

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: August 12, 2020

ACTION REQUESTED: Z-20-11 - A request to rezone approximately 3.73 acres located at approximately 2670 East Washington Dam Road, from the current Residential / Agricultural - 2 Ac. Min. (RA-2) zoning to a proposed Residential / Agricultural - 1 Ac. Min. (RA-1) zoning designation.

APPLICANT: Michael Labrum

OWNER: Same

ENGINEER: Rosenberg Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 3.73 acres, located at approximately 2670 East Washington Dam Road. The requested change is from the current zoning of Residential / Agricultural - 2 Ac. Min. (RA-2), to a proposed Residential / Agricultural - 1 Ac. Min. (RA-1). The RA-1 request is for the purpose of subdividing the 3.73 acres into one acre parcels.

The General Plan Land Use designation at this location is Estate (EST.). The surrounding zoning to this parcel is RA-2 to the north and west, and RA-1 to the east, and OS to the south.

The Planning Commission reviewed this request at their July 1, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-20-11, for the zone change request from Residential / Agricultural - 2 Ac. Min. (RA-2), to the proposed Residential / Agricultural - 1 Ac. Min. (RA-1), onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

7. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change Z-20-11 to change from RA-2 Residential Agricultural minimum 2 acres to RA-1 Residential Agricultural minimum 1 acre located at approximately 2670 East Washington Dam Road. Applicant is Michael Labrum.

Public comment for this item will be accepted at: washingtoncity.org/meetings until the close of the public hearing by the commission.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 3.73 acres, located at approximately 2670 East Washington Dam Road. The requested change is from the current zoning of Residential / Agricultural - 2 Ac. Min. (RA-2), to a proposed Residential/ Agricultural - 1 Ac. Min. (RA-1). The RA-1 request is for the purpose of subdividing the 3.73 acres into one acre parcels.

The General Plan Land Use designation at this location is Estate (EST.). The surrounding zoning to this parcel is RA-2 to the north and west, and RA-1 to the east, and OS to the south.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-11, for the zone change request from Residential / Agricultural - 2 Ac. Min. (RA-2), to the proposed Residential / Agricultural - 1 Ac. Min. (RA-1), onto the City Council, based on the following findings below.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Henrie asked what they were going to do.

Mr. Ellerman stated he thinks they will be divided in half. They will have to improve the road.

Commissioner Hollie asked if they could have animals.

Mr. Ellerman answered yes.

Commissioner Hansen asked if there is a requirement to bring the hill down to grade.

Mr. Ellerman stated they have to meet requirements for drainage.

Danice Bulloch stated there are no public comments.

Commissioner Hansen motioned to close the public hearing.
Commissioner Hollie seconded the motion.
Motion passed unanimously.

Commissioner Hollie asked if this meets the General Plan.

Mr. Ellerman answered yes it is Estate designation.

Commissioner Musson asked if the Washington Dam Road will be widened.

Mr. Wright answered yes. This is being worked on now.

Commissioner Musso asked if the city has to buy the property.

Mr. Wright answered that the property owners have given it so they don't have to pay for the improvements.

Commissioner Musso stated that is good because it would make the road safer.

Commissioner Hansen motioned to recommend to the City Council with the findings and recommendation of staff.

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

Commissioner Musso motioned to adjourn the Planning Commission Meeting.

Commissioner Hollie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:26 PM

Washington City

Signed By: _____

Rick Henrie, Pro Tem Chairperson

Attested to: _____

Kathy Spring, Zoning Technician