PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on Tuesday, August 6, 2019, in the Chambers Conference Room, 437 North Wasatch Drive, Layton, Utah, at 5:30 p.m. for review of the following agenda items:

<table>
<thead>
<tr>
<th>AGENDA ITEM #</th>
<th>WORK MEETING DISCUSSION TIME</th>
<th>ITEM</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>5:30 – 5:35 PM</td>
<td>Welcome &amp; Announcements</td>
</tr>
<tr>
<td>2.</td>
<td>5:40 – 5:50 PM</td>
<td>Training by Asst. City Attorney Mason Kjar</td>
</tr>
<tr>
<td>3.</td>
<td>5:50 – 6:10 PM</td>
<td>Text Amendments – Municipal Code Table 5-1, Pool Setbacks, Subdivision Noticing, Tobacco Specialty Retail Businesses</td>
</tr>
<tr>
<td>4.</td>
<td>6:10 – 6:20 PM</td>
<td>Bridget Sargent Accessory Dwelling Unit – Conditional Use</td>
</tr>
<tr>
<td>5.</td>
<td>6:20 – 6:30 PM</td>
<td>Quarters for Horses – Conditional Use</td>
</tr>
<tr>
<td>6.</td>
<td>6:30 – 6:45 PM</td>
<td>Morgan Street Townhomes – Development Plan</td>
</tr>
<tr>
<td>7.</td>
<td>6:45 – 6:55 PM</td>
<td>Eastridge Park PRUD Phases 1G-H – Final Subdivision Plan</td>
</tr>
</tbody>
</table>

ADJOURNMENT

______________________________
Brittney Whitecar,
Planning Commission Secretary
Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, August 6, 2019

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on Tuesday, August 6, 2019, in the City Council Chambers, 437 North Wasatch Dr., Layton, UT, at 7:00 PM

PLEDGE OF ALLEGIANCE AND INVOCATION
APPROVAL OF MINUTES: NONE

PUBLIC REVIEW:

1. **TABLE 5-1 BUILDING HEIGHT - TEXT AMENDMENT**
   Proposal to amend Title 19, (Zoning Ordinance) Section 19.05, Table 5-1, modifying building height

2. **POOL SETBACKS - TEXT AMENDMENT**
   Proposal to amend Title 19, (Zoning Ordinance) Section 19.25.040, changing setbacks and regulations for swimming pools located on corner lots within all single family zoning districts

3. **SUBDIVISION NOTICING - TEXT AMENDMENT**
   Proposal to amend title 18, Chapter 18.07 “Notice Requirements”

4. **RETAIL TOBACCO SPECIALTY BUSINESSES - TEXT AMENDMENT**
   Proposal to amend Title 5, Section 5.34 “Retail Tobacco Specialty Businesses” and Title 19 (Zoning Ordinance), Section 19.02.020; “Definitions”, and Section 19.06.210 “Retail Tobacco Specialty Business Criteria and Conditions”

5. **BRIDGET SARGENT ACCESSORY DWELLING UNIT – CONDITIONAL USE**
   The applicant, Bridget Sargent, is requesting conditional use approval for an accessory dwelling unit on .29 acres of property, located at 2552 N. 2600 E. in an R-1-8 (Single Family Residential) zoning district

6. **QUARTERS FOR HORSES – CONDITIONAL USE**
   The applicants, Rick and CJ Benson, are requesting conditional use approval for a horse boarding facility on 3.02 acres of property in an A (Agricultural) zone, located at 2298 N. Bafco Road

7. **MORGAN STREET TOWNHOMES – DEVELOPMENT PLAN**
   The applicant, Steve Glezos of Celebrity Construction, is requesting a development plan approval for an 11 unit townhome development on .511 acres of property in a MU (Mixed Use) zone, located on the Northwest Corner of Fort Lane and Morgan Street

8. **EASTRIDGE PARK PRUD PHASE 1G-H**
   The applicant, Adams Property, LLC, is requesting final plat approval for the next two phases of the Eastridge Park PRUD development located on 2.15 acres of property in a (Single Family Residential) R-1-10 PRUD zone, at approximately 1900 N. Emerald Drive

ADJOURNMENT

\[Signature\]
Brittney Whitecar,
Planning Commission Secretary