

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

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

PLEDGE OF ALLEGIANCE AND INVOCATION

- **REAPPOINTMENT OF COMMISSIONERS ROBERT VAN DRUNEN AND DAVE WEAVER**
- **ELECTION OF PLANNING COMMISSION CHAIR**

APPROVAL OF MINUTES: April 14, 2015 and June 23, 2015

PUBLIC HEARING:

1. ANDERSEN – REZONE A to R-S

This .61 acre property is located at 3012 Boulder Drive in a A (Agriculture) zoning district. The property owner, Gennette Williams , is represented by the applicants Lawrence and Kristine Anderson.

2. ZONING ORDINANCE AMENDMENT – BEEKEEPING – TITLE 19 (ZONING), SECTIONS 19.02.020, 19.06.010 (TABLE 6-1, 6-2) AND 19.06.080(3) – ORDINANCE 15-17

PUBLIC REVIEW:

3. LOTUS MEMORY CARE – DEVELOPMENT PLAN & CONDITIONAL USE FOR A NURSING HOME

This property is located at 101 North Fort Lane in a MU (Mixed Use) zoning district. The property owner and applicant is Charles Osman.

4. SEASONS OF LAYTON COMERCIAL CONDITIONAL USE FOR A FAST FOOD EATING ESTABLISHMENT AND REQUEST FOR A LANDSCAPE BUFFER MODIFICATION

This property is located at 2127 – 2151 North Hill Field Road in a CP-2 (Planned Community Commercial) zoning district. The applicant, Nathan Leishman, is representing Seasons of Layton Commercial.

5. FLINT FIELDS SUBDIVISION – PRELIMINARY PLAT

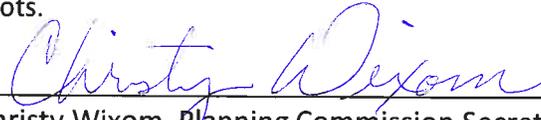
This 9.785 acre property is located at approximately 2300 West Gentile Street in a R-S (Residential Suburban) zoning district. The applicant, Castle Creek Homes, represented by Bryce Thurgood is proposing 23 single family residential lots.

6. WINDMILL SUBDIVISION – PRELIMINARY PLAT

This 26.086 acre property is located at approximately 100 South 3200 West in a R-S (Residential Suburban) zoning district. The applicant, Destination Homes, represented by Cameron Scott is proposing 56 single family residential lots.

7. COTTAGES AT VALLEY VIEW -- PRELIMINARY PLAT

This 5.38 acre property is located at approximately 2150 East Oakridge Drive in a R-1-6 (single family residential) zoning district. The applicant Ovation Homes, represented by Brad Frost is proposing 18 single family residential lots.



Christy Wixom, 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.