

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: October 14, 2020

ACTION REQUESTED: Z-20-15 - A request to rezone approximately 1.26 acres located at approximately 600 West and 2300 North, from the current Open Space (OS) zoning, to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation.

APPLICANT: First Nation Investments, LLC

OWNER: Same

ENGINEER: Premier Design Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 1.26 acres, located at approximately 600 West and 2300 North. The requested change is from the current zoning of Open Space (OS), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation

The R-1-10 request is for the purpose of adding the 1.26 acres into an already existing development called Washington Vista.

This particular location has a recently approved General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the west, OS to the north, east and south.

Staff has no concerns with the proposed zone change as outlined. The Planning Commission reviewed this request at their September 16, 2020 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-20-15, for the zone change request from Open Space (OS), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10), onto the City Council, based on the following findings and subject to the conditions 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 Musso asked about the public road.

Drake Howell stated it will connect to Gemstone Way.

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

Commissioner Phetsomphou seconded the motion.

Motion passed unanimously.

5. ZONE CHANGE

- a. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-15 Zone Change to change from OS (Open Space) to R-1-10 (Single Family Residential minimum 10,000 sq ft lots) located at approximately 600 West 2300 North. Applicant is First Nation Investment LLC.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 1.26 acres, located at approximately 600 West and 2300 North. The requested change is from the current zoning of Open Space (OS), to a proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning designation. The R-1-10 request is for the purpose of adding the 1.26 acres into an already existing development called Washington Vista.

This particular location has a recently approved General Plan Land Use designation of Low Density Residential (LD). The surrounding zoning to this parcel is R-1-10 to the west, OS to the north, east and south.

Staff has no concerns with the proposed zone change as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-15, for the zone change request from Open Space (OS), to the proposed Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10), onto the City Council, based on the following findings and subject to the conditions 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 Smith asked if they are following the contour lines.

Mr. Ellerman answered it does follow the contour lines.

Commissioner Schello asked about the elevations.

Mr. Ellerman answered that there is a slope change.

Commissioner Hansen asked why this is coming now.

Mr. Ellerman answered that it was part of a PUD years ago. This was part of a SITLA purchase. The PUD expired so this reverted back to the original PUD and they are asking for R-1-10 now. He stated that Aaron Langston called and said that they are okay with this request.

Commissioner Scheel asked if it is for 4 lots.

Mr. Ellerman answered it is about 4 lots.

Danice Bullock stated there are not any public comments.

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

Commissioner Hansen motioned to close the public hearing.

Commissioner Musso seconded the motion.

Motion passed unanimously.

Commissioner Hansen motioned to recommend approval to the City Council with the findings and recommendations of staff as long as the exhibit matches the General Plan exhibit.

Commissioner Scheel seconded the motion.

Motion passed unanimously.

- b. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-20-16 Zone Change from RA-1 (Residential Agricultural minimum 1 acre) to R-1-10 (Single Family Residential minimum 10,000 sq ft lots) located at approximately 400 West Merrill Road. Applicant is Dave Nasal.

Background

Drew Ellerman reviewed the report: The applicant is requesting approval to change the zoning of approximately 14.06 acres, located at approximately 400 West Merrill Road (south side of roadway). The requested change is from the current zoning of Residential / Agricultural - One