Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, May 14, 2019

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, May 14, 2019**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 p.m.** A work meeting is scheduled to begin in the Chambers Conference Room at **5:30 p.m.** for review of the following agenda items:

<table>
<thead>
<tr>
<th>AGENDA ITEM #</th>
<th>WORK MEETING DISCUSSION TIME</th>
<th>ITEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>5:30 – 5:40 PM</td>
<td>Welcome and General Plan Process Update</td>
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<tr>
<td>2.</td>
<td>5:40 – 5:50 PM</td>
<td>Hill Farms Rezone – A to R-1-10 (PRUD)</td>
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<td>3.</td>
<td>5:50 – 6:00 PM</td>
<td>Taylor/Sessions Rezone – A to R-1-6</td>
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<td>4.</td>
<td>6:00 – 6:10 PM</td>
<td>Subdivision Amendment – Willow Ridge Subdivision Phase 1 – 1st Amendment</td>
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<td>5.</td>
<td>6:10 – 6:15 PM</td>
<td>Subdivision Amendment – Daniel’s Canyon Subdivision – 2nd Amendment</td>
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<td>6.</td>
<td>6:15 – 6:30 PM</td>
<td>Morgan Street Townhomes – Development Plan</td>
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<td>7.</td>
<td>6:30 – 6:45 PM</td>
<td>7th West Apartments – Development Plan</td>
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<tr>
<td>8.</td>
<td>6:45 – 6:50 PM</td>
<td>Tynebridge Lofts – Landscape Buffer Modification</td>
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**ADJOURNMENT**

Kendall Welch,
Interim Planning Commission Secretary
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PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF MINUTES: NONE

PUBLIC HEARING

1. HILL FARMS REZONE – A TO R-1-10 (PRUD)
The applicant, John Warnick of Destination Homes, representing the property owner: Legacy Neighborhood LLC, is requesting a rezone of approximately 14.57 acres located at 1073 South Angel Street from A (Agriculture) to R-1-10 (PRUD) (Single Family Residential, Planned Residential Unit Development).

2. TAYLOR/SESSIONS REZONE – A TO R-1-6
The applicants, Kevin Peterson and Bart Hyde, representing the property owners: Matthew J Taylor, Todd and Laura Sessions, are requesting a rezone of approximately 3.607 acres located at 1971 North Church Street and 1098 East Antelope Drive from A (Agriculture) to R-1-6 (Single Family Residential).

3. WILLOW RIDGE SUBDIVISION PHASE 1 – 1ST AMENDMENT
The applicant, Steve Bingham of Nilson Homes, is requesting to amend Lots 116-119, and 120-121 of the final plat of the Willow Ridge Subdivision Phase 1, zoned R-5 (Residential Suburban), located at approximately 550-613 North 3550 West to adjust lot lines, vacate and re dedicate the cul-de-sac located at the end of 3550 West.

PUBLIC REVIEW

4. DANIEL’S CANYON SUBDIVISION – 2ND AMENDMENT
The applicant, Danny Wall, is requesting to combine Lots 7 and 8 of the final plat of the Daniel’s Canyon Subdivision, zoned R-1-10 (Single Family Residential), located at approximately 1130 North 3300 East into a singular lot.

5. MORGAN STREET TOWNHOMES – DEVELOPMENT PLAN
The applicant, Steve Glezos of Celebrity Construction, is requesting development plan approval on .511 acres for the Morgan Street Townhomes located at approximately 384 South Fort Lane in the MU (Mixed-Use) zoning district.

6. 7TH WEST APARTMENTS – DEVELOPMENT PLAN
The applicant, Isaac Richens of Destination Homes, is requesting development plan approval on 3.35 acres for the 7th West Apartments located at approximately 1814 North 700 West (Layton Hills Parkway) in the MU, DO-1 (Mixed-Use, Mixed-Use Design Overlay) zoning district.

7. TYNEBRIDGE LOFTS – LANDSCAPE BUFFER MODIFICATION
The applicant, Matt Yeates of IWC Holdings LLC, is requesting a landscape buffer modification on the Tynebridge Lofts site located at 970 North Angel Street in the R-M1 (Low/Medium Density Residential) zoning district. The proposed modification is to reduce the landscape buffer requirement from 20 feet to 7 feet.

ADJOURNMENT

______________________________________________
Kendall Welch,
Interim Planning Commission Secretary
Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a Planning Commission meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

**Time**: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the subject, the matter may, upon request, be placed on a future Planning Commission agenda for further discussion.

**New Information**: Please limit comments to new information only to avoid repeating the same information multiple times.

**Spokesperson**: Please, if you are part of a large group, select a spokesperson for the group.

**Courtesy**: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

**Comments**: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.