

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
TUESDAY, April 14, 2015**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, April 14, 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 **5:30 p.m.** for review of agenda items and a discussion regarding a potential bee keeping ordinance.

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC HEARING:

- 1. FLINT/VAN DRIMMELEN REZONE – A (Agriculture) to R-S (Residential Suburban) -- Ordinance 15-13**
This property 15.85 acre property is located at 200 North 2200 West and West Gentile Street in an A (Agriculture) zoning district. The property owners, David Van Drimmelen and the Flint Family Trust, are represented by the applicant, Bryce Thurgood, of Castle Creek Homes.
- 2. LAYTON CITY – ORDINANCE AMENDMENTS TO TITLE 18 SECTION 18.50.040 SANITARY SEWER IMPROVEMENTS AND TITLE 19 SECTION 19.07.060 SENSITIVE LANDS OVERLAY – Clarifying the Requirements of Land Drains for Dwellings and Sensitive Land Areas -- Ordinance 15-07**
- 3. LAYTON CITY – ORDINANCE AMENDMENT TO TITLE 19 ADDING SECTION 19.16.075 AND TABLE 16-4 ESTABLISHING APPROVED TREES FOR PARK STRIPS AND FRONTAGES – Establishing Approved Trees for Park Strips and Frontages -- Ordinance 15-03**

PUBLIC REVIEW:

- 4. WAT DHAMMAGUNARAM BUDDIST TEMPLE– CONDITIONAL USE FOR A COLUMBARIUM**
This property is located at 644 East Gordon Avenue in an R-1-8 (Single Family Residential) zoning district. The applicant is Douglas Faulkner.
- 5. WINCO PLANNED DEVELOPMENT SIGN REVIEW**
This property is located at 200 South Fort Lane. The applicant, WinCo Foods, is requesting three planned development signs.
- 6. THE VILLAGE AT CHURCH AND MAIN DEVELOPMENT PLAN REVIEW –**
This 2.60 acre property is located on the northwest corner of Church Street and Main Street in a MU-TOD (Mixed Use – Transit Oriented Development) zoning district. The applicant, Brighton Homes Utah, represented by Taylor Spendlove, is proposing 56 townhome units.

7. EASTRIDGE PARK PRUD – APPROVAL OF CUTS AND FILLS

This 70.02 acre property is located at 1450 East Antelope Drive. Per Ordinance Title 19 , Subsection 19.07.120(5)(e), the Planning Commission will review all cuts and fills planned for this development over 10 feet in vertical height.


Julie K. Matthews, 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 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.