Notice of the Work Meeting Agenda of the PLANNING COMMISSION OF LAYTON, UTAH FOR
Tuesday, October 22, 2019

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on Tuesday, October 22, 2019, in the Chambers Conference Room, 437 North Wasatch Drive, Layton, Utah, at 5:30 PM for review of the following agenda items:

<table>
<thead>
<tr>
<th>AGENDA ITEM #</th>
<th>WORK MEETING DISCUSSION TIME (times subject to change)</th>
<th>ITEM</th>
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<tbody>
<tr>
<td>1.</td>
<td>5:30 – 5:35 PM</td>
<td>Welcome &amp; Announcements</td>
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<td>2.</td>
<td>5:35 – 5:45 PM</td>
<td>Planning Commission Training</td>
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<td>3.</td>
<td>5:45 – 5:55 PM</td>
<td>Text Amendment: Title 19 “Zoning” - Cannabis Production</td>
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<tr>
<td>5.</td>
<td>6:05 – 6:15 PM</td>
<td>Rezone: 1450 North Main Street - “C-H” to “MU”</td>
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<td>6.</td>
<td>6:15 – 6:50 PM</td>
<td>Text Amendment: Title 19, Chapter 19.08 – “Planned Residential Unit Development (PRUD) Overlay Zone”</td>
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ADJOURNMENT

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Kendall Welch,
Interim Planning Commission Secretary
PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 22, 2019**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF MEETING MINUTES: NONE

PUBLIC HEARING

1. **1450 NORTH MAIN STREET - REZONE**
   The applicant, Bryce Thurgood, representing the property owner RAYZAN L.C., is seeking to rezone a 0.64 acre parcel located at approximately 1450 North Main Street from C-H (Planned Highway Commercial) to MU (Mixed-Use).

2. **CANNABIS PRODUCTION – TEXT AMENDMENT**
   A proposal to amend the Layton City Zoning Ordinance – Title 19, Chapter 19.02, Section 19.02.020 “Definitions”, adding a definition for “Cannabis Production”; Chapter 19.06 “Land Use Regulations”, adding Section 19.06.250 “Cannabis Production”; and Table 6-1 and Table 6-2 “Table of Land Use Regulations”, adding “Cannabis Production” as a permitted use in the M-2 (Heavy Manufacturing/Industrial) zone.

3. **A-2 (AGRICULTURAL PRODUCTION) – TEXT AMENDMENT**
   A proposal to amend the Layton City Zoning Ordinance – Title 19, Chapter 19.04, Section 19.04.010 “Zoning Districts and Classification Established” and Section 19.04.020 “Purpose of Zoning Districts”, to include the A-2 (Agricultural Production) zoning district; Chapter 19.06, Section 19.06.250 “Cannabis Production”, to include the A-2 zone; Chapter 19.05, Table 5-1 and 5-2, establishing the minimum lot area, setbacks, building heights, and lot coverage requirements for the A-2 zone; and Table 6-1 and 6-2 “Table of Land Use Regulations”, to include “Cannabis Production” as a permitted use in the A-2 zone.

4. **PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) OVERLAY ZONE – TEXT AMENDMENT**
   A proposal to amend the Layton City Zoning Ordinance – Title 19, Chapter 19.08 “Planned Residential Unit Development (PRUD) Overlay Zone” to more closely align with recommendations provided in Chapter 6 of the Layton Forward General Plan.

ADJOURNMENT

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Kendall Welch,
Interim Planning Commission Secretary
Subject: Rezone Request – 1450 North Main Street Rezone – C-H (Planned Highway Commercial) to MU (Mixed-Use) – 1450 North Main Street

Background: The property proposed for rezone contains a total of 0.64 acres and is located at approximately 1450 North Main Street.

The applicant for this rezone request is Bryce Thurgood, representing the property owner RAYZAN L.C. It is the applicant’s desire to rezone the property from C-H to MU in order to construct an additional multi-family residential building with ground floor amenities as an extension of the Villas on Main Street residential community.

Alternatives to the Motion: Alternatives are 1) Recommend the Council approve the rezone request from C-H to MU; or 2) Recommend the Council not approve the rezone request from C-H to MU.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use). This recommendation is based on consistency with the current General Plan’s land use designation for this property.