

LAYTON CITY PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 19, 2013

MEMBERS PRESENT: Brian Bodily, Dawn Fitzpatrick, Wynn Hansen, Chad Harward, Gerald Gilbert, Tim Pales, Robert Van Drunen, Dave Weaver

MEMBERS ABSENT:

OTHERS PRESENT: Staff Members: Kem Weaver, Brandon Rypien, Steve Garside

This meeting was a special meeting of the Layton City Planning Commission. There was no work meeting in conjunction with this meeting.

Chairman Gilbert called the meeting to order at 7:16 p.m. The Pledge of Allegiance was led by a member of a visiting Boy Scout Troop and recited by the Commission and audience. There was no invocation. Chairman Gilbert called for a motion to open Public Review. Commissioner Bodily moved to open Public Review. The motion was seconded by Commissioner Harward, and the voting was unanimous.

PUBLIC REVIEW:

1. CRIMSON CORNERS PHASES 3 & 4-- FINAL APPROVAL

This property is located at approximately 275 North 3400 West in an R-S (Residential Suburban) zoning district. The applicant and owner, Wayne Johnson, is proposing 14 single family residential lots on 6.369 acres in Phase 1 and 11 single family residential lots on 5.374 acres in Phase 2.

Planner II, Kem Weaver, presented the request for final approval for the Crimson Corners Subdivision Phases 3 & 4. Commissioner Gilbert asked if the temporary cul-de-sac that is stubbed into Phase 4 of Crimson Corners will be repaired by Layton City. Mr. Weaver said that it would be fixed by the City.

Commissioner Hansen asked if secondary waterlines are part of Phase 3 & 4 of Crimson Corners. Mr. Weaver stated that Kayscreek Irrigation will supply water to the area and has stated that they can provide service for the dry lines required.

Commissioner Hansen asked if Lot 405 with a lot size of 11,000 Sq. ft. is big enough to allow a home to be built that will fit in with the other homes in the area. Mr. Weaver said that the developer has a style of home that would fit on that lot. Commissioner Hansen was concerned about the under-sized lots being allowed because of R-S lot averaged subdivisions. Assistant City Attorney, Steve Garside, said that Staff will need to look at the City Code and make any needed adjustments because currently, the developer is meeting the requirements of the City Code. Commissioner Hansen felt that Lot 405 did not meet the standards in the area.

Commissioner Van Drunen asked if 275 North will connect into Bluff Ridge Boulevard. Mr. Weaver said that it will connect.

There were no further questions from the Commission or the audience.

Chairman Gilbert called for a motion on the item. Commissioner Weaver moved to forward a positive recommendation to the City Council to grant final approval to Crimson Corners Phases 3 & 4. Commissioner Harward seconded the motion, and the voting was unanimous.

Chairman Gilbert called for a motion to close Public Review and adjourn the meeting. Commissioner Fitzgerald moved to close Public Review and adjourn the meeting. The motion was seconded by Commissioner Pales, and the voting was unanimous.

The meeting adjourned at 7:31 p.m.



Julie K. Jewell, Planning Commission Secretary