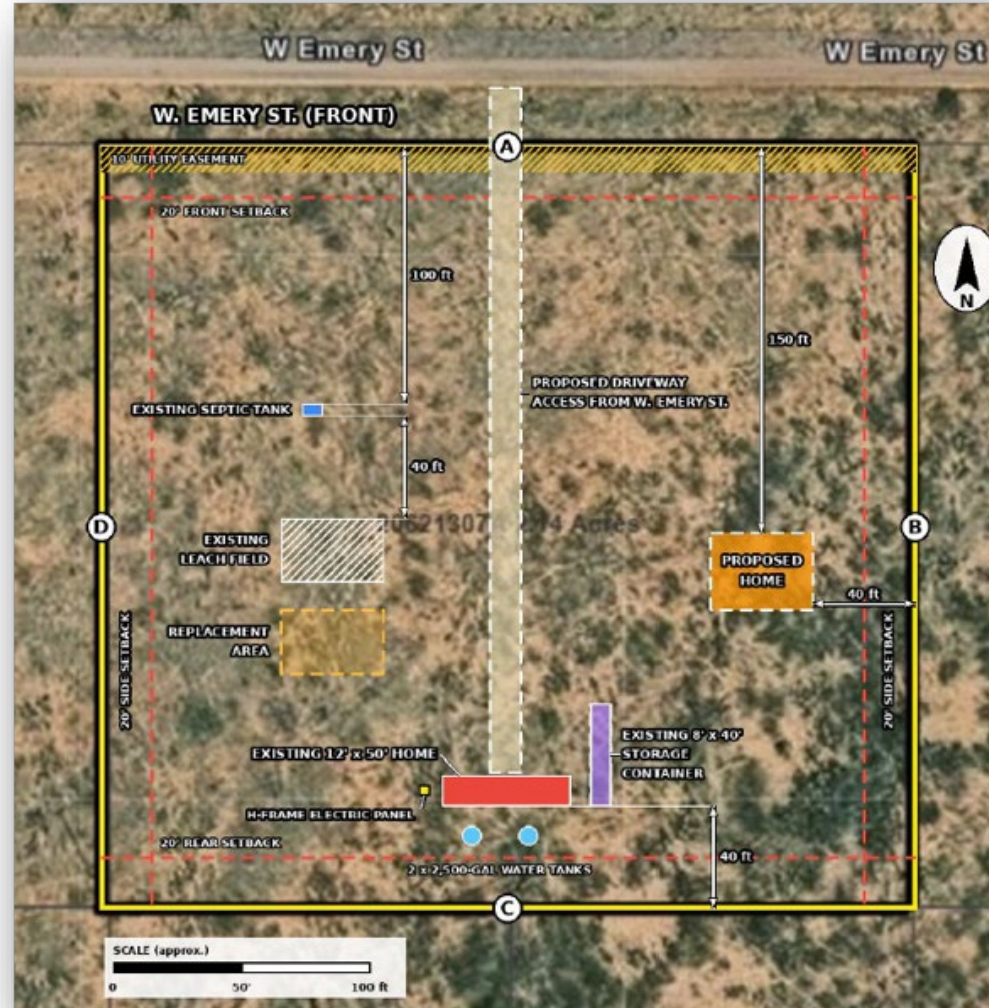
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Concept Plan



Public Notice

- 9-25 September
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES

20621296 1.07 Acres	20621293 1.17 Acres	20621290 1.07 Acres	20621279 1.07 Acres	20621276 1
20621299 1.07 Acres	20621302 1.07 Acres	20621282 1.07 Acres		
W Emery St			W Emery St	
20621311 1.07 Acres	20621307A 2.14 Acres ✓	20621326 1.07 Acres	20	
20621316A 4.38 Acres	20621317 1.17 Acres	20621320 1.07 Acres	20621331 1.07 Acres ✓	20
W Kaibab Way			W Kaibab Way	
20621420 1.07 Acres	20621417 1.17 Acres	20621414 1.07 Acres	20621403 1.07 Acres	20621400 1

Rezoning Factors

1. Adequate site/concept plan:	Complies
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 all applicable factors.
2. Compatible with developing rural residential growth pattern.
3. Reduces number of allowed principal dwellings.
4. Two responses from nearby property owners were received.

Factors Not in Favor

1. None Identified.

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ26-06 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ26-06 to the Board of Supervisors without special conditions, rezoning tax parcel 206-21-307A from SR-43 to RU-2, the factors in favor constituting the findings of fact.

Docket RZ26-06

SR-43 to RU-2

Planning and Zoning Commission
October 14th, 2026

