

I am sending this email in regards to the Planning Commissions review of my property and approving me putting a fence up on the north side of my property. I appreciate you guys taking the time to review this and hope this email explaining it will help in that decision process.

My property is approximately .92 acres in size and is zoned with Animal Rights. I currently have 3 horses that I keep on my property and per the City Code, in order to have three horses I have to define .25 acre of space per horse (.75 total for 3) in order to keep them on my property. The Code on Animal Management area states that the management area is "all portions of a lot devoted exclusively to the care and keeping of livestock shall be considered the livestock animal management area. No portion of a lot devoted to a dwelling, yard, lawn, parking area, nonanimal related accessory structure can be included in the management area." I have attached my house plans that were approved by the city showing the dimensions of my house as well as the approved setbacks of where they sit on my lot. I have put these into the county parcel map to show you a visual (also attached). When I exclude my house, front yard and back yard consisting of .17 acres of my property, it leaves me exactly .75 acres for my management area. I would like to define this entire .75 acres as my management area which should give me just enough space to justify the approval of my 3rd horse.

Royce & Brian have met with me on my property to take measurements and confirm this is doable and have been very helpful in getting me this far so I can get that management area defined. The issue we are coming up against is that there is about a 30ft portion on the north side of my property that goes past the frontal plane of the house so it is technically defined as front yard per the city code. When reading the code on landscaping for a property with animal rights it states "Corrals and pasture are permitted in the front yard except corrals and pasture are not allowed in the planter strip area. Approval by the Elk Ridge City planning commission is required for corrals or pasture in the front yard. Coops, barns, barnyards, feed storage, hay bales, loading chutes, water storage tanks, shall and must not be located in the front yard." What I am proposing to do is to fence off that strip on the north side of my property with 3 or 4 rail white vinyl fencing (see attached picture for reference) and define it as part of my animal management area. This area will not include any of the excluded items listed above. We will bring in landscaping sand as to make it look nicer and to help with maintenance as that makes it easier to clean the area to reduce horse related odors. My current management area goes along the south side of my property, extends to the back, and then stops on the north side of my property about 10ft off the front of my house. By allowing us to fence off the entire north side it will allow us to define that as our management area and then allow us to use the small strip on the south side of my home as yard.

A few other things I would like to address. We intend to keep this entire area very nice as it is visible and we do not want it to become an eyesore. This is why we are doing the nicer fencing. We will also take great measures for weed control as well as odor control. I do not plan on letting my horses roam in this area often, which will limit the amount of manure and urine that gets dropped there. This area will be used for riding/training purposes and the occasional turn out time. They will be kept primarily in the designated horse stalls at the back of my property. I have hired individuals that will come out weekly (Saturdays) and clean up any manure and weeds and haul them off.

I have attached pictures of all of this in hopes that it helps you get a visual.

As you can see in the attachments, this north side does not take away any front yard space for our home. We still have a front yard, a side yard (south side) and a small back yard. By approving this we will fence off the remaining space with the nice white vinyl fencing so it has curb appeal as well as helps me accomplish what I would like to do with my horses. If you have any further questions please don't hesitate to call me at ----- . Thank you again for taking the time to review this.













44:109:0003
WYCKHUYSE, ROBERT and EILEEN J.
361 N LOAFER CANYON RD - ELK RIDGE
Value: \$428,000 -- 0.9 acres
Entry# 82339-2006

44:109:0002
HARDY TYLER J and ADRIENNE
319 N LOAFER CANYON RD - ELK RIDGE
Value: \$142,000 -- 0.92 acres
Entry# 122281-2019

30:076:0093
WALLENTINE, JEFFREY M and CHARL
200 N CANYON RD - ELK RIDGE
Value: \$1,431,500 -- 6.46 acres
Entry# 16968-2011

31.92 ft
301.92 ft

Measurement
Result
0.17 Acres

44:109:0003
WYCKHUYSE, ROBERT and EILEEN J...
361 N LOAFER CANYON RD - ELK RIDGE
Value: \$428,000 -- 0.9 acres
Entry# 82339-2008

44:109:0002
HARDY TYLER J and ADRIENNE...
319 N LOAFER CANYON RD - ELK RIDGE
Value: \$142,300 -- 0.92 acres
Entry# 122851-2019

44:109:0001

30:076:0093
WALLENNTINE, JEFFREY M and CHARL...
200 N CANYON RD - ELK RIDGE
Value: \$1,431,500 -- 6.46 acres
Entry# 36568-2011

Measurement
Result
337.1 Feet

