



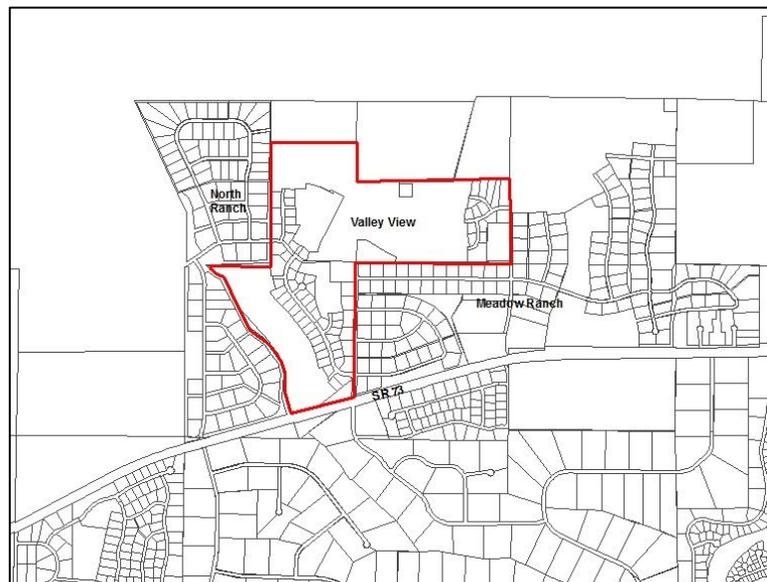
EAGLE MOUNTAIN CITY
City Council Staff Report

AUGUST 6, 2013

Project: **Valley View Equine Overlay Zone Rezone**
Applicant: Dave Scoville
Request: Rezone the Valley View Ranch development with the Equine Overlay Zone
Type of Action: Public Hearing; Action Item

Proposal

The Equine Overlay Zone is being proposed for the Valley View Ranch development. All lots are ½ acre or larger. The Valley View development is located north of SR 73 between the North Ranch subdivision and Meadow Ranch subdivision. Currently the lots of 1 acre or larger are allowed to have horses and other equine animals. The applicant is requesting the overlay to allow lots between ½ acre and 1 acre to have equine animal rights.



Equine Overlay Zone

The purpose of the equine overlay zone is to provide a mechanism to designate specific areas for equestrian uses not allowed by existing zoning. The overlay zone does not change the base or existing zone, but simply supplies a tool to address the unique requirements of horses in residential zones. The overlay zone allows lots of ½ acre to 1 acre a maximum of 2 horses or equine animals on a developed lot. Foals are not counted towards the 2 horses. The standards for this overlay zone are contained in the Municipal Code Chapter 17.52.

Surrounding Development

Valley View is surrounded by existing development. To the west of Valley View is the North Ranch development, which consists of lots 1 acre or larger. This development has horse and other equine animal rights. To the east of Valley View is the Meadow Ranch subdivision, which consists of lots 1 acre or larger. Meadow Ranch has horse and other equine animal rights. The equine overlay zone, if applied to the Valley View development, is compatible with the existing surrounding development and property uses.

Staff Recommendation

Staff recommends that the Valley View Equine Overlay Zone be approved for the Valley View development. The Equine Overlay zone is consistent with the land uses in the surrounding developments. The Planning Commission recommended to the City Council approval of the overlay proposal. Staff has received feedback from the residents in support of the overlay proposal.