

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, December 9, 2014**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, December 9, 2014**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 p.m.** A work meeting is scheduled to begin at **6:00 p.m.** for review of agenda items.

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC HEARING:

1. BAC LAYTON REZONE – R-1-10 (SINGLE FAMILY RESIDENTIAL) TO R-1-8 (SINGLE FAMILY RESIDENTIAL)

This 4.48 acre property is located in an R-1-10 (Single Family Residential) zoning district on the southeast corner of Gordon Avenue and Cold Creek Way. The property was approved as Phase 2 of the Ellison Park Subdivision. The applicant and owner, is Chad Bessinger,

2. DEFINITION OF JUNK DEALER -- Ordinance Amendment – Title 5 (Business Regulations and Licensing), Chapter 5.29, Sections 5.29.280 and 5.29.281; Title 12 (Streets and Sidewalks), Chapter 12.04, Section 12.04.070; Title 19 (Zoning), Chapter 19.02, Section 19.02.020 “Definitions” – Ordinance 14-26

PUBLIC REVIEW:

3. ADVANCED SPINAL REHAB – REQUEST FOR LANDSCAPE BUFFER MODIFICATION

This property is located at 1690 West Antelope Drive in a PB (Professional Office) zoning district. The property owners and applicants are Corey and Katie Bowden.

4. NORTH DAVIS GYMNASTICS – CONDITIONAL USE FOR INDOOR COMMERCIAL AMUSEMENT (GYMNASTICS STUDIO)

This property is located at 770 South Main Street in a C-H (Highway Regional Commercial) zoning district. The applicant is Keith Potter representing the property owner Maxine R. Richins.

5. LAYTON HILLS PLAZA – PARCEL SPLIT

This 1.026 acre property is located 1840 North Hill Field Road in a CP-1 (Planned Neighborhood Commercial) zoning district. The applicant, Michael Hoffman, representing the owner, Kevin Garn, is proposing to split the existing parcel into two parcels.



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.