4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on a Proposed Zone Change from RE-20 (Residential Estates District - minimum lot size 20,000 sq. ft.) to RE-15 (Residential Estates - minimum lot size 15,000 sq. ft.) located on the south side of Highway 91 at approximately 600 West, Parcels ID#I-SB-52-A-1, I-SB-53, I-SB-48-A, I-SB-54, E, F, I-SB-54-D-1. Cowichan LLC & Canadian Capital, owners, and Lance Anderson, applicant

Kevin Rudd reported that this property was formerly known as the Villas of Bellagio subdivision where improvements were done but the plat was never recorded with the County. The property was purchased by the current owners and they are requesting a zone change from RE-20 to RE-15, which is Low Density Residential. If the property is developed, it will go through the full subdivision process. **Commissioner Pack** inquired as to the zoning in the surrounding area. **Kevin Rudd** stated Ryders Repair Shop, Fitness Ridge, a vacant lot, a small parcel that is owned by the Washington County School District, the Cliff Rose subdivision and an agricultural zone. **Chairperson Murphy** opened the Public Hearing. **Richard Bryant** resides on Wisteria Court in Ivins and inquired if some of the land was in the Sensitive Lands area. **Kevin Rudd** indicated there is a small area that would be defined as sensitive lands. There being no other comments, **Chairperson Murphy** closed the Public Hearing.

B. Consider recommendation on a Proposed Zone Change from RE-20 (Residential Estates District - minimum lot size 20,000 sq. ft.) to RE-15 (Residential Estates - minimum lot size 15,000 sq. ft.) located on the south side of Highway 91 at approximately 600 West, Parcels ID#I-SB-52-A-1, I-SB-53, I-SB-48-A, I-SB-54, E, F, I-SB-54-D-1. Cowichan LLC & Canadian Capital, owners, and Lance Anderson, applicant

Commissioner Pack indicated he did not have an issue with the requested change. **Commissioner Scott** was in favor and liked a higher density near the highway. **Chairperson Murphy** was in favor based on some of the recent changes that have been made.

MOTION: Commissioner Bryan Pack moved to recommend a Proposed Zone Change from RE-20 (Residential Estates District - minimum lot size 20,000 sq. ft.) to RE-15 (Residential Estates - minimum lot size 15,000 sq. ft.) located on the south side of Highway 91 at approximately 600 West, Parcels ID#I-SB-52-A-1, I-SB-53, I-SB-48-A, I-SB-54, E, F, I-SB-54-D-1. Cowichan LLC & Canadian Capital, owners, and Lance Anderson, applicant
SECOND: Commissioner Mike Scott
VOTE: The motion carried.

Commissioner Adel Murphy	AYE
Commissioner Bryan Pack	AYE
Commissioner Mike Scott	AYE
Commissioner Lance Anderson	ABSTAIN
Chair Jeff Loris	ABSENT