

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
FEBRUARY 26, 2013**

**MEMBERS PRESENT:** Brian Bodily, Dawn Fitzpatrick, Wynn Hansen, Gerald Gilbert, Tim Pales, Dave Weaver

**MEMBERS ABSENT:** Sharon Esplin, Chad Harward

**OTHERS PRESENT:** Staff Members: Bill Wright, Kem Weaver, Clint Drake, Julie Jewell

**PUBLIC REVIEW:**

**1. FOOTHILLS AT CHERRY LANE PHASE 5 – FINAL APPROVAL**

This 2.59 acre property is located at approximately 1925 East Oakridge Drive in an R-1-10 (Single Family Residential) zoning district. The applicant, Brighton Homes Utah, represented by Patrick Scott, is proposing 8 single family lots.

Planner II, Kem Weaver, presented the request for final approval for Foothills at Cherry Lane Phase 5, which is the final phase of the Foothills at Cherry Lane Subdivision.

Commissioner Fitzpatrick asked about the lighting for the subdivision. Community & Economic Development Director, Bill Wright, explained the engineering memo regarding lighting.

Commissioner Pales asked the location of the future Gordon Avenue extension. Mr. Weaver explained the proposed route of Gordon Avenue. There was a discussion regarding the future of Utah Department of Transportation (UDOT) properties.

Mr. Weaver said that secondary water would be available in the Foothills at Cherry Lane Phase 5, and would be serviced by Kays Creek Irrigation Company. The developer will be required to put dry lines in the subdivision. Mr. Wright explained how irrigation companies get grants to improve and extend their systems.

Mr. Wright explained some corrections to the minutes as follows:

Councilmember Jory Francis was present at the February 12, 2013, Work and regular Planning Commission Meetings.

Pages 2 and 3 of the Work Meeting Minutes and Page 3 of the regular meeting – correct the number of lots in Shadybrook Phase 5 from 11 lots to 12 lots. The lots had been numbered incorrectly on the original plat and have now been corrected.

  
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Julie Jewell, Planning Commission Secretary

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Planning Commission Vice-Chair, Gerald Gilbert, called the meeting to order at 7:03 p.m. The Pledge of Allegiance was recited and an invocation given by Commissioner Bodily.

Vice-Chair Gilbert called for a motion to approve the February 12, 2013, Planning Commission Minutes.

Commissioner Fitzpatrick moved that the Planning Commission Work and regular Meeting Minutes be approved with the following corrections:

Councilmember Jory Francis was present at the February 12, 2013, Work and regular Planning Commission Meetings and should be added to those present at the meeting.

Pages 2 and 3 of the Work Meeting Minutes and Page 3 of the regular meeting – correct the number of lots in Shadybrook Phase 5 from 11 lots to 12 lots. The lots had been numbered incorrectly on the original plat and have now been corrected.

Commissioner Hansen seconded the motion, and the voting was unanimous.

Vice-Chair Gilbert called for a motion to open Public Review.

Commissioner Bodily moved to open Public Review. Commissioner Pales seconded the motion, and the voting was unanimous.

**PUBLIC REVIEW:**

**1. FOOTHILLS AT CHERRY LANE PHASE 5 – FINAL APPROVAL**

This 2.59 acre property is located at approximately 1925 East Oakridge Drive in an R-1-10 (Single Family Residential) zoning district. The applicant, Brighton Homes Utah, represented by Patrick Scott, is proposing 8 single family lots.

Planner II, Kem Weaver presented the request for final approval for the Foothills at Cherry Lane Phase 5, which is the last phase of the Foothills at Cherry Lane Subdivision. He pointed out the location and status of the other phases. He said Phase 5 will have 8 lots on 2.59 acres with all lots meeting the area and frontage requirements for the R-1-10 zone. He said minor changes on the plat will be corrected before the mylar is submitted for recordation.

Mr. Weaver said secondary water is available through Kays Creek Irrigation Company, and the developer is required to install dry lines.

Based on the information presented, Mr. Weaver said Staff is recommending that the Planning Commission forward a positive recommendation to the City Council to approve the Foothills at Cherry Lane Subdivision Phase 5 subject to the applicant meeting all Staff requirements.

Commissioner Bodily asked if the dry lines would be installed throughout the subdivision and not just stubbed to the subdivision. Mr. Weaver said the lines would be installed throughout the subdivision.

Commissioner Fitzpatrick quoted the following sentence from the Staff report and asked for clarification on the phrasing of the following sentence:

"The applicant, Brighton Homes, has developed and is building in Phases 1, 2 and 3, and **will should have** Phase 4 approved at the March 7, 2013 City Council meeting."

Mr. Weaver said the sentence should read "... should have ..."

Vice-Chairman Gilbert called for a motion on the item.

Commissioner Weaver moved that the Planning Commission forward a positive recommendation to the City Council to approve the final plat of the Foothills at Cherry Lane Phase 5 subject to meeting all Staff requirements as outlined in the Staff memorandum. Commissioner Fitzpatrick seconded the motion, and the voting was unanimous.

Vice-Chair Gilbert called for a motion to close Public Review and adjourn the meeting.

Commissioner Bodily moved to close Public Review and adjourn the meeting. Commissioner Pales seconded the motion.

The meeting adjourned at 7:08 p.m.

  
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Julie Jewell, Planning Commission Secretary