

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, January 13, 2015**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, January 13, 2015**, 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

APPROVAL OF THE MINUTES: November 12, and 25, 2014

1. ROBERT HALL – CONDITIONAL USE FOR ACCESSORY RESIDENTIAL DWELLING UNIT

This property is located on .52 acres at 82 East Antelope Drive in a PB (Professional Office) zoning district. The applicant and owner is Robert Hall.

2. CASH AMERICA – CONDITIONAL USE FOR A PAWN SHOP

This property is located at 957 North Main Street in a C-H (Highway Regional Commercial) zoning district. The applicant, Ryan Mojahed, is representing the property owner, Steve Pruitt.

3. GREEN CHERRY LANE -- PARCEL SPLIT FINAL APPROVAL

This property is located at 1604 East Cherry Lane in an R-1-8 (Single Family Residential) zoning district. The applicant, Ed Green, is proposing a .22 acre single family residential lot with an existing home and a 1.62 acre parcel.

4. THURGOOD CONDOMINIUMS – CONDOMINIUM PLAT FINAL APPROVAL

This .536 property is located at 1449 North 1200 West in a C-H (Highway Regional Commercial) zoning district. The applicant and owner, Bob Thurgood, is requesting condominium plat approval to create six individually owned commercial spaces.

5. MAJOR ESTATES SUBDIVISION PHASES 1 & 2 – FINAL APPROVAL

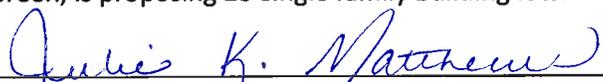
This 17.73 acre property is located at approximately 725 North 3200 West in an R-S (Residential Suburban) zoning district. Phase 1 will consist of 23 single family residential lots, and Phase 2 will consist of 18 single family residential lots. The applicant, Castle Creek Homes, is represented by Bryce Thurgood.

6. ANN WILLIAMS PARCEL SPLIT – FINAL APPROVAL

This 1.038 property is located at 884 East Rosewood Lane in an R-1-10 (Single Family Residential) zoning district. The applicant and owner, Ann Williams, is requesting the parcel split to create two single family residential lots with the existing home on .563 acres and the new lot to be .475 acres.

7. ADAMS FARMS SUBDIVISION – PRELIMINARY APPROVAL

This 6.435 acre property is located at approximately 1250 East Gordon Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant, Ed Green, is proposing 25 single family building lots.



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.

(PLEASE SEE OTHER SIDE)

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.