

**LAYTON CITY PLANNING COMMISSION MEETING MINUTES**  
**MARCH 22, 2016**

**MEMBERS PRESENT:** Dawn Fitzpatrick, Tricia Pilny, Dave Weaver, Daniela Harding, Brian Bodily and Brett Nilsson

**MEMBERS ABSENT:** Wynn Hansen and Robert Van Drunen

**OTHERS PRESENT:** Staff: Peter Matson, Kem Weaver, Nicholas Mills, and Christy Wixom

City Council Member:

Madam Chair Fitzpatrick called the meeting to order at 5:00 p.m.

The Pledge of Allegiance was recited and an invocation was given by Commissioner Bodily.

Madam Chair Fitzpatrick asked for a motion to open Public Review. Commissioner Weaver made a motion to open Public Review and Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

**PUBLIC REVIEW**

**1. GREYHAWK TOWNHOMES SOUTH PRUD - AMENDED PLAT**

This 17.253 acre property is located at approximately 3100 N. 1700 E. in an RM-1 PRUD (Multiple Family Residential – Planned Residential Unit Development) zone. The applicant is Ed Green.

Mr. Weaver said the last building that the applicant is to build is the area outlined in yellow. The purpose for amending the plat is to reduce a three-plex building to a two-plex building. The reason for reducing the final building by a single unit is to create better spacing between units and provide additional open space access to the central open space area of the development.

The reduction of the single unit does not conflict with density or other PRUD ordinance requirements. This area of the PRUD development will be enhanced by constructing a two-plex, rather than a three-plex.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the Greyhawk Townhomes South PRUD Amended plat subject to meeting all Staff requirements as explained in Staff memorandums.

Ed green, 2150 N. Valley View, Commissioner Nilsson asked if the building to the north was built. Mr. Green said no but the building to the south is built. Commissioner Nilsson asked if the vacant area to the northwest could have lots put in. Mr. Green said no. He stated that if anything gets put in there it may be additional parking. Commissioner Nilsson asked if the area you drive in, which is the cube in the center, if there will be grass. Mr. Green said they have some amenities in the amount of \$65,000 saved and are waiting for HOA to tell them what they want in that open space area. Mr. Green has been

working with Scott Carter to get some ideas on amenities for the HOA that they can put in the open space area.

Commissioner Bodily made a motion to forward a positive recommendation to City Council to approve the Greyhawk Townhomes South PRUD Amended Plat subject to meeting all Staff requirements as explained in Staff memorandums. Commissioner Pilny seconded the motion. All in favor. Voting was unanimous.

Commissioner Nilsson made a motion to close Public Review and Commissioner Weaver seconded the motion. All in favor. Voting was unanimous.

Meeting adjourned: 5:07 p.m.

A handwritten signature in black ink, appearing to read "Christy Wixom", written over a horizontal line.

Christy Wixom, Planning Commission Secretary