

**Notice of the Regular Meeting Agenda of the  
PLANNING COMMISSION OF LAYTON, UTAH  
FOR  
TUESDAY, March 10, 2015**

**PUBLIC NOTICE** is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, March 10, 2015**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 p.m.** A field trip is scheduled for **4:30 p.m.** at the west end of Beechwood Drive (approximately 1400 East). A work meeting is scheduled to begin at **5:30 p.m.** for review of agenda items.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

**PUBLIC HEARING:**

**1. MORGAN/BONE/ALLRED DEVELOPMENT AGREEMENT, ANNEXATION AND REZONE**

This 32.968 acre property is located at approximately 200 South 3200 West. The request is to annex and rezone the property from A (Agriculture) to R-S (Residential Suburban) with an annexation agreement. The property owners are Clyde B. and Lottie S. Morgan, Lee and Ruth Bone Family LLC and Sarah Allred-Trustee. They are represented by Cameron Scott from Destination Homes.

**2. GREYHAWK PARK ANNEXATION**

This 10.24 acre property is located at approximately 3500 North Redtail Way (2100 East). The request is to annex the property for the development of a district park. The property owners are Layton City and Wasatch Integrated Waste Management.

**PUBLIC REVIEW:**

**3. HOLMES BUSINESS PARK COMMERCIAL SUBDIVISION PLAT AMENDMENT & CONDOMINIUM PLAT**

This 1.53 acre property is located at 952 South Main Street in a C-H (Highway Regional Commercial) zoning district. The applicant and owner, Sterling Homes, is proposing this division to create two parcels (Lot 2A .88 acres and Lot 2B .65 acres) with the building on Lot 2A being divided into five (5) condominium suites. The property owner is represented by Travis Nokes.

**4. ANGELIKA PAXMAN – REQUEST FOR A PARCEL SPLIT**

This 2.68 parcel is located at approximately 2500 East 475 North in an R-1-10 (Single Family Residential) zoning district. Parcel 1 is proposed to contain 1.38 acres. A single family home is currently on Parcel 2, which contains 1.30 acres. The applicant and owner is Angelika Paxman.

**5. GREYHAWK TOWNHOMES NORTH – FINAL PLAT**

This 23.25 acre property is located at 3260 North 1700 East in an R-M1 PRUD (Low/Medium Density Residential -Planned Residential Unit Development) zoning district. The applicant, NSC Greyhawk, LLC represented by Travis Taylor, is proposing 114 townhomes.

**6. ELLISON PARK SUBDIVISION – PRELIMINARY PLAT**

This 4.48 acre property is located at 1850 West Gordon Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, BAC Layton, LLC, represented by Chad Bessinger, is proposing 14 single family residential lots.

**7. WILLOW RIDGE SUBDIVISION – PRELIMINARY PLAT**

This 22.06 acre property is located at the northeast corner of Bluff Ridge Boulevard and West Hill Field Road in an R-S (Residential Suburban) zoning district. The applicant, Nilson Homes, represented by Mark Staples, is proposing 49 single family residential lots.

**8. EASTRIDGE PARK PRUD – PRELIMINARY PLAT**

This 70.02 acre property is located at approximately 1450 East Antelope Drive in a R-1-10 PRUD (Single Family Residential – Planned Residential Unit Development) zoning district. The applicant, Adams Property LLC, represented by Mike Flood, is proposing 268 housing units (52 townhomes, 76 cottage homes and 140 single family lots).



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Julie K. Matthews, Planning Commission Secretary

**In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.** Layton City does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services. If you are planning to attend this meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide assistance. Please telephone (801) 336-3780.

**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 City Council 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.