

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
JANUARY 26, 2016**

**MEMBERS PRESENT:** Dawn Fitzpatrick, Brett Nilsson, Dave Weaver, Wynn Hansen, Daniela Harding, Brian Bodily, Robert Van Drunen, and Tricia Pilny

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Staff: Peter Matson, Christy Wixom, Kem Weaver, and Bill Wright

City Council Members: Tom Day

The Planning Commissioners had a discussion on three legislative bills: Senate Bill 73, House Bill 115, and Senate Bill 86.

**PUBLIC REVIEW**

**1. HARMONY PLACE PRUD PHASE I– FINAL PLAT**

This 6.99 acre property is located at 2475 West & Gentile Street. This property is zoned R-S PRUD (Residential Suburban – Planned Residential Unit Development). The applicant is Dan Reeves with Perry Homes.

Commissioner Nilsson asked why a temporary turnaround is required. Mr. Weaver said the Fire Department requires anything that is a stub road that is deeper than 150 feet from an intersection requires a turnaround for their apparatus.

Commissioner Nilsson asked when they will be starting the detention basin. Mr. Weaver said the City will be building the detention basin to its full size this spring.

Commissioner Nilsson stated that he really likes the landscaping along the entry area.

Madam Chair Fitzpatrick asked how deep the basements are. Mr. Weaver said six to eight feet and the homes will be elevated.

Commissioner Harding asked the size of the homes. Dan Reeves said they range from 1,600 to 1,800 square feet and some are 2,000 total square feet not including unfinished basements. Dan Reeves said the majority of the lots can have a three car garage.

Commissioner Hansen asked price range on the homes. Dan Reeves said mid to high \$200,000 to \$300,000.

Tom Day asked Dan Reeves if he is still working with Mike Kolendros on water issues. Dan Reeves said he is working with Mike to either put in another pipe or pay him in water shares. The developer is also working with Davis Weber Canal.



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Christy Wixom, Planning Commission Secretary

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**MEMBERS PRESENT:** Dawn Fitzpatrick, Brett Nilsson, Robert Van Drunen, Dave Weaver, Wynn Hansen, Daniela Harding, Tricia Pilny, and Brian Bodily

**MEMBERS ABSENT:** Randy Pulham

**OTHERS PRESENT:** Staff: Peter Matson, Kem Weaver, Bill Wright and Christy Wixom

City Council Members: Tom Day and Bruce Davis

Madam Chair Fitzpatrick called the meeting to order at 7:04 p.m.

The Pledge of Allegiance was recited and an invocation was given by Madam Chair Fitzpatrick.

Madam Chair Fitzpatrick asked for a motion to open public hearing. Commissioner Weaver motioned to open public hearing and Commissioner Hansen seconded the motion. All in favor. Voting was unanimous.

**PUBLIC REVIEW**

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Mr. Weaver said on October 15, 2015, the City Council approved the overall preliminary plat for Harmony Place PRUD. Phase I will contain 22 single family detached lots located along the east boundary of the development. This Phase is critical to the development of the PRUD as it connects Sunbrook Way (2425 West) to Gentile Street and begins the groundwork for the looping of water lines through the Villas at Harmony Place. This phase contains 6.99 acres of vacant land located south of Gentile Street and west of 2200 West. Phase I is important for the future infrastructure for this development and the future elementary school site. The storm drain system is required to outfall into the regional detention basin located west of the Villas at Harmony Place PRUD and south of the proposed Harmony Place PRUD. The City has been working with the applicant of Harmony Place PRUD and the other developers in the Villas at Harmony Place PRUD to set the final size of the detention basin and to determine who is responsible for their proportionate share to landscape the detention basin.

A land drain system is required throughout the development, which is to be designed to meet City standards and is required due to shallow ground water. A culinary water line and sewer

line will be looped and connect with the development of the Harmony Place PRUD and the existing Villas at Harmony Place PRUD. The looping of the culinary water line will enhance fire flow pressure for both developments.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Harmony Place PRUD Phase I subject to meeting all Staff requirements as outlined in Staff memorandums to the developer.

Commissioner Bodily asked when the elementary school was going to start construction. Mr. Matson said they will start the Junior High this year and in 2018 they will start on the elementary School.

Commissioner Hansen asked where the junior high was going. Mr. Weaver said Weaver Lane and West Side Drive.

Commissioner Bodily made a motion that the Planning Commission forwards a positive recommendation to City Council to grant final approval of Harmony Place PRUD Phase I subject to meeting all Staff requirements as outlined in the memorandum. Commissioner Hansen seconded the motion. All in favor. Voting was Unanimous.

Commissioner Weaver made a motion to close public review and adjourn. Commissioner Nilsson seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 7:11 p.m.



Christy Wixom, Planning Commission Secretary

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