

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, November 12, 2024**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 12, 2024**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:30 PM** for review of the agenda items listed below.

ADMINISTRATIVE REVIEW

1. Anderson's Legacy Subdivision – FINAL PLAT (6 min.)
2. East Gate Business Park Subdivision – 3rd Amendment – PLAT AMENDMENT (8 min.)
3. Buffalo Wild Wings Sign – CONDITIONAL USE (6 min.)

ADJOURNMENT



Michelle Williams
Planning Commission Secretary

*Disclaimer: Times noted are an approximate duration for each item. Each item will be discussed by the Planning Commission without public input and may take more or less time than allotted.

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, November 12, 2024**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 12, 2024** in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETINGS – OCTOBER 8, 2024

ADMINISTRATIVE REVIEW

1. Anderson’s Legacy Subdivision – FINAL PLAT

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision. The property is located at approximately 2650 East Gentile Street.

2. East Gate Business Park Subdivision – 3rd Amendment – PLAT AMENDMENT

The applicant, Hunter Blake, representing the property owners, is requesting to amend a portion of the East Gate Business Park Subdivision to create additional new lots. The property is located at approximately 3675 North Hill Field Road.

3. Buffalo Wild Wings Sign – CONDITIONAL USE

The applicant, Skyler Walser, representing the property owner, Layton Property Holdings, is requesting approval for an illuminated outlining of their building. The property is located at 695 West South Ring Road.

ADJOURNMENT



Michelle Williams
Planning Commission Secretary

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
OCTOBER 8, 2024**

MEMBERS PRESENT: Chair Trevor Steenblik, Vice Chair Lindsey Hamilton, Commissioners Scott Carter, Wesley Felice, and Peter McDonough

MEMBERS ABSENT: Commissioners Bret Nielsen, Julie Pierce, and Justin Whitworth

OTHERS PRESENT: Staff: Director Chad Wilkinson, City Planner Weston Applonie, Planner Zachary Kadin, Parks Planner JoEllen Grandy, Secretary Michelle Williams, and Deputy City Attorney Darren Curtis

Chair Steenblik called the work meeting to order at 6:31 p.m.

ADMINISTRATIVE REVIEW

1. Harris Pointe Subdivision – PLANNED DEVELOPMENT SIGN

Planner Kadin presented the proposal for a planned development sign at the Harris Pointe Commercial Subdivision at the corner of Antelope Drive and Harris Boulevard. The sign is for businesses on the east side of Harris Boulevard. The sign is located at the corner of Antelope Drive and Harris Boulevard.

The Planning Commission is the land use authority for planned development signs. One consideration for the Commission is that the sign needs to be integrated into the planned development with a common theme or architectural elements of the commercial subdivision for which the sign is advertising.

The sign currently exists. A previous property owner installed it. When the current property owner purchased the property, they weren't aware that the sign was out of compliance with City standards. The City realized it was out of compliance when Crispy Cone applied for signage. The current owner applied for the planned development sign to bring it into compliance with City standards.

The size of the sign is limited to 200 square feet, which it meets as well as all required setbacks for the zone. As for the common theme or architectural elements, the sign has a black cabinet and pole similar to the black elements of Raising Cane's and other architectural features on the additional commercial buildings.

Commissioner McDonough asked how the sign was out of compliance. Planner Kadin stated the sign was never permitted as a planned development sign. The Raising Cane's sign was only approved as a pole sign. When the additional cabinet was added the sign became non-compliant.

Commissioner Carter asked what was going to be done with the nearby tree. Planner Kadin responded that the applicant has asked for the tree to be removed and replaced with a smaller tree so as not to block the sign.

PUBLIC HEARING

2. Active Transportation Plan – GENERAL PLAN AMENDMENT

Parks Planner Grandy presented the Active Transportation Plan (ATP), a multi-year project. In 2021, the City had multiple renditions of the active transportation plan element in the Engineering, Planning, and Parks and Recreation master plans. The project was an effort to compile them into one cohesive Active Transportation Plan.

In 2021, Staff submitted for a grant through the Wasatch Front Regional Council (WFRC) to complete the project. The City was awarded a \$90,000 grant with a \$10,000 match from the City. Alta Planning was hired to help guide the process, prioritize active transportation projects, and help identify additional funding.

A steering committee was gathered to set goals and expectations. Six goals were set: making useful connections; support local economy; promote health and safety; serve a wide variety of people; provide a quality user experience; and foster community support.

Existing conditions were analyzed, what is on the ground currently within the City, followed by a public outreach coordinating session. During the public engagement process, Staff listened and learned from citizens about barriers, constraints, and opportunities. An illustration of the existing conditions analysis was shown which identified 9.1 miles of bike lanes and 21 miles of sidepaths and shared use paths, which totals 30.1 miles of active transportation facilities in Layton today. The system is disconnected in many places, which prioritizes making connections of what is already existing.

Graphics were shared illustrating the public response and areas of concern. About 882 people engaged in the process through open-house meetings and online surveys.

The next phase was to take the comments gathered and create a network development that established the infrastructure recommendations for the ATP. There are 99 miles of newly proposed bikeways and trails which include: 23.3 miles of signed bike routes, 14.7 miles of bike lanes, added 14.7 miles of bike lanes, 5.3 miles of neighborhood byways, 17.3 miles of buffered bike lanes, 0.6 miles of separated bike lanes, 8.7 miles of sidepaths, 18.2 shared use paths, and 10.9 miles of routes that need further study before implementing into the ATP.

There were some infrastructure recommendations, or spot improvements, that were also considered. These were intersection improvements, mid-block crossings, and grade-separated crossings. Some non-infrastructure recommendations included policies, programs, and initiatives that make it easier to implement the ATP and encourage more active transportation use.

After examining the identified network the next step was to prioritize and implement the different proposed networks and infrastructures. Again, Staff reached out to the public with an open house to gather feedback on the proposals. About 683 people attended and participated. The public input assisted with project prioritization for implementation. A shown value/readiness chart helped Staff create a scoring system for each one of the proposed projects. There were four identified categories: Long term, high value; Short term, high value; Low value; and Opportunistic. From the scoring system, a map was created to identify the top 10 projects to act as a guide as to where to start with the implementation of the ATP.

Lastly, Alta Planning was able to provide some high-level cost estimates. These gave an understanding of what would be needed in project costs. More in-depth study would need to be conducted to specifically identify each project's cost. Alta Planning also provided outside funding resources that could be used in the future as these projects begin. It takes several people and resources to make great things happen.

Commissioner McDonough asked if there was a timeframe for implementation. Parks Planner Grandy responded that there wasn't because implementation is dependent on funding and prioritizing other City project needs.

Chair Steenblik asked if a trail connection went through private property, and does the City have to wait for development or a subdivision to request the connection. Parks Planner Grandy responded that the City cannot obtain trails or connections through eminent domain. Chair Steenblik stated the importance of having the plan in place and ready when development occurs. City Planner Applonie noted that the City's intent for a trail or connection usually comes up during the development review meetings with the proposed developer or property owner.

ADJOURNMENT:

At 6:53 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
OCTOBER 8, 2024**

MEMBERS PRESENT:

Chair Trevor Steenblik, Vice Chair Lindsey Hamilton, Commissioners Scott Carter, Wesley Felice, Peter McDonough, and Julie Pierce

MEMBERS ABSENT:

Commissioners Bret Nielsen, Julie Pierce, and Justin Whitworth

OTHERS PRESENT:

Staff: City Planner Weston Applonie, Planner Zachary Kadin, Parks Planner JoEllen Grandy, Secretary Michelle Williams, Deputy City Attorney Darren Curtis

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Chair Steenblik conducted the pledge of allegiance and offered the invocation.

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING –
September 24, 2024.**

Chair Steenblik called for a motion for the approval of the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting Minutes for September 24, 2024. Vice Chair Hamilton seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. Harris Pointe Subdivision – PLANNED DEVELOPMENT SIGN

The applicant, Garrett Goff, representing Layton Antelope, LLC, is requesting approval of a planned development sign for the Harris Pointe Subdivision. The property is located at 700 West Antelope Drive.

Planner Kadin presented the item.

Background: *The applicant, Garrett Goff, representing the property owner, is requesting approval of a planned development pole sign for the Harris Pointe Subdivision. The sign will be used to provide advertising for the tenants of the Harris Pointe commercial subdivision located east of Harris Boulevard (700 West). The Planning Commission is the Land Use Authority to approve planned development signs that display advertising for uses within a commercial development. The request for a planned development sign is for an existing box panel cabinet sign on the pole that also supports the Raising Cane's sign on the northeast corner of Antelope Drive and Harris Boulevard. The property's current owner purchased the*

property with the planned development sign already installed on the Raising Cane's sign pole but never approved as a planned development sign. They have requested approval of the planned development sign in order to bring the sign into compliance with City standards.

Alternatives to the Motion: Alternatives are to: 1) Grant approval of the Planned Development Sign; or 2) Deny the Planned Development Sign.

Recommendation: Staff recommends the Planning Commission consider if the signs are consistent with a common theme of the development. Should the Planning Commission find the signs are consistent with the common theme of development, Staff recommends the Planning Commission approve the Planned Development Sign, subject to the applicant meeting all conditions listed in the Staff Report.

Planning Commission Discussion:

NONE

Public Comment:

NONE

MOTION:

Vice Chair Hamilton motioned the Planning Commission approve the planned development sign for the Harris Pointe Subdivision subject to the applicant meeting all City requirements as outlined in the Staff Report. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

PUBLIC HEARING

2. Active Transportation Plan – GENERAL PLAN AMENDMENT

Layton City desires to compile and update its bike and trail plans found in separate plan elements into one overarching document to be known as the Layton City Active Transportation Plan (ATP) within the General Plan.

Parks Planner Grandy presented the item.

Background: *The City desires to compile and update its bike and trail plans found in separate plan elements into one overarching document to be known as the Layton City Active Transportation Plan (ATP). This new plan element will supplement other General Plan elements to identify community opportunities and define goals and policies.*

The ATP is intended to inform staff, commissions, and elected officials about alternative active transportation options including walking, biking, and rolling.

On March 15, 2021, the Transportation Land Use Connection Program, offered through Wasatch Front Regional Council (WFRC), notified the City of an award of \$90,000 to assist with preparing an active transportation plan contingent upon a local match of \$10,000.

Through a Local Government Understanding and Agreement signed by the Mayor on October 7, 2021, the City entered into an agreement between WFRC and Alta Planning + Design, Inc. for design services provided to assist with the development of an active transportation plan.

This two-year planning process included the involvement of a steering committee, stakeholders, and public participation. Major tasks accomplished from the plan include the establishment of vision and goals for active transportation; background research and analysis of the existing active transportation network; outreach in stakeholder/public participation and feedback; recommendations for an updated active transportation network; the development of policies and programs; project prioritization; and the provision of high-level cost estimates and funding sources.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council adopt the Layton City Active Transportation Plan; 2) Recommend the City Council reject the adoption of the Layton City Active Transportation Plan.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the Layton City Active Transportation Plan.

Planning Commission Discussion:

NONE

Public Comment:

Chair Steenblik called for a motion to open the public hearing. Commissioner Felice moved to open the public hearing. Commissioner McDonough seconded the motion; which was approved unanimously following a roll-call vote.

Michael Christensen, 1157 North 2275 West – asked the Commission to examine two areas of the Plan that he had concerns about. First, Mr. Christensen shared a quote from page 4, “... Americans have a desire to live in walkable and bikeable communities, which enable a lifestyle that provides transportation options and reduces reliance on motor vehicles.” Mr. Christensen pointed out that people like walkable and viable communities because people like the accessibility with proximity to grocery stores and restaurants. Additionally, the Plan states, “Encouraging more walking and bicycling in Layton can help maintain the City’s quiet, small-town character ...” Mr. Christensen stated that those statements conflict with each other, and noted that “small-town character” means you get in your buggy and go to town, which is a contradiction to having a “walkable, bikeable community”. Chair Steenblik acknowledged Mr. Christensen’s view but noted that it could also be seen another way, such as having a walkable shopping center, then residents in that area are experiencing the “small-town experience” in their area of the City.

Second, Mr. Christensen then directed the Commission’s attention to Map 3.1 on page 32 of the Plan which indicated “where people live” and “where people want to go”. There are not enough red dots (Where People Want to Go) and there are no blue dots (Where People Live) near the red dots. Chair Steenblik clarified that Mr. Christensen was stating that although there are 8 town centers in the General Plan, more were needed. Mr. Christensen responded no, not more town centers but there needs to be more mixed-use zoning. The current General Plan from 2019 declares that the west side of Layton remains with 12,000 to 15,000-square-foot lots with single-family homes is not compatible with that goal. Chair Steenblik noted the concerns and added that it

would be interesting when the next General Plan is updated what the neighbors in that area have to say about it.

Mr. Christensen shared a concern about the crosswalks mentioned in the presentation, specifically the midblock crossings. Mr. Christensen lives near 2200 West and the Rail Trail crossing. All of the RRFB and HAWK crossings are bad. This body used to consider that all lighted controls for crosswalks needed to be red-yellow-green lights meant to control the traffic. Chair Steenblik noted that the City Engineer was present and these concerns would be noted in the minutes.

Lochlan Smith, 997 East Gentile Street – asked where the ATP was available for citizens. Chair Steenblik noted that it wouldn't be available in its final format because it is being proposed for adoption. However, it was available on the City website in the Planning Commission packet for this meeting.

Chair Steenblik called for a motion to close the public hearing. Commissioner Carter moved to close the public hearing. Vice Chair Hamilton seconded the motion; which was approved unanimously following a roll-call vote.

MOTION:

Commissioner McDonough motioned that the Planning Commission forward a positive recommendation to the City Council to adopt the Layton City Active Transportation Plan. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:20 PM, Vice Chair Hamilton motioned to adjourn. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote and the meeting was adjourned.



Michelle Williams
Planning Commission Secretary

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Final Plat – Anderson’s Legacy Subdivision – Approximately 2650 East Gentile Street

Contact: Kem Weaver

Background: The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. The parcel is within the City’s Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The final plat is before the Planning Commission at this time.

The parcel is zoned R-1-10 and backs onto the Holmes Creek Irrigation Reservoir. Single-family homes surround the parcel with the same R-1-10 zoning designation. The single lot is 0.36 acres that slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The applicant has submitted geotechnical studies to the City, which have been reviewed by the City’s third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the final plat that addresses how the home is to be constructed on the lot.

Alternatives to the Motion: Alternatives are to: 1) Recommend the Council approve the final plat for Anderson’s Legacy Subdivision; or 2) Recommend the Council deny the final plat for Anderson’s Legacy Subdivision, finding it is not compliant with the Layton City Municipal Code and Development Standards.

Recommendation: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Anderson’s Legacy Subdivision subject to meeting all City requirements as outlined in Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

A handwritten signature in blue ink, appearing to read "Kem Weaver", is written over a horizontal line.

DATE: November 12, 2024

RE: Anderson's Legacy Subdivision Final Plat

LOCATION: Approximately 2650 East Gentile Street

ZONING: R-1-10 (Single-Family Residential)

DESCRIPTION

The applicant, Gwen Anderson, is requesting to develop a single-lot subdivision on a parcel she owns that was illegally split over ten years ago. Before the applicant can build a home on the parcel, it will need to be subdivided and entitled legally through the subdivision review process. Single-family homes surround the parcel with the R-1-10 zoning designation.

BACKGROUND

On September 19, 2024, the City Council approved the preliminary plat for the subdivision. The applicant is now requesting final plat review and approval from the Planning Commission and City Council.

The parcel is zoned R-1-10 and backs onto the Holmes Creek Irrigation Reservoir. The single lot is 0.36 acres and slopes dramatically towards the reservoir. The buildable area will meet the required setbacks for the zone but will be located towards Gentile Street where the lot has less slope.

The parcel is within the City's Sensitive Lands Overlay area, which requires conceptual, preliminary, and final approvals from the City. The final plat is before the Planning Commission at this time. The applicant has submitted geotechnical studies to the City, which have been reviewed by the City's third-party geotechnical company. Per the studies and recommendations of the geotechnical engineers, notes have been placed on the final plat that addresses how the home is to be constructed on the lot.

The notes on the final plat address compliance with all geotechnical studies and recommendations, structural engineering of the home, notification of the reviewed and approved geotechnical studies and how they can be accessed, and further studies are required if there are to be any changes to the final plat. Once the building permit is approved by the City, the homeowner or their general contractor must sign an indemnification agreement acknowledging they understand and will comply with all geotechnical requirements.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plat for Anderson's Legacy Subdivision subject to meeting City requirements as outlined in Staff memorandums.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Andy Hubbard; andyh@greatbasinengineering.com
Gwen Anderson; lanakila1958@gmail.com
Nadine Goaslind; dcrwnadine@hotmail.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: October 31, 2024

SUBJECT: Anderson's Legacy – Cycle 1, Review 1
Final Plan
2692 East Gentile

I have reviewed the final plans and title report received in Engineering on October 15, 2024 for the proposed Anderson's Legacy Subdivision located at 2692 East Gentile. The plans have been stamped "Approved as Corrected." The following will need to be addressed with the submittal of the final subdivision application. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

General Notes –

1. Fire flow – Based on the water model, the available fire flow in front of the home is 6,100 gpm with 80 psi. The Fire Marshal will determine the required fire flow as well as the need for any additional fire hydrants. (DG 4.06.H)
2. The vacation of the Gentile right of way will need to be approved by the City Council. The City will not vacate the ROW until the dedication plat has been submitted for City signatures and recording. With the change in the first locating call in the boundary description from 1320.85 feet to 1322.66 feet, the legal description submitted with the Concept application for the vacation area no longer matches to the boundary description. It is approximately 1.75 feet to the east of the boundary location. This will need to be addressed prior to submitting the final dedication plat.
3. Water Exaction - Based on the lot configuration seen in the dedication plat, the water exaction required is **one acre feet**. The following three companies have water shares acceptable to Layton City: Kays Creek Irrigation (A or B stock), Holmes Creek Irrigation, and Davis & Weber Canal Company. The shares will need to be dedicated to the City prior to the City engineer signing the dedication plat. (MC 19.23.010)
4. Due to the size of the development, the development will not need to comply with the Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards.
5. Upon approval from all City Departments, the stamped and signed complete sets of drawings in PDF form will need to be submitted prior to the City Engineer signing the dedication plat. The plans will need to address the comments in the most recent Engineering memo as well as all comments from other City departments and utility companies.

6. Prior to beginning work in Gentile Street, a right-of-way permit will need to be completed on-line at <https://www.laytoncity.org/secure1/Applications/StreetCutApplication>.
7. Any existing broken curb/gutter or sidewalk shall be replaced with the development of the property. (MC 12.28.030)
8. The developer shall contact and coordinate with Dominion Energy, Rocky Mountain Power, Utopia, CenturyLink, and other utility companies to determine their requirements for development as well as the location of their facilities within the project.
9. The developer should be aware that final subdivision fees will need to be paid prior to the City Engineer signing the plat. (MC 19.13.080.5) Dena Hyatt, in the Engineering Department, will need to be contacted to determine the subdivision fees.

Dedication Plat –

1. Easement Entry 3273784 (Item 17 in the title report) appears to be a temporary easement and can possibly be removed from the title report. The title report submitted with the application (dated August 1, 2024) includes the easement, therefore easement will need to be added to the dedication plat.

Final Site Plan –

1. Because the flow rate of a 5/8" and 3/4" culinary meter are the same, the City no longer provides 3/4" water meters. The meter size will need to be corrected on the updated plans.
2. The area in Note 2 is indicated to be 16,135 sq. ft. The dedication plat indicates the area to be 15,735 sq. ft.



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Anderson's Legacy

CC: 1) Engineering
2) Andy Hubbard, andyh@greatbasinengineering.com
3) Gwen Anderson, lanakila1958@gmail.com
4) Nadine Goasline, dcrownadine@hotmail.com

DATE: August 20, 2024

I have reviewed the plat submitted on August 19, 2024 for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

GM#1 subdivision site plan:sh
Plan #S24-136 District #33
Project Tracker #LAY2305033266
ERS #12660

Memorandum

To: Andy Hubbard, Gwen Anderson, Nadine Goaslind
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: November 1, 2024
Re: Anderson's Legacy, Final Approval – 2692 E. Gentile St.
Review: Review I

Anderson's Legacy located at 2692 East Gentile Street lies within the City's future Snow Canyon Park service area and Holmes Creek Reservoir.

The Parks & Recreation Department has reviewed the plans submitted on October 15th and has no comments or concerns regarding Anderson's Legacy.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.



ANDERSON'S LEGACY SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

FINAL PLAT

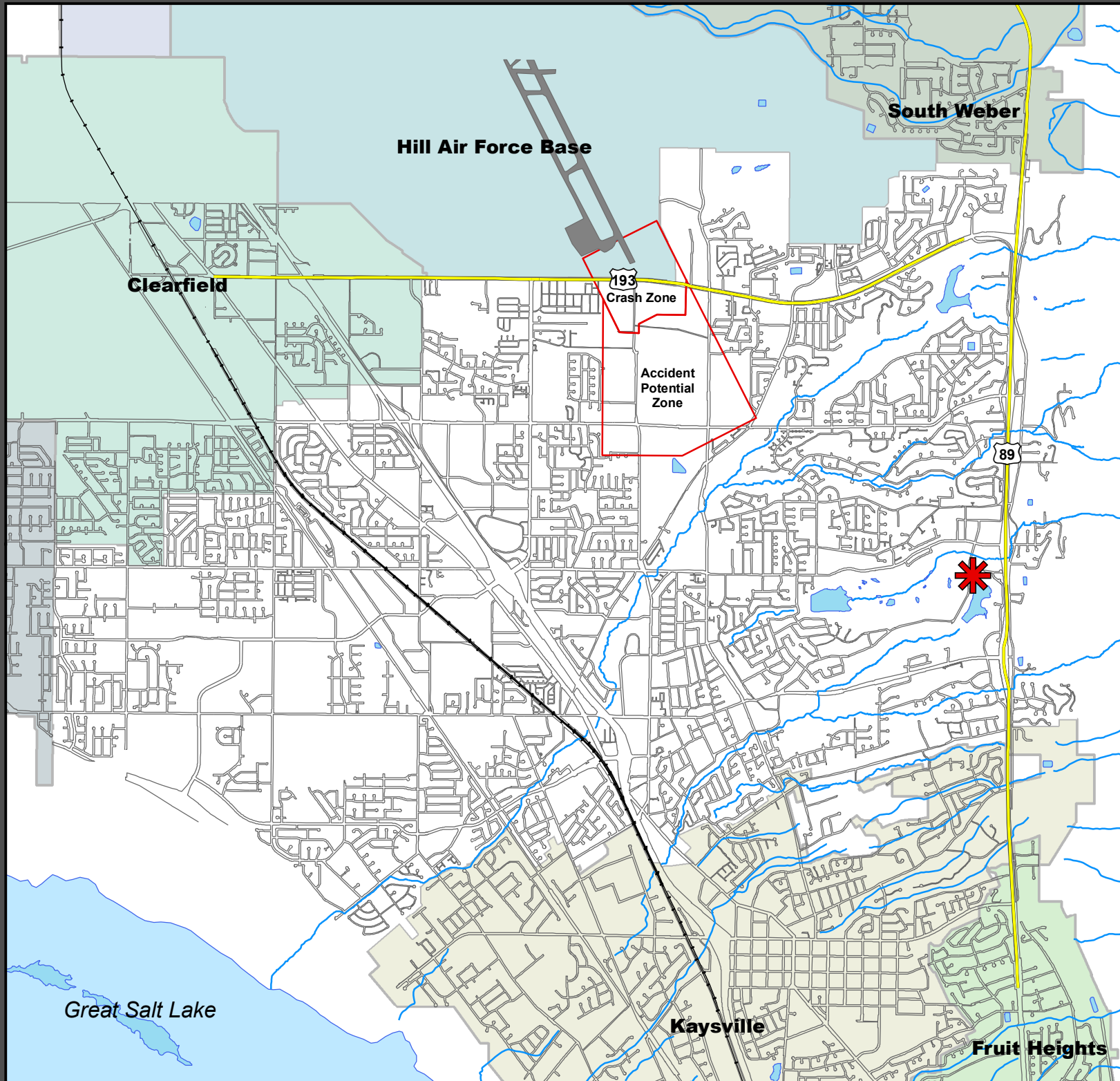
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1





**ANDERSON'S LEGACY
SUBDIVISION**

**APPROXIMATELY
2650 EAST
GENTILE STREET**

FINAL PLAT

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 2





ANDERSON'S LEGACY
SUBDIVISION

APPROXIMATELY
2650 EAST
GENTILE STREET

FINAL PLAT

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 3



Anderson's Legacy

A part of the Southeast Quarter of Section 14, Township 4 North,
Range 1 West, Salt Lake Base and Meridian, U.S. Survey
Layton City, Davis County, Utah
August 2024

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Anderson's Legacy in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. A survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this 10/08/2024 Day of October, 2024.

Andy Hubbard
6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, and streets as shown on this plat, and name said tract Anderson's Legacy, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Layton City.
Signed this _____ day of _____, 2024.

Gwen N Anderson

ACKNOWLEDGMENT

State of Utah } ss
County of Davis }
The foregoing instrument was acknowledged before me this day of _____ 2024 by _____

Residing at: _____
Commission Number: _____ A Notary Public commission in Utah
Commission Expires: _____

NARRATIVE

This Subdivision Plat was requested by Ms. Gwen Anderson for the purpose of creating a buildable parcel.

Brass Cap Monuments were found at the Southwest Corner, the West 1/4 Corner, and the Center of Section 14, T4N, R1W, SLB&M, U.S. Survey. A line bearing S 0°13'30" W between said Southwest Corner and said West 1/4 was used as Basis of Bearings. Property Corners were monumented as depicted on this drawing.
See Record of Survey # _____

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Commencing at the Southeast corner of said Section 14, thence 1322.66 feet South 89°55'07" West along the Section line to the Point of Beginning, being the beginning of a curve to the right of which the radius point lies South 65°42'44" East; thence two (2) courses along the East Right of Way Line of 2625 East Street (Gentle Street) recently widened as follows: (1) Northeasterly along the arc of a 328.50 foot radius curve a distance of 13.35 feet (Central Angle equals 02°19'43" and Long Chord bears North 25°27'07" East 13.35 feet); to a point of reverse curvature to the left with a radius of 371.50 feet; and (2) Northeasterly along said arc a distance of 26.64 feet, Central Angle equals 04°06'29" and Long Chord bears North 24°33'43" East 26.63 feet concentric with the right of way control line for Gentle Street (Project No. S0089(406)398) to the Existing Easterly Right of Way Line of Gentle Street being a point on a non-tangent curve to the right having a radius of 373.50 feet; thence along said arc a distance of 26.01 feet, Central Angle equals 03°59'25" and Long Chord bears North 30°38'56" East 26.01 feet to a point 9.00 feet perpendicularly distant Easterly from the back of curb line being a point on a non-tangent curve to the left having a radius of 234.07 feet; thence four (4) courses along a line 9.00 feet perpendicular distant Easterly and Southerly from the back of curb line as follows: (1) Northeasterly along said arc a distance of 55.20 feet, Central Angle equals 13°30'47" and Long Chord bears North 16°43'19" East 55.08 feet; (2) North 09°57'55" East 19.40 feet to a point on a non-tangent curve to the right having a radius of 21.53 feet; (3) Northeasterly along said arc a distance of 28.54 feet, Central Angle equals 75°56'27" and Long Chord bears North 44°52'13" East 26.49 feet to a point of non-tangency; and (4) North 83°05'58" East 24.74 feet to a point 0.50 feet West of an Existing concrete driveway, being a point on a non-tangent curve to the left having a radius of 18.97 feet; thence Southeasterly along said arc a distance of 19.70 feet, Central Angle equals 59°29'21" and Long Chord bears South 41°11'29" East 18.83 feet to the South right of way line of Gentle Street to a point of non-tangency; thence North 60°50'18" East 1.72 feet along said Southerly right of way line; thence South 74°57'18" East 36.55 feet; thence South 00°04'51" East 129.23 feet to said Section Line; thence South 89°55'07" West 141.90 feet along said Section line to the Point of Beginning.

Containing 15,735 square feet
or 0.3612 acres, more or less.
(Rotate 0°21'16" Clockwise for NAD 83 Bearings)

NOTES

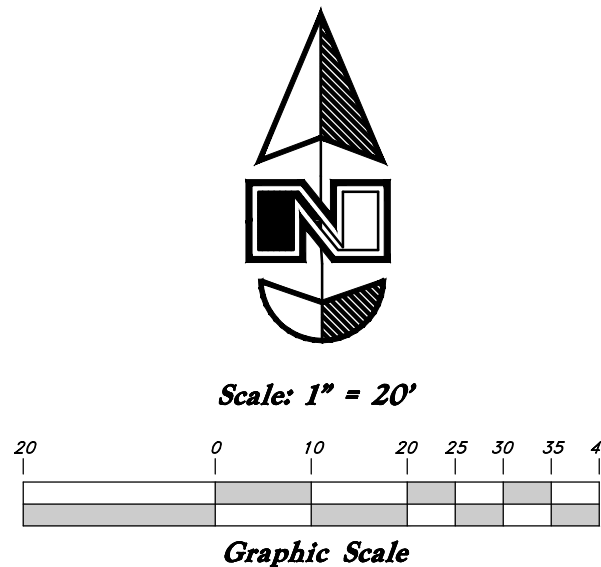
- Public Utility and Drainage Easement (P.U.&D.E.) as indicated by dashed lines, except as otherwise shown.
- Subdivision total Area 15,735 sq.ft.
- Verify location of existing sewer lateral if not in place, new lateral will need to be installed per Layton City standards.
- Lots with -R designation are on Geotechnical requirements from reports and studies prepared by CMT technical services. (see Geotechnical Notes.)
- The property is located within the Wildland Urban Interface and is required to have a severity assessment completed on all buildable lots in accordance with the 2006 UWI/C Appendix C.

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

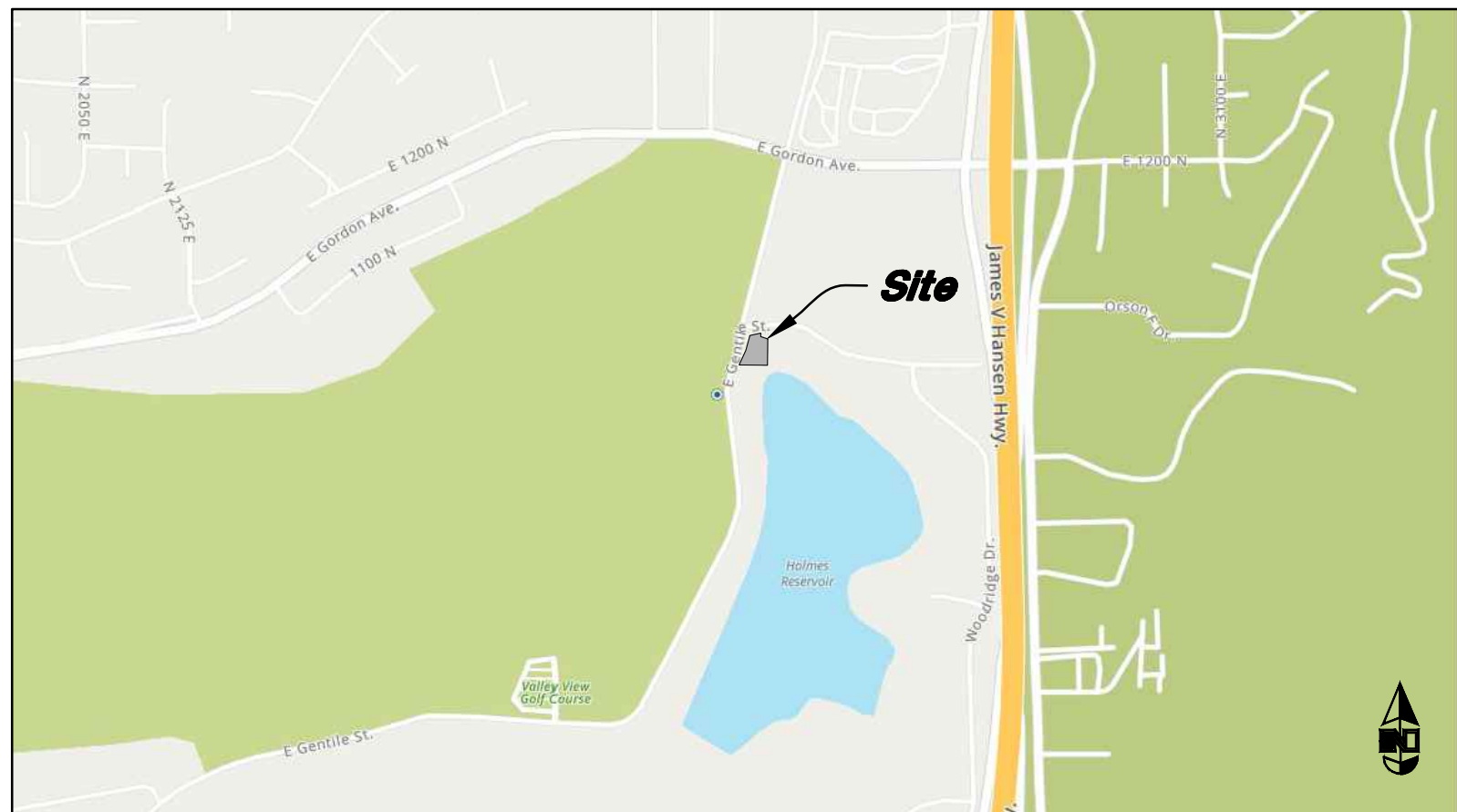
DAVIS COUNTY RECORDER

By: _____ DEPUTY



LEGEND

- Found Section Monument
- Calculated Section Position
- Record
- Davis County Surveyor
- Centerline Road
- Existing Parcel Line
- Survey Monument Line
- P.U.E.
- Lot Line
- Boundary Line
- Set Back Lines
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe



VICINITY MAP
Not to Scale

Geotechnical Notes:

- Each individual lot owner/building contractor/purchaser is responsible for complying with the geotechnical studies and reports completed by CMT Technical Services and peer review comments by GeoStrata. Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, public interest in property, public improvements, or public facilities in the subdivision, by either a failure to comply with the referenced reports, shall be repaired by the party failing to comply therewith. Each lot owner/building contractor will be required to sign a document prepared by Layton City that indicates the existence of geotechnical reports regarding the subdivision and will comply with said reports.
- The project structural engineer shall provide adequate structural reinforcement for the building design to accommodate additional settlement resulting from seismic deformation on the order of 4 inches (10 centimeters) to ensure that the life-safety egress requirements are met for the structure.
- The lot owner/building contractor shall allow a CMT geotechnical engineer preform observations of the site grading prior to initiation of any construction and that CMT document their observations in a report submitted to Layton City for review prior to the City issuing a building permit. The lot owner/building contractor shall also allow a CMT geotechnical engineer preform a foundation excavation observation for the foundation of the proposed residential structure prior to forming the foundation to allow CMT to assess the condition of the foundation subgrade and document their observations and assessments in a report submitted to Layton City for review prior to the City issuing a building permit. (See CMT response to review letter dated March 13, 2024 and CMT Geotechnical Engineering Study November 7, 2023 for additional information.)
- The lot owner/building contractor shall provide any changes to the approved grading site plan to Great Basin Engineering Inc and CMT for review so they can assess the feasibility of the changes and whether the final conclusions and recommendations from CMT remain applicable.

Property line Curve Data					
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	75°56'27"	21.53'	28.54'	N 44°52'13" E	26.49'
C101	13°30'47"	234.07'	55.20'	N 16°43'19" E	55.08'
C102	3°59'25"	373.50'	26.01'	N 30°38'56" E	26.01'
C103	4°06'29"	371.50'	26.64'	N 24°33'43" E	26.63'
C104	2°19'43"	328.50'	13.35'	N 25°27'07" E	13.35'
C105	59°29'21"	18.97'	19.70'	S 41°11'29" E	18.83'

HOLMES CREEK IRRIGATION CO.

Approved by Holmes Creek Irrigation Company
this _____ day of _____, 2024.

Signature

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission
on the _____ day of _____, 2024.

Chairman

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this _____ day of _____, 2024.

Attest _____

Title _____

Mayor

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney
this _____ day of _____, 2024.

Signature

LAYTON CITY ENGINEER

Approved by the Layton City Engineer
this _____ day of _____, 2024.

Signature

UTAH DEPARTMENT OF TRANSPORTATION

Approved as to form by the Utah Department of Transportation this _____ day of _____, 2024.

Signature



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Plat Amendment – East Gate Business Park Subdivision, 3rd Amendment – Approximately 3675 North Fairfield Road

Contact: Whitney Black

Background: The applicant, Hunter Blake, representing the property owners, is requesting to amend a portion of the East Gate Business Park Subdivision. This amendment would affect Lots 105 and 106, which were created through the second subdivision amendment. The immediate surrounding area includes M-1 (Light Manufacturing/Industrial) zoning to the south and east and Hill Air Force Base to the north and west.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the third amendment for the East Gate Business Park Subdivision plat; or 2) Recommend the City Council deny the third amendment for the East Gate Business Park Subdivision plat finding it is not compliant with the Layton City Municipal Code and Development Standards.

Recommendation: Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the amended plat for the East Gate Business Park Subdivision – 3rd Amendment, subject to meeting all City requirements as outlined in the staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whitney Black, Planner II

A handwritten signature in black ink, appearing to read "Whitney Black", is written over a horizontal line.

DATE: November 12, 2024

RE: East Gate Business Park Subdivision – 3rd Amendment

LOCATION: Approximately 3675 North Fairfield Road

ZONING: M-1 (Light Manufacturing/Industrial)

GENERAL PLAN: Business/Research Park
Business Center

DESCRIPTION

The applicant, Hunter Blake, representing the property owners, is requesting to amend a portion of the East Gate Business Park Subdivision. This amendment would affect Lots 105 and 106, which were created through the second subdivision amendment. The immediate surrounding area includes M-1 zoning to the south and east, and Hill Air Force Base to the north and west.

BACKGROUND

The purpose of this plat amendment application is to further divide Lots 105 and 106 into five distinct parcels. The property currently contains one commercial building. Two additional buildings are under review for building permits. Each of the proposed lots will remain in the M-1 zoning district.

The current lots have multiple existing public utility and drainage easements. All existing utility and drainage easements will remain as established, including easements for Questar, Utah Power & Light, and Rocky Mountain Power. There is also a land use easement in favor of the Utah Department of Community and Economic Development that extends across the entirety of the property. This easement will remain as existing and is labeled on all of the proposed lots.

As part of the application submittal, the applicant provided a shared access and utility agreement that will be recorded with the plat. This agreement establishes a non-exclusive easement for ingress and egress over, through, and around the drive aisles and access points on the parcels. This agreement also establishes a non-exclusive easement for the installation, repair, and replacement of storm drain lines, sewer lines, and other utility service lines.

With the requirements mentioned in the Staff memos, all proposed lots will meet the development standards for M-1 zoning as listed under Table 5-2 of the Layton Municipal Code 19.05.000 and the requirements for an amended plat explained in Layton Municipal Code 18.10.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the amended plat for the East Gate Business Park Subdivision – 3rd Amendment, subject to meeting all City requirements as outlined in the Staff memorandums.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Andy Hubbard; andyh@greatbasineng.com
Hunter Blake; hblake@jlproperites.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: October 31, 2024

SUBJECT: East Gate Business Park – Third Amendment
Pre-mylar Review
3675 North Fairfield Road

I have reviewed the amended dedication plat and title report received on October 28, 2024 for the East Gate Business Park – Third Amendment located at 3675 North Fairfield Road. The plat has been stamped "Approved as Corrected". The following comments and corrections as well as all other comment from City Staff will need to be addressed prior to submitting the mylar plat for City signatures and recording.

1. The sum of the indicated lot areas (55.469 acres) does not match the overall subdivision area indicated (55.467 acres).
2. Once approved by both parties, the original signed and notarized Grant of Access Agreement between the Owners and the City will need to be submitted for City signatures and recording.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Applicant et al.

CC: CED Department/Fire Marshal

FROM: Darren Curtis, Assistant City Attorney – Legal

DATE: November 1, 2024

Subject: East Gate Business Park – LAY2407163388

I have reviewed the materials transmitted to my department for the subdivision noted above. Besides issues discussed by other City departments I have identified no new issues.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: East Gate Business Park Subdivision-3rd Amendment

CC: 1) Engineering
2) Andy Hubbard, andyh@greatbasinengineering.com
3) Hunter Blake, hblake@jlproperties.com

DATE: October 30, 2024

I have reviewed the plat received on October 7, 2024 for the above referenced project. The Fire Department, with regard to the plat, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. (2021 IFC 507.3/Appendix B)
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. (2021 IFC Section 503)

3. Where applicable, two means of egress may be required. (2021 IFC Appendix D as Amended)
4. On site fire hydrants may be required. (2021 IFC Section 507)

These plans have been reviewed for Fire Department requirements only. Other departments may review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

GM#1 subdivision site plan:sh
Plan #S24-155 District #11
Project Tracker #LAY2407163388
ERS #13005



Memorandum

To: Andy Hubbard, Hunter Blake

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, City Landscape Architect – Parks & Recreation

Date: November 1, 2024

Re: East Gate Business Park 3rd Amendment, Final Approval – 3675 N. Fairfield Rd.

Review: Review 2

The East Gate Business Park 3rd Amendment located at 3675 North Fairfield Road is within the existing service area of Gray Hawk Park.

The Parks & Recreation Department has reviewed the plans submitted on October 7th and has no comments or concerns regarding the East Gate Business Park 3rd Amendment.

Attention Engineers & Developers: *Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.*



EAST GATE BUSINESS PARK SUBDIVISION

APPROX.
3675 N FAIRFIELD RD

SUBDIVISION AMENDMENT

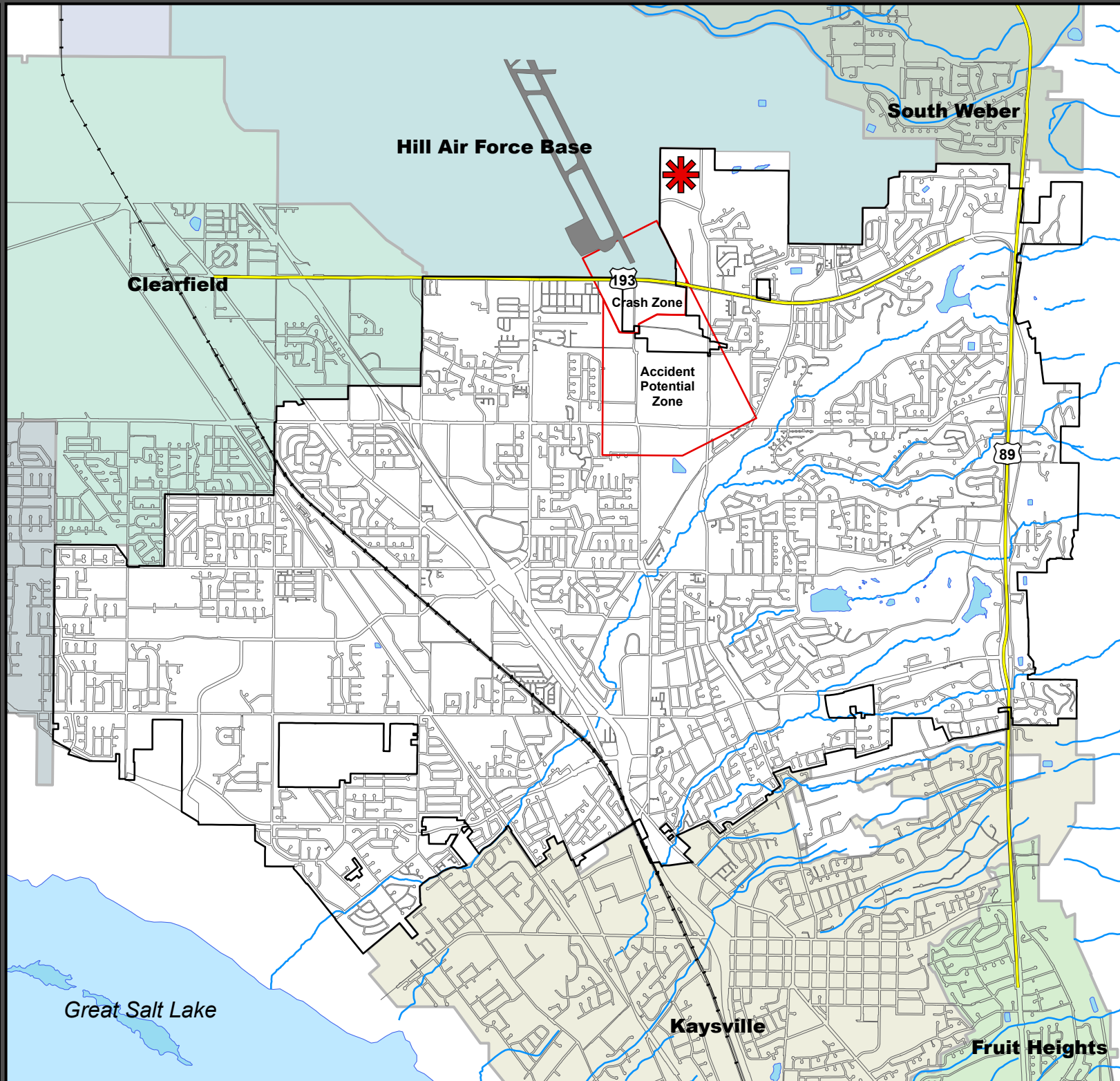
Legend

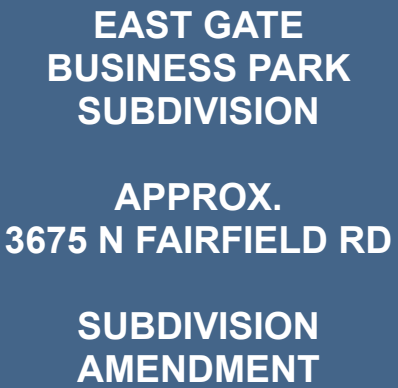
-  City Boundary
-  Rail Lines
-  Interstate 15
-  APZ
-  Lakes
-  Streams

 - Project Site



Map 1

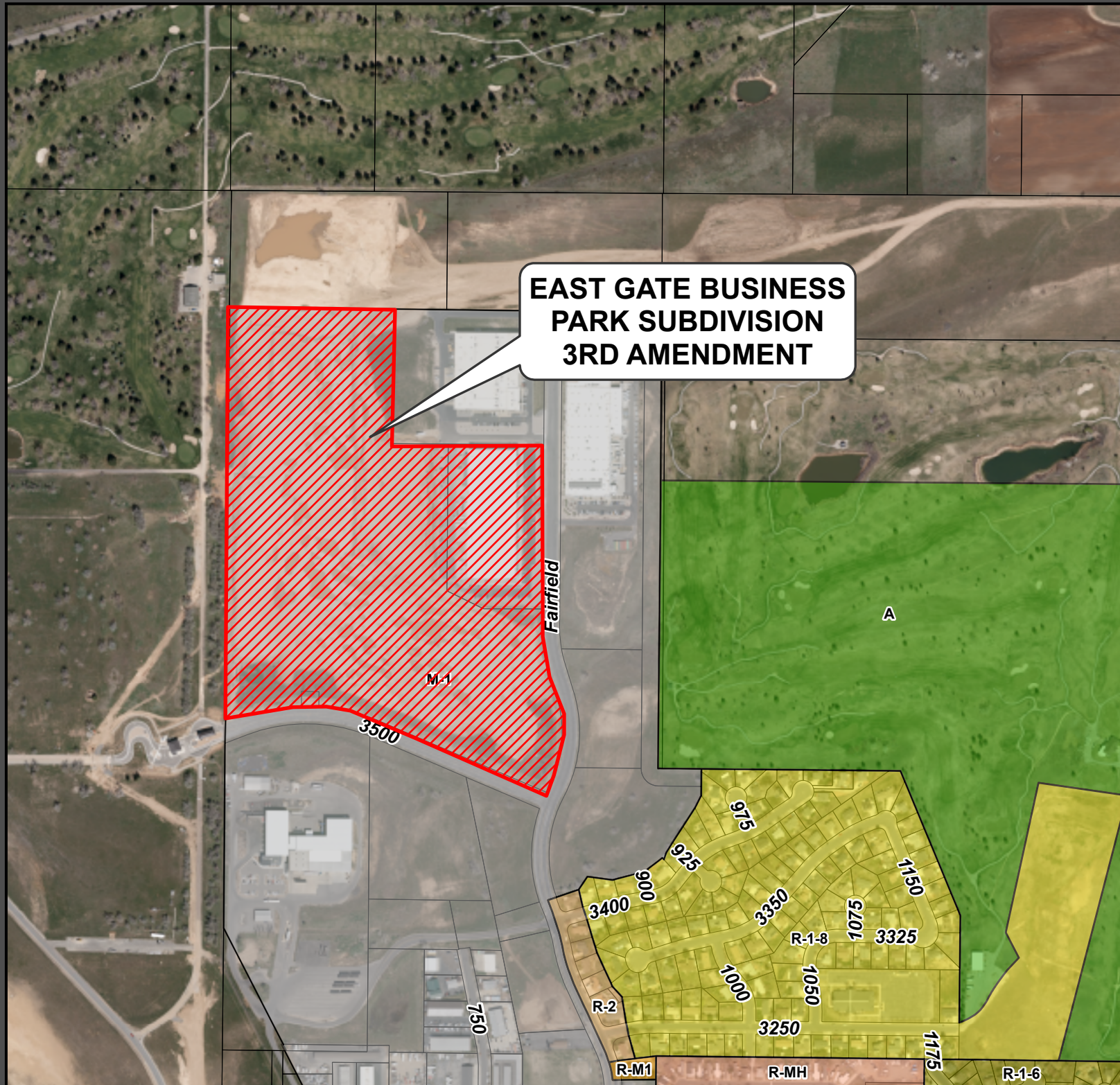




 Interstate Highways
 City Boundary
 Highways
 Lakes
 Streams

 - Project Area

Map 2





EAST GATE BUSINESS PARK SUBDIVISION

APPROX.
3675 N FAIRFIELD RD

SUBDIVISION AMENDMENT

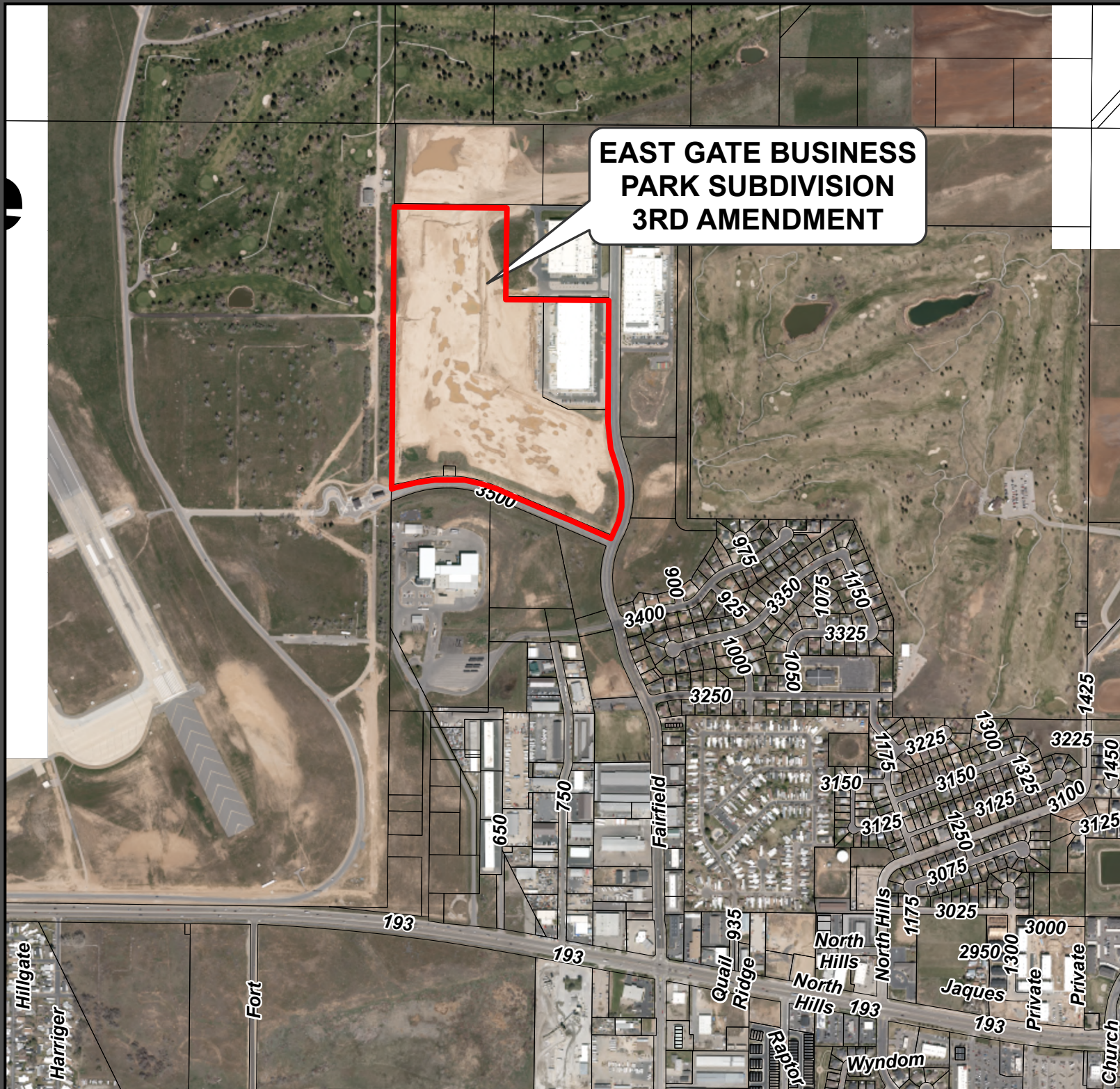
Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area

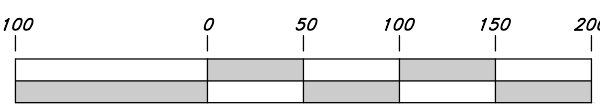


Map 3





Scale: 1" = 100'



Graphic Scale

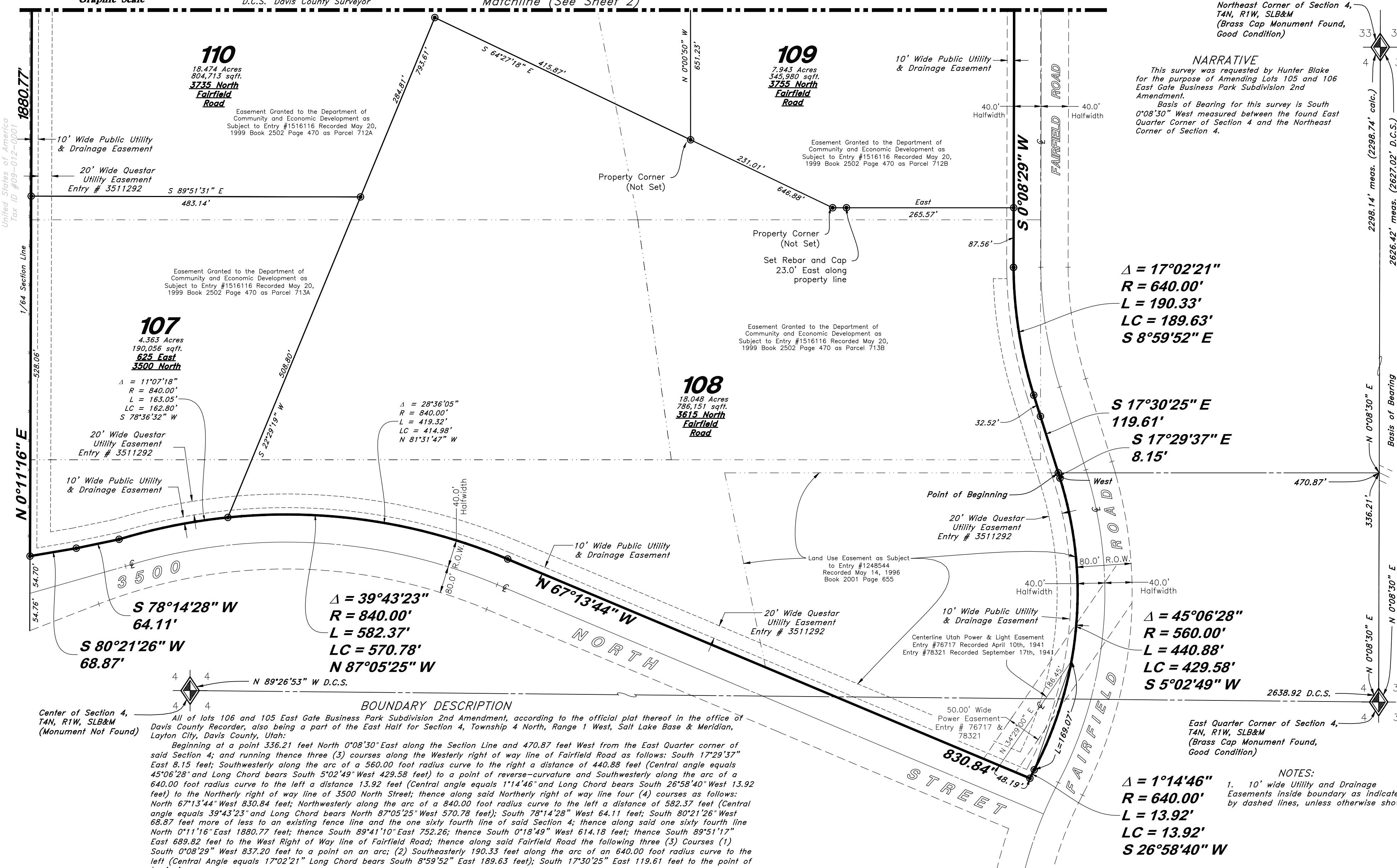
Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ◆ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- D.C.S. Davis County Surveyor

East Gate Business Park Subdivision 3rd Amendment

Amending Lots 105 and 106 of East Gate Business Park Subdivision
2nd Amendment being A part of the East Half of Section 4, T4N, R1W,
S.L.B. & M, U.S. Survey Layton City, Davis County, Utah

Matchline (See Sheet 2)



BOUNDARY DESCRIPTION

All of lots 106 and 105 East Gate Business Park Subdivision 2nd Amendment, according to the official plat thereof in the office of Davis County Recorder, also being a part of the East Half for Section 4, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton City, Davis County, Utah:

Beginning at a point 336.21 feet North 0°08'30" East along the Section Line and 470.87 feet West from the East Quarter corner of said Section 4; and running thence three (3) courses along the Westerly right of way line of Fairfield Road as follows: South 17°29'37" East 8.15 feet; Southwesterly along the arc of a 560.00 foot radius curve to the right a distance of 440.88 feet (Central angle equals 45°06'28" and Long Chord bears South 5°02'49" West 429.58 feet) to a point of reverse-curvature and Southwesterly along the arc of a 640.00 foot radius curve to the left a distance 13.92 feet (Central angle equals 1°14'46" and Long Chord bears South 26°58'40" West 13.92 feet) to the Northerly right of way line of 3500 North Street; thence along said Northerly right of way line four (4) courses as follows: North 67°13'44" West 830.84 feet; Northwesterly along the arc of a 840.00 foot radius curve to the left a distance of 582.37 feet (Central angle equals 39°43'23" and Long Chord bears North 87°05'25" West 570.78 feet); South 78°14'28" West 64.11 feet; South 80°21'26" West 68.87 feet more or less to an existing fence line and the one sixty fourth line of said Section 4; thence along said one sixty fourth line North 0°11'16" East 1880.77 feet; thence South 89°41'10" East 752.26 feet; thence South 0°18'49" West 614.18 feet; thence South 89°51'17" East 689.82 feet to the West Right of Way line of Fairfield Road; thence along said Fairfield Road the following three (3) Courses (1) South 0°08'29" West 837.20 feet to a point on an arc; (2) Southeasterly 190.33 feet along the arc of an 640.00 foot radius curve to the left (Central Angle equals 17°02'21" Long Chord bears South 8°59'52" East 189.63 feet); South 17°30'25" East 119.61 feet to the point of beginning.

Rotate bearings 0°20'56" clockwise to equal NAD83 bearings.
Contains 55.467 Acres

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the _____ day of _____, 2024.

ROCKY MOUNTAIN POWER APPROVAL

Approved by Rocky Mountain Power Co. on the _____ day of _____, 2024.

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney on the _____ day of _____, 2024.

LAYTON CITY ENGINEER

Approved by the Layton City Engineer on the _____ day of _____, 2024.

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the _____ City Council of Layton City, Utah this _____ day of _____, 2024.

Attest _____
Title _____

Mayor



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

PROPOSED AMENDED PLAT (pg. 1)

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of East Gate Business Park Subdivision 3rd Amendment, in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this _____ day of _____, 2024.

6242920

License No.

Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract East Gate Business Park 3rd Amendment, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes over and across the portions of the lots and parcels designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Layton City.

Signed this _____ day of _____, 2024.

JL Ventures LLC

East Gate 1, LLC

By: _____

By: _____

State of _____ } ss
County of _____

ACKNOWLEDGMENT

On the _____ day of _____, 2024, personally appeared before me _____, who being by me duly sworn did say that he is the _____ of JL Ventures, L.L.C., an Alaska Limited Liabilities Company and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and _____ acknowledged to me that said L.L.C. executed the same.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

State of _____ } ss
County of _____

ACKNOWLEDGMENT

On the _____ day of _____, 2024, personally appeared before me _____, who being by me duly sworn did say that he is the _____ of East Gate 1, L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and _____ acknowledged to me that said L.L.C. executed the same.

Residing At: _____

A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____

Print Name

DOMINION ENERGY

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right of Way department at 1-800-366-8532

Approved this _____ day of _____, 2024.

Questar Gas Company

By: _____

Title: _____

LAYTON CITY REDEVELOPMENT AGENCY

Approved by the Layton City Redevelopment Agency on the _____ day of _____, 2024.

Signature

CONSENT TO RECORD

Approved as to form by First National Bank of Alaska. Signed this _____ day of _____, 2024.

By: _____

Title: Ligia Lutan - Loan Officer

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID

FILED FOR RECORD AND

RECORDED _____, AT

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR

DAVIS COUNTY RECORDER

BY: _____

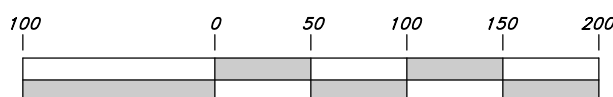
DEPUTY

East Gate Business Park Subdivision 3rd Amendment

Amending Lots 105 and 106 of East Gate Business Park Subdivision
2nd Amendment being A part of the East Half of Section 4, T4N,
R1W, S.L.B. & M, U.S. Survey Layton City, Davis County, Utah



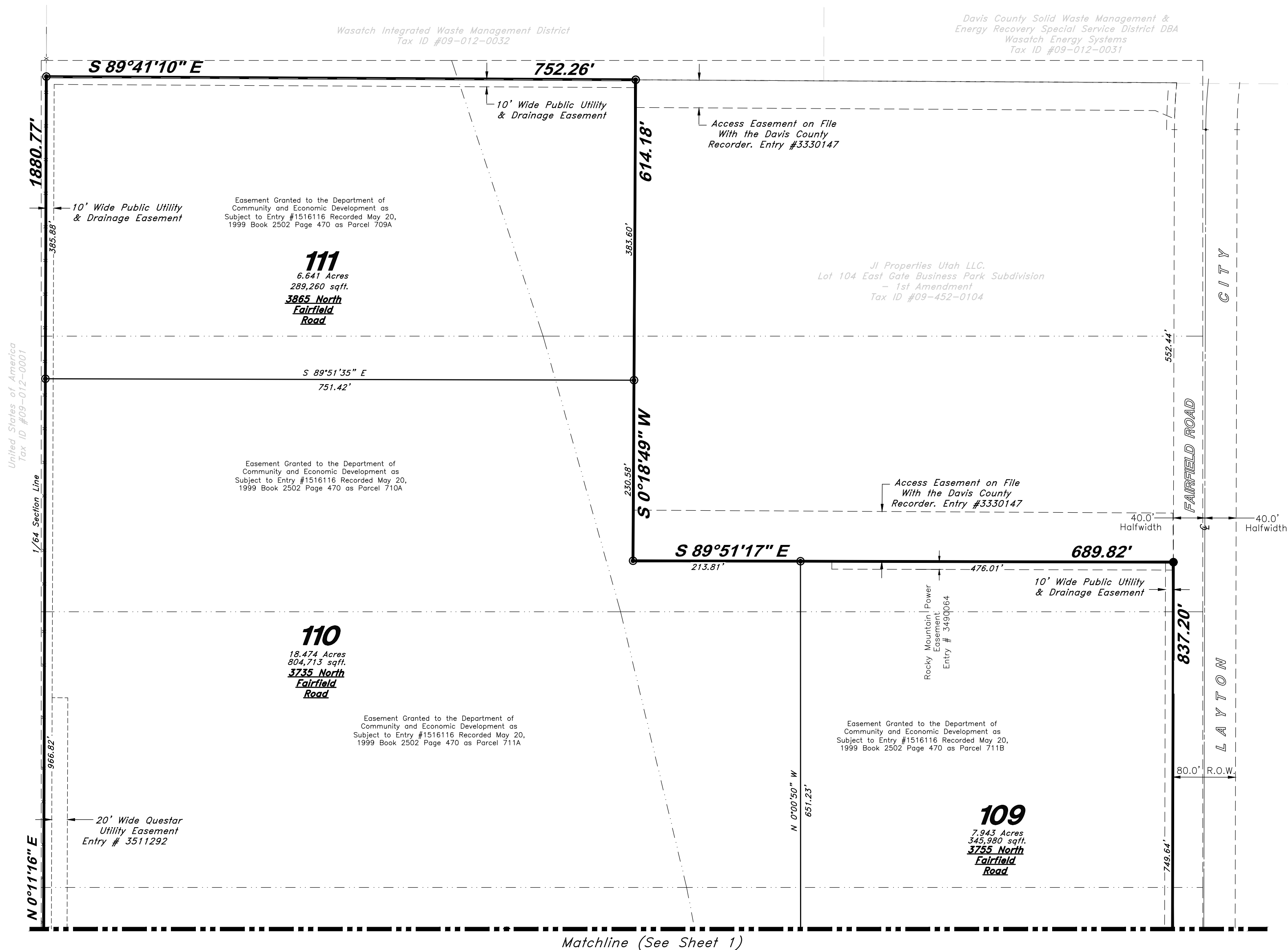
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Graphic Scale

Legend

- ▲ Set Nail & Washer
- Set Rebar & Cap
- Set Fencepost
- Set Hub & Tack
- ⊙ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line



NOTES:
1. 10' wide Utility and Drainage Easements inside boundary as indicated by dashed lines, unless otherwise shown.



PROPOSED AMENDED PLAT (pg. 2)

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

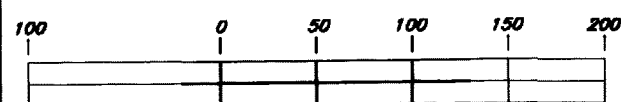
DAVIS COUNTY RECORDER

BY: _____ DEPUTY

East Gate Business Park Subdivision 2nd Amendment



Scale: 1" = 100'



Graphic Scale

Legend

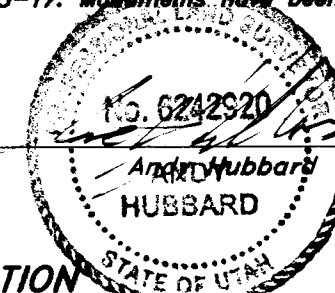
- ▲ Set Nail & Washer
- Set Rebar & Cap
- w/ Fencepost
- Set Hub & Tack
- ◆ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- D.C.S. Davis County Surveyor

Amending Lot 103 of East Gate Business Park Subdivision 1st Amendment
A part of the East Half of Section 4, T4N, R1W, S.L.B. & M, U.S. Survey
Layton City, Davis County, Utah

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of East Gate Business Park Subdivision 2nd Amendment, in Layton City, Davis County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

6242920
License No.



OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract East Gate Business Park 2nd Amendment, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes over and across the portions of the lots and parcels designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Layton City.

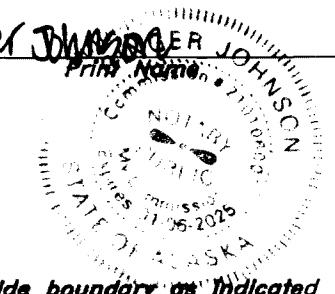
Signed this 9th day of September, 2022.

By: Kimberly Read
JL Ventures LLC

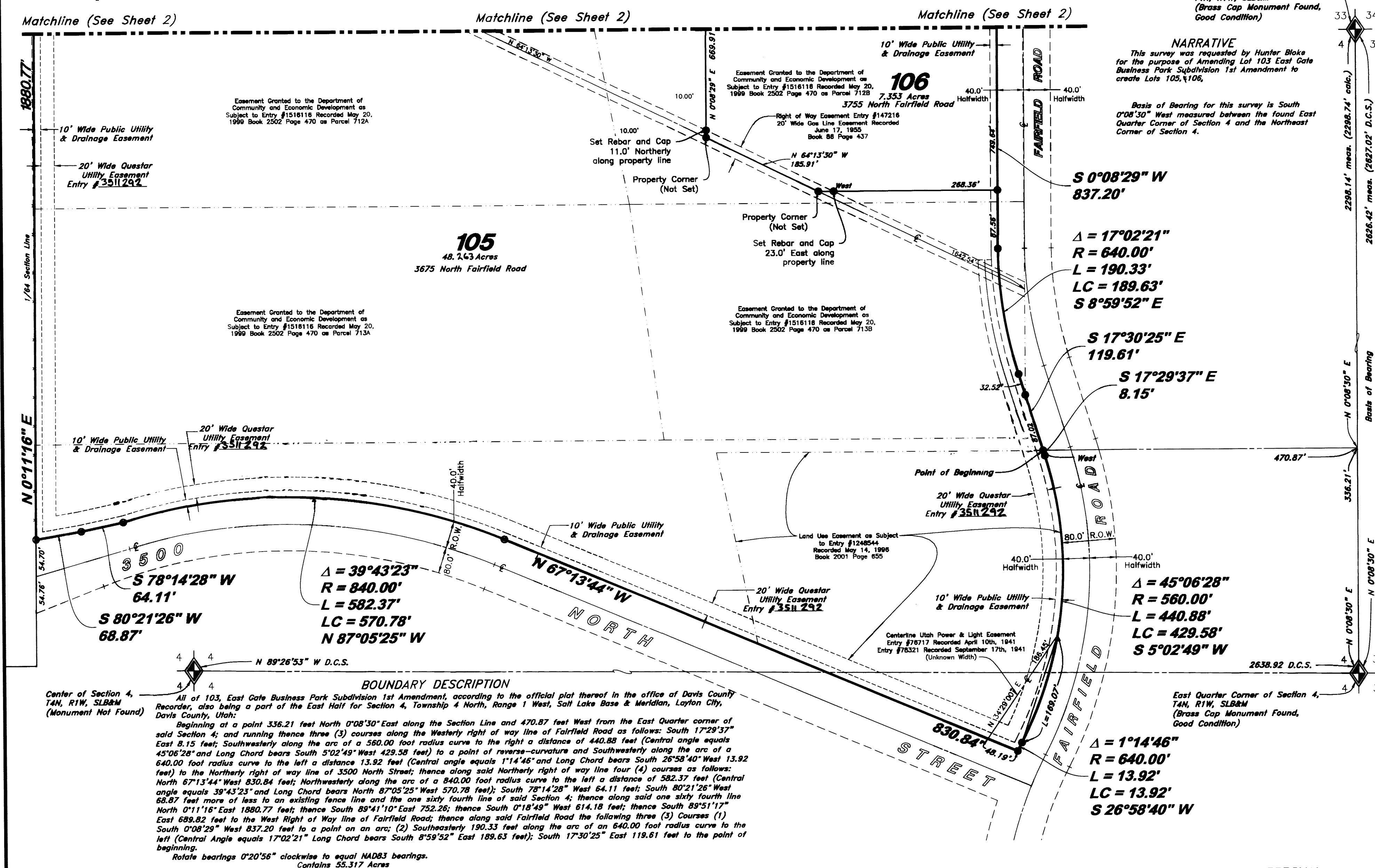
ACKNOWLEDGMENT

On the 9th day of September, 2022, personally appeared before me Kimberly Read, who being by me duly sworn did say that he is the Manager of JL Ventures, LLC, an Alaska Limited Liability Company, and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and Kimberly Read acknowledged to me that said L.L.C. executed the same.

Residing At: Nevada
Commission Number: 210106001
Commission Expires: 01-06-2029
A Notary Public commissioned in Utah



NOTES:
1. 10' wide Utility and Drainage Easements inside boundary as indicated by dashed lines, unless otherwise shown.
2. Questar Utility Easement to be created via separate Document, not a part of this plat



BOUNDARY DESCRIPTION

All of 103, East Gate Business Park Subdivision 1st Amendment, according to the official plat thereof in the office of Davis County Recorder, also being a part of the East Half for Section 4, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton City, Davis County, Utah:
Beginning at a point 336.21 feet North 0°08'30" East along the Section Line and 470.87 feet West from the East Quarter corner of said Section 4; and running thence three (3) courses along the Westerly right of way line of Fairfield Road as follows: South 17°29'37" East 8.15 feet; Southwesterly along the arc of a 560.00 foot radius curve to the right a distance of 440.88 feet (Central angle equals 45°06'28" and Long Chord bears South 5°02'49" West 429.58 feet) to a point of reverse-curvature and Southwesterly along the arc of a 560.00 foot radius curve to the left a distance 13.92 feet (Central angle equals 1°14'46" and Long Chord bears South 26°58'40" West 13.92 feet) to the Northerly right of way line of 3500 North Street; thence along said Northerly right of way line four (4) courses as follows: North 67°13'44" West 830.84 feet; Northwesterly along the arc of a 540.00 foot radius curve to the left a distance of 582.37 feet (Central angle equals 39°43'23" and Long Chord bears North 87°05'25" West 570.78 feet); South 78°14'28" West 64.11 feet; South 80°21'26" West 68.87 feet more or less to an existing fence line and the one sixty fourth line of said Section 4; thence along said one sixty fourth line North 0°11'16" East 1880.77 feet; thence South 89°41'10" East 752.26 feet; thence South 0°18'49" West 614.18 feet; thence South 89°51'17" East 689.82 feet to the West Right of Way line of Fairfield Road; thence along said Fairfield Road the following three (3) Courses (1) South 0°08'29" West 837.20 feet to a point on an arc; (2) Southeasterly 190.33 feet along the arc of a 640.00 foot radius curve to the left (Central Angle equals 17°02'21" Long Chord bears South 8°59'52" East 189.63 feet); South 17°30'25" East 119.61 feet to the point of beginning.
Rotate bearings 0°20'58" clockwise to equal NAD83 bearings.
Contains 55.317 Acres

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the 6th day of January, 2023.

Chris Adams
Chair



5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4315 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

ROCKY MOUNTAIN POWER APPROVAL

Approved by Rocky Mountain Power Co. on the 10th day of October, 2022.

Jim Barker
Signature

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney on the 10th day of December, 2022.

David Carter
Signature

LAYTON CITY ENGINEER

Approved by the Layton City Engineer on the 4th day of January, 2023.

David Carter
Signature

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this 1st day of September, 2022.

Attest: Kimberly Read
City Recorder

Joe Peters
Mayor

LAYTON CITY REDEVELOPMENT AGENCY

Approved by the Layton City Redevelopment Agency on the day of September, 2022.

Signature

CONSENT TO RECORD

Approved as to form by First National Bank of Alaska. Signed this 15th day of September, 2022.

By: Uta Lutan
Title: Uta Lutan - Loan Officer

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

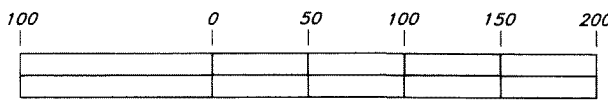
CURRENT RECORDED PLAT (pg. 1)

East Gate Business Park Subdivision 2nd Amendment

Amending Lot 103 of East Gate Business Park Subdivision 1st Amendment
A part of the East Half of Section 4, T4N, R1W, S.L.B. & M., U.S. Survey
Layton City, Davis County, Utah



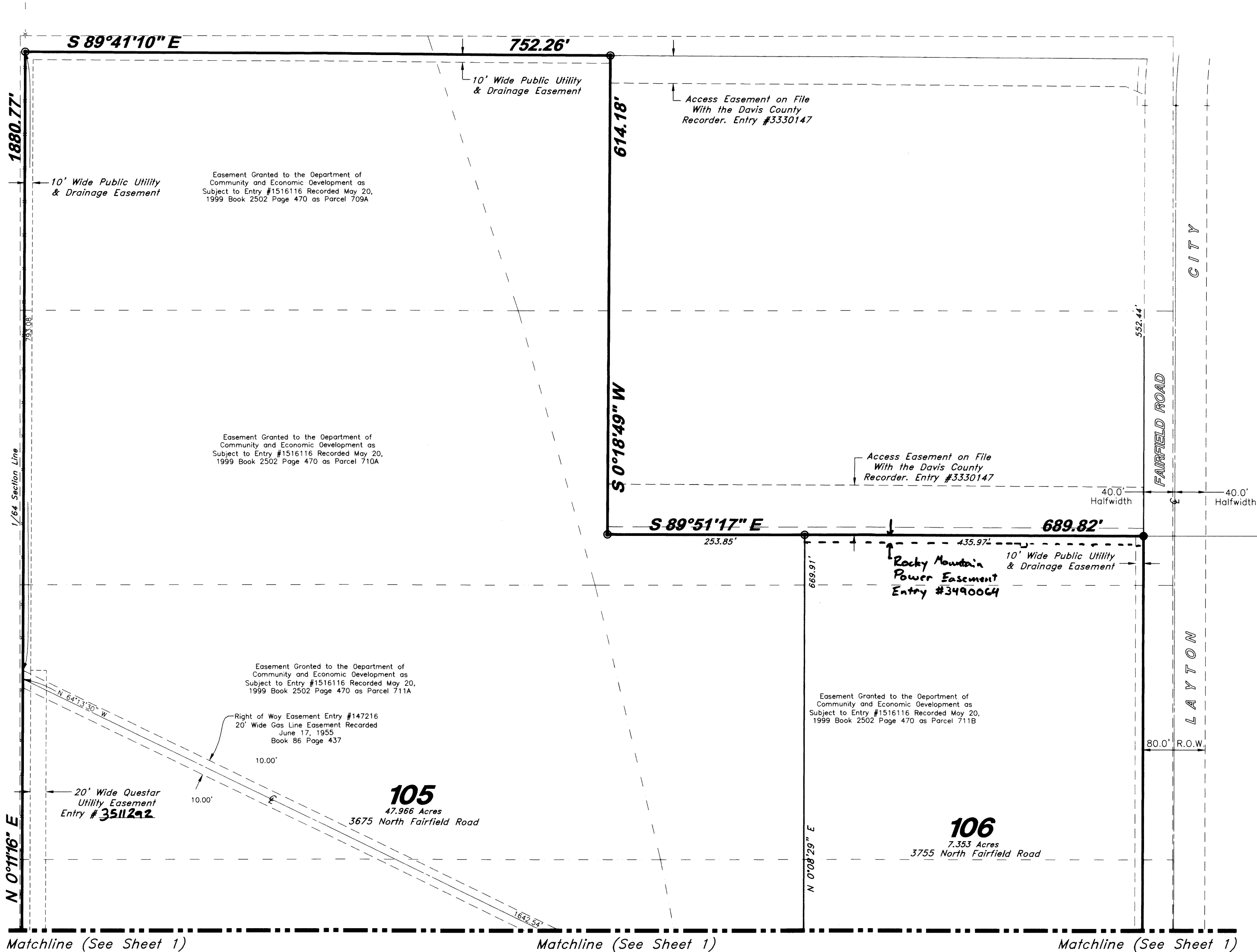
Scale: 1" = 100'



Graphic Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line



DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-8532

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 13th day of October, 2022.
By: David C. Cassidy
Title: Authorized Representative

NOTES:
1. 10' wide Utility and Drainage Easements inside boundary as indicated by dashed lines, unless otherwise shown.
2. Questar Utility Easement to be created via separate Document, not a part of this plat

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

CURRENT RECORDED PLAT (pg. 2)

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

DAVIS COUNTY RECORDER

BY: _____
DEPUTY

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Conditional Use – Illuminated Outlining of Building – 695 West South Ring Road

Contact: Zachary Kadin

Background: The applicant, Skyler Walser, representing the property owner, Layton Property Holdings, is requesting approval for an illuminated outlining of their building. The illuminated outlining will be located on the southwest corner of the building. The subject property is zoned CP-3. Per Section 20.04.160 (3) of the Layton Sign Ordinance, illuminated outlining of a building is allowed as a conditional use in commercial zones.

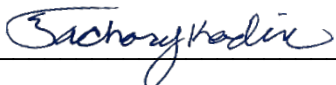
Alternatives: Alternatives are to: 1) Grant conditional use approval of the illuminated outlining of the building subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for the illuminated outlining of the building with additional conditions if the Planning Commission identifies additional reasonably anticipated detrimental effects of the proposed use that need to be mitigated.

Recommendation: Staff recommends the Planning Commission grant conditional use approval of the illuminated outlining of the building, subject to the applicant meeting all conditions listed in the Staff Report.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: Planning Commission
From: Zachary Kadin, Planner II 
Date: November 12, 2024, Planning Commission Meeting
Re: Conditional Use for Illuminated Outlining of Building

Location: 695 West South Ring Road

Zoning: CP-3 (Planned Regional Commercial)

Background:

The applicant, Skyler Walser, representing the property owner, Layton Property Holdings, is requesting approval for an illuminated outlining of their building. The illuminated outlining will be located on the southwest corner of the building. The subject property is zoned CP-3. Per Section 20.04.160(3) of the Layton Sign Ordinance, illuminated outlining of a building is allowed as a conditional use in commercial zones.

Staff Review:

The illuminated outlining of the building is proposed as part of a remodel for the current tenant, Buffalo Wild Wings, which will also include new signage, exterior paint, and awnings. The illuminated outlining will be constructed of LED (Light Emitting Diode) strips and will be located above the primary business entrance, on the southwest of the building. The LED strips will be 84 lumens (similar to a nightlight), and will remain solid in color.

LED strips used exclusively for building outlining are considered an accent element and are not counted against the allowed business signage.

Staff Recommendation:

Staff recommends the Planning Commission approve the conditional use for the illuminated outlining of the building subject to the following condition:

All Building Division, Engineering Division, and Fire Department requirements shall be met before receiving an approved final inspection from the Building Division.



Attention Engineers & Developers: *Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.*

MEMORANDUM

TO: Debora Allegranti; dallgranti@dandeinc.us
Skyler Walser; swalser@yestco.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Marshal/CED

DATE: October 23, 2024

RE: Buffalo Wild Wings Sign – Conditional Use
695 West South Ring Road

I have reviewed the conditional use application requesting that updating of signage including LED strips be approved as a conditional use at 695 West South Ring Road. The Engineering Department has no concerns regarding the approval of this conditional use.



Attention Engineers & Developers: *Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.*

MEMORANDUM

TO: Debora Allegranti; dallgranti@dandeinc.us
Skyler Walser; swalser@yestco.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Marshal/CED

DATE: October 23, 2024

RE: Buffalo Wild Wings Sign – Conditional Use
695 West South Ring Road

I have reviewed the conditional use application requesting that updating of signage including LED strips be approved as a conditional use at 695 West South Ring Road. The Engineering Department has no concerns regarding the approval of this conditional use.

Memorandum

To: Debora Allegranti, Skyler Walser
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: November 1, 2024
Re: Buffalo Wild Wings CU – Sign, 965 W. South Ridge Road
Review: Review 1

The Parks and Recreation Department will not be adversely impacted by the proposed Buffalo Wild Wings Sign improvements to be located at 965 West South Ridge Road.

The Parks and Recreation Department has reviewed the application received on October 16th and has no comments or concerns regarding the conditional use application submitted by Buffalo Wild Wings.

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.



BUFFALO
WILD WINGS

695 WEST
SOUTH RING ROAD

CONDITIONAL USE
FOR ILLUMINATED
BUILDING LIGHTING

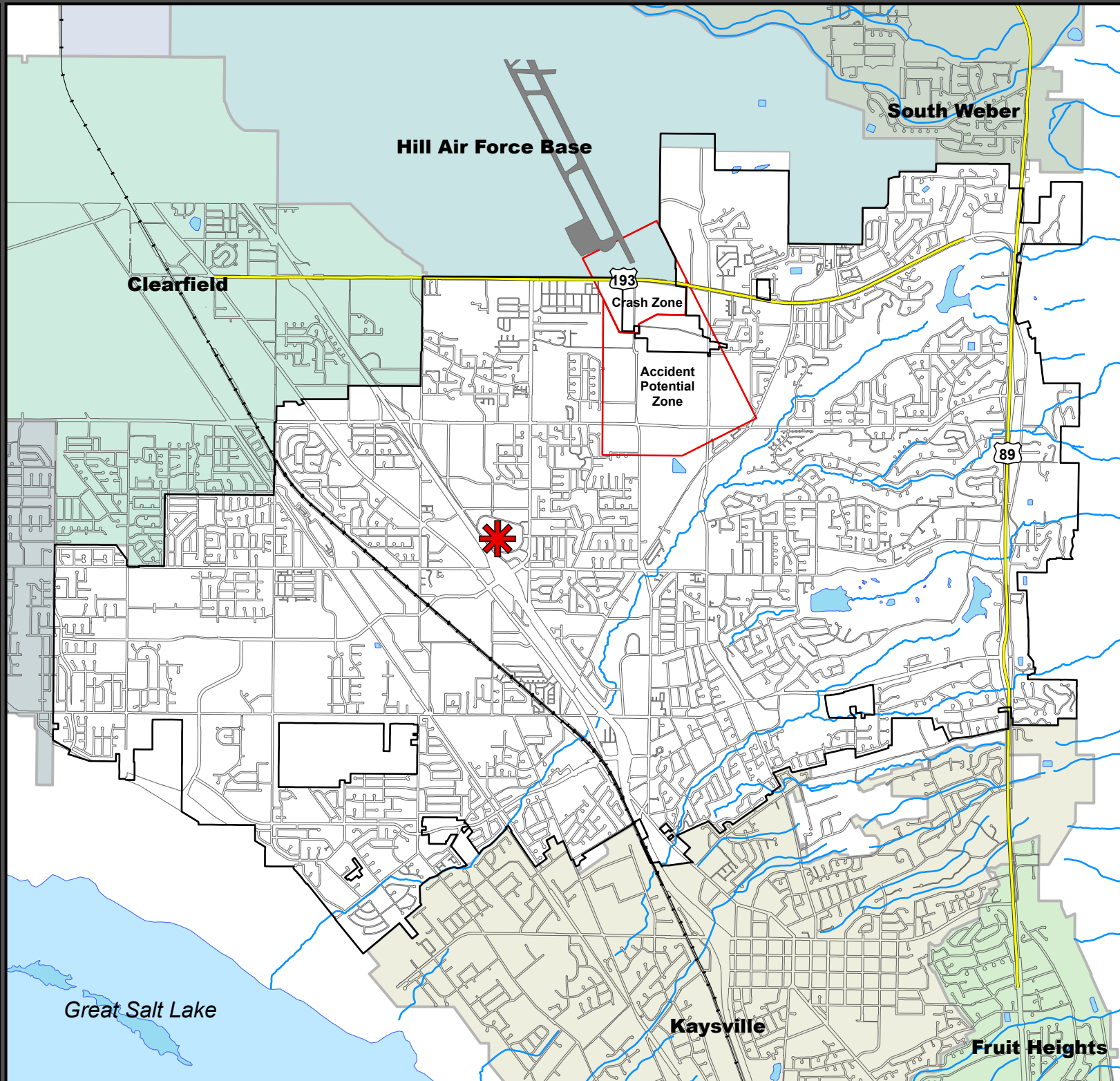
Legend

-  City Boundary
-  Rail Lines
-  Interstate 15
-  APZ
-  Lakes
-  Streams

 - Project Site



Map 1





BUFFALO WILD WINGS

695 WEST
SOUTH RING ROAD

CONDITIONAL USE
FOR ILLUMINATED
BUILDING LIGHTING

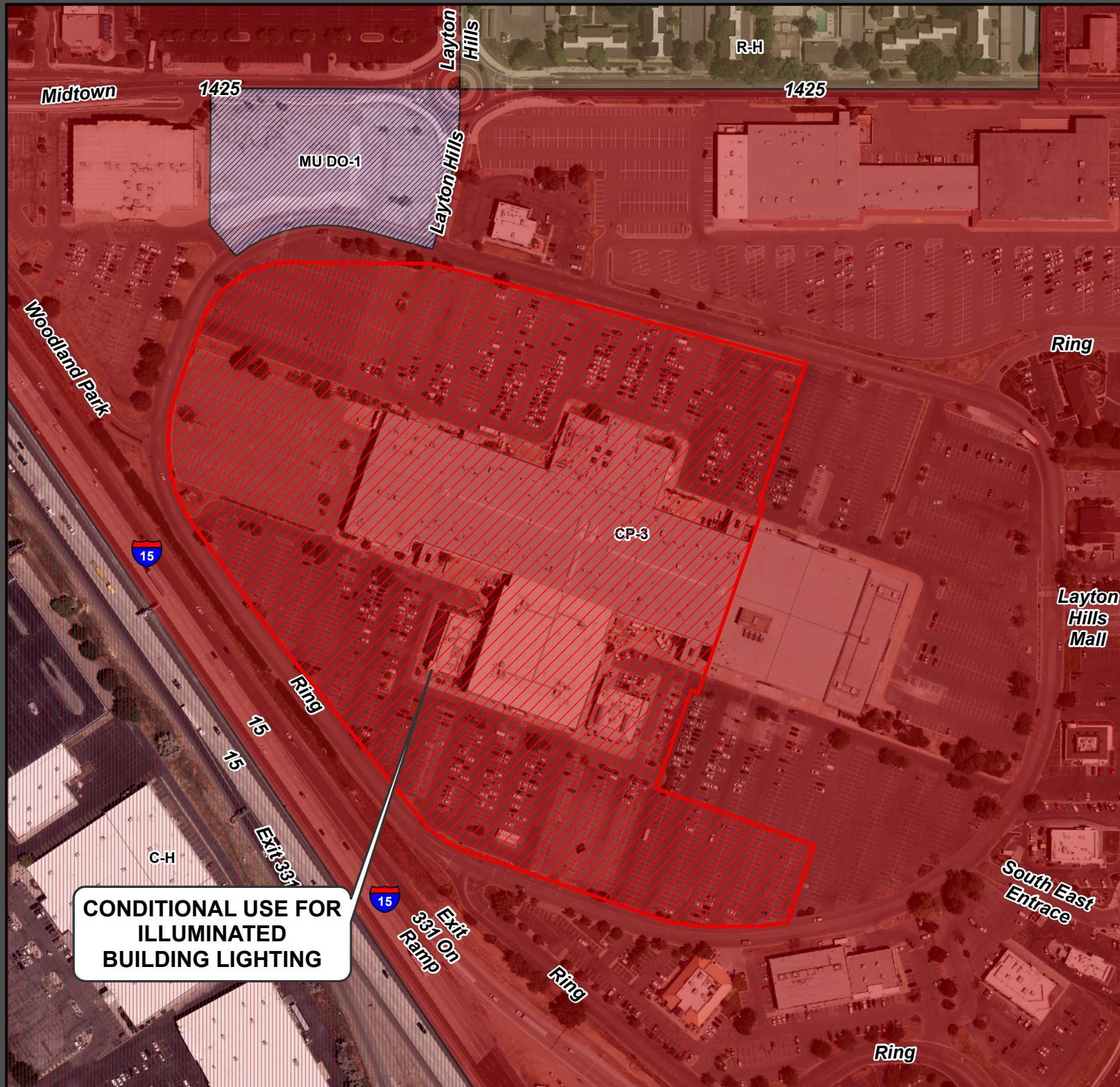
Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 2





**BUFFALO
WILD WINGS**

**695 WEST
SOUTH RING ROAD**

**CONDITIONAL USE
FOR ILLUMINATED
BUILDING LIGHTING**

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 3



A	84" Wall Sign w/ 13" Direct Mount Channel Letters
B	162" x 159" Yellow LED Border
C	12" Logo Door Vinyl (Qty 2)
D	24" Direct Mount Channel Letters

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6



Designer: JAC	Date: 6/25/25	Option # 1 - CM
Client: Buffalo Wild Wings - Layton, UT		
File Path: Z:\Restaurant\BWW\UT\Layton\695 W South Ring Road\ Sign Package November 2023		

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

I have reviewed this proof in regard to: Sign type; order quantity; and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).

Print Name: _____

Date: _____

A	84" Wall Sign w/ 13" Direct Mount Channel Letters
B	162" x 159" Yellow LED Border
C	12" Logo Door Vinyl (Qty 2)
E	93" x 68.25" Awning Recover - No Logo (Qty 3)
F	93" x 68.25" Awning Recover w/ Logo

Paint SW 6991
Black Magic

Paint SW 6991
Black Magic

Paint SW SW 7671
On the Rocks

Proposed Elevation



Rev 1 - JAC 8/23/24 Added note and measurement
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Remove Existing
LED Border

Existing Elevation



Designer: JAC	Date: 6/25/25	Option # 1 - CM
Client: Buffalo Wild Wings - Layton, UT		
File Path: Z:\Restaurant\BWW\UT\Layton\695 W South Ring Road\ Sign Package November 2023		

- ☐ Proof Is Approved. Proceed With Production Of Order
- ☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

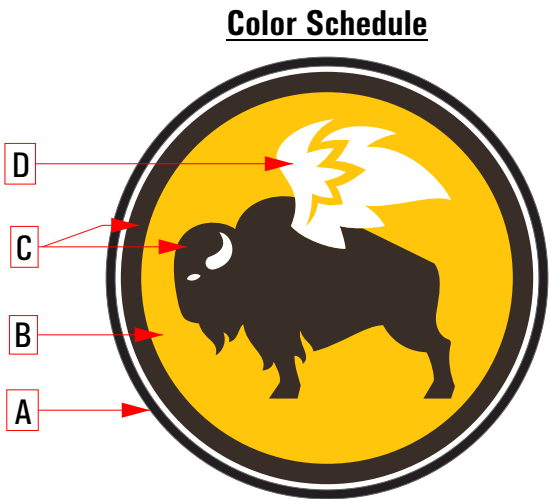
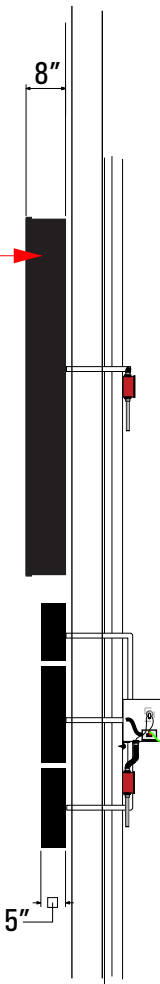
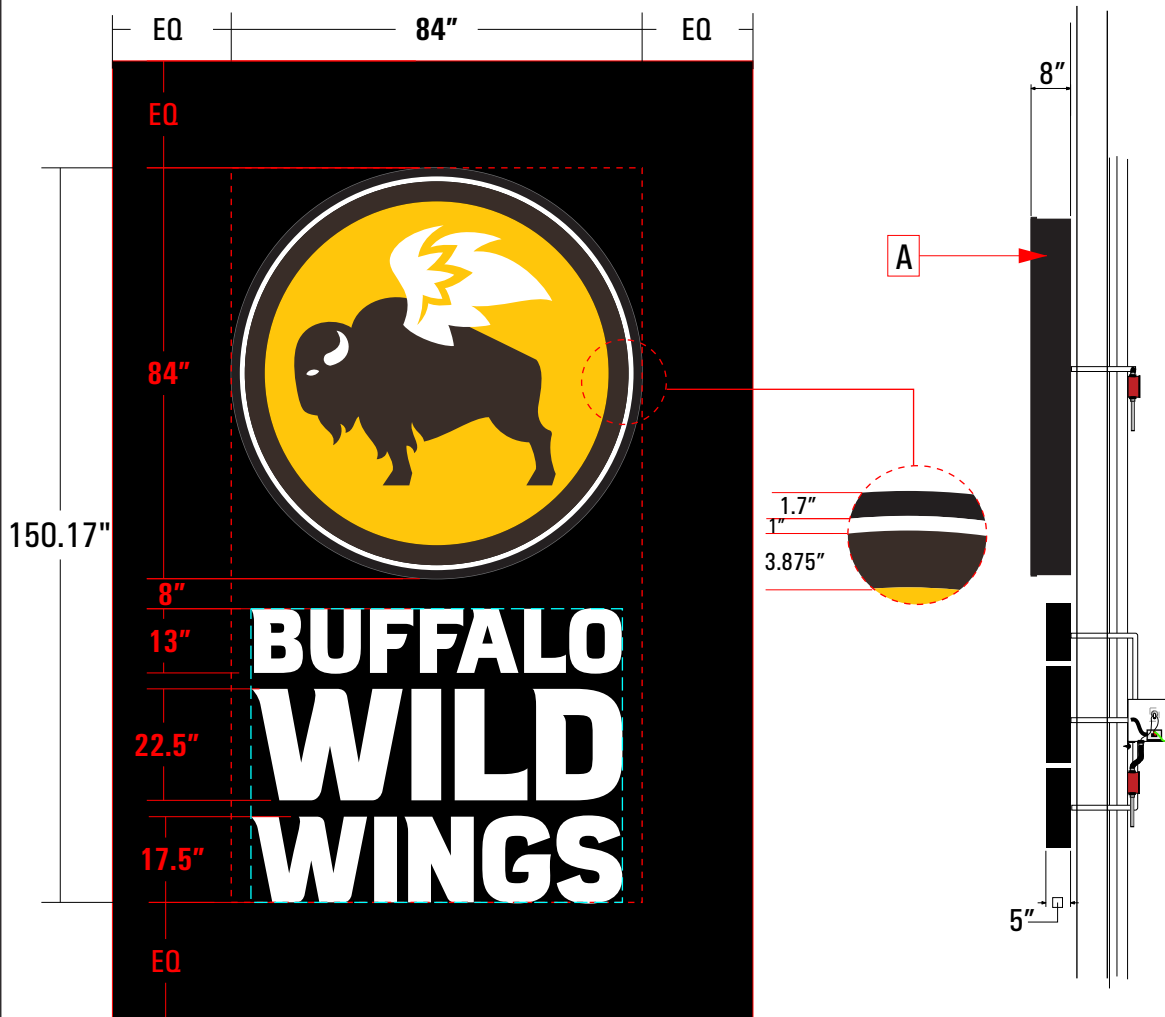
Signature: _____

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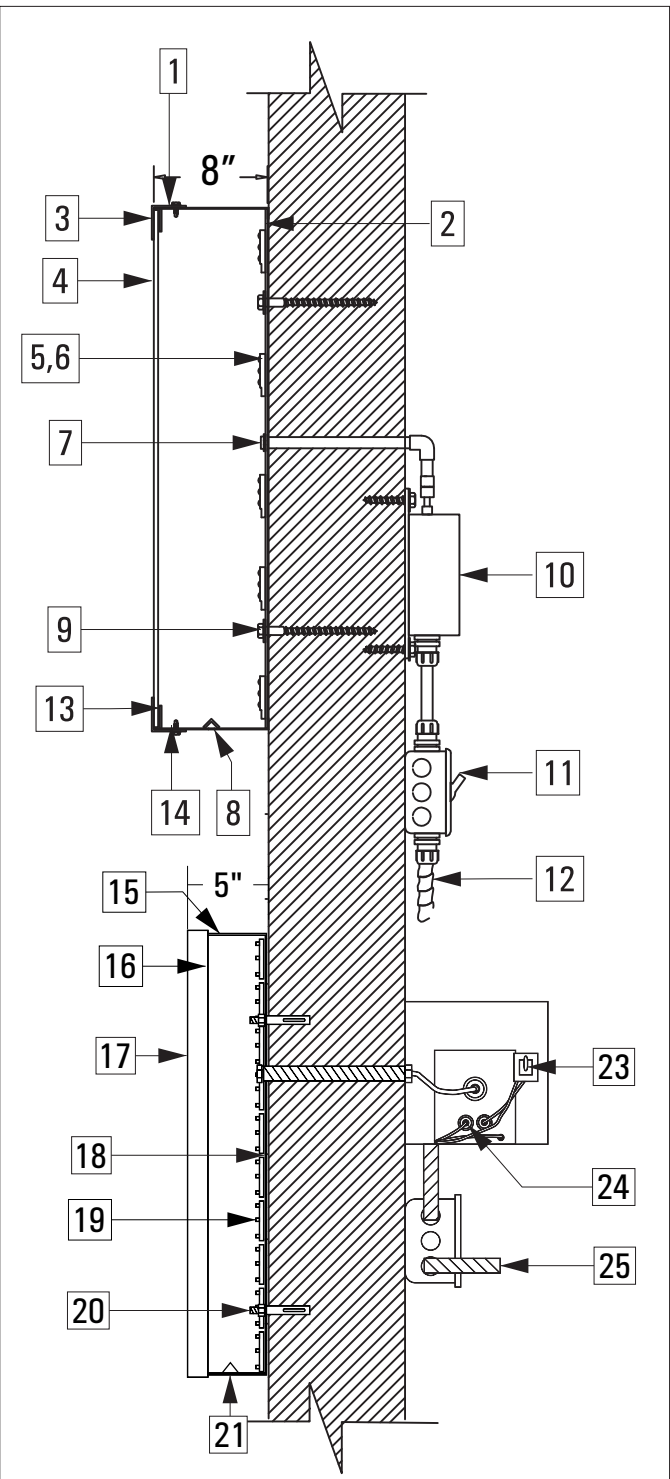
Print Name: _____

Date: _____

Wall Sign with Direct Mount Stacked Channel Letters



Side Detail



Wall Sign Materials

- | | |
|----|---|
| 1 | .050 Alum. Returns |
| 2 | .090 Alum. Backs |
| 3 | Alum. Retainers |
| 4 | White Polycarbonate Faces |
| 5 | SloanLED Prism White LED |
| 6 | Modules mounted Via 3M VHB Tape or Silicone |
| 7 | Flex Conduit or Pass Thru-System |
| 8 | 1/4" Weep Holes w/Cover |
| 9 | Mounting Hardware TBD |
| 10 | 120 Volt Power Supply |
| 11 | Disconnect Switch |
| 12 | J-Box and Primary Electrical |
| 13 | .090 x 1" Aluminum Inner Frame Support |
| 14 | # 12x3/4" Tek Screw |

Channel Letter Materials

- | | |
|----|---|
| 15 | .040 Aluminum Returns |
| 16 | 1" Trimcap |
| 17 | 3/16" Acrylic Face |
| 18 | ACM Backs |
| 19 | SloanLED Prism White LED Modules |
| 20 | Non-Corrosive Mounting Hardwar (3 Min per Letter) |
| 21 | 1/4" Weep Hole |
| 22 | 1/2" Flex Conduit |
| 23 | Toggle Switch Mounted to Box |
| 24 | Power Supply |
| 25 | Primary Electrical Leads (Power by Others) |

Wall Sign Colors & Materials

- | | |
|---|---|
| A | Satin Black Returns & Retainers |
| B | 1st Surface 3M 3630-125 Golden Yellow Vinyl |
| C | 1st Surface 3M 3630-20 Duranodic Vinyl |
| D | Flat, White Polycarbonate |

Channel Letter Colors & Finishes

- | | |
|---|---------------------------------|
| E | 7328 White Acrylic Faces |
| F | Satin Black Returns and Trimcap |

Rev 1 - CM 5/4/22 Revised Colors and Finishes

Rev 2 - JAC 4/3/23 Refined visual details

Rev 3



Designer: CM Date: 3/23/22

Client: Buffalo Wild Wings

File Path: z/Restuarant/BWW/

☐ Proof Is Approved. Proceed With Production Of Order

☐ Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: _____

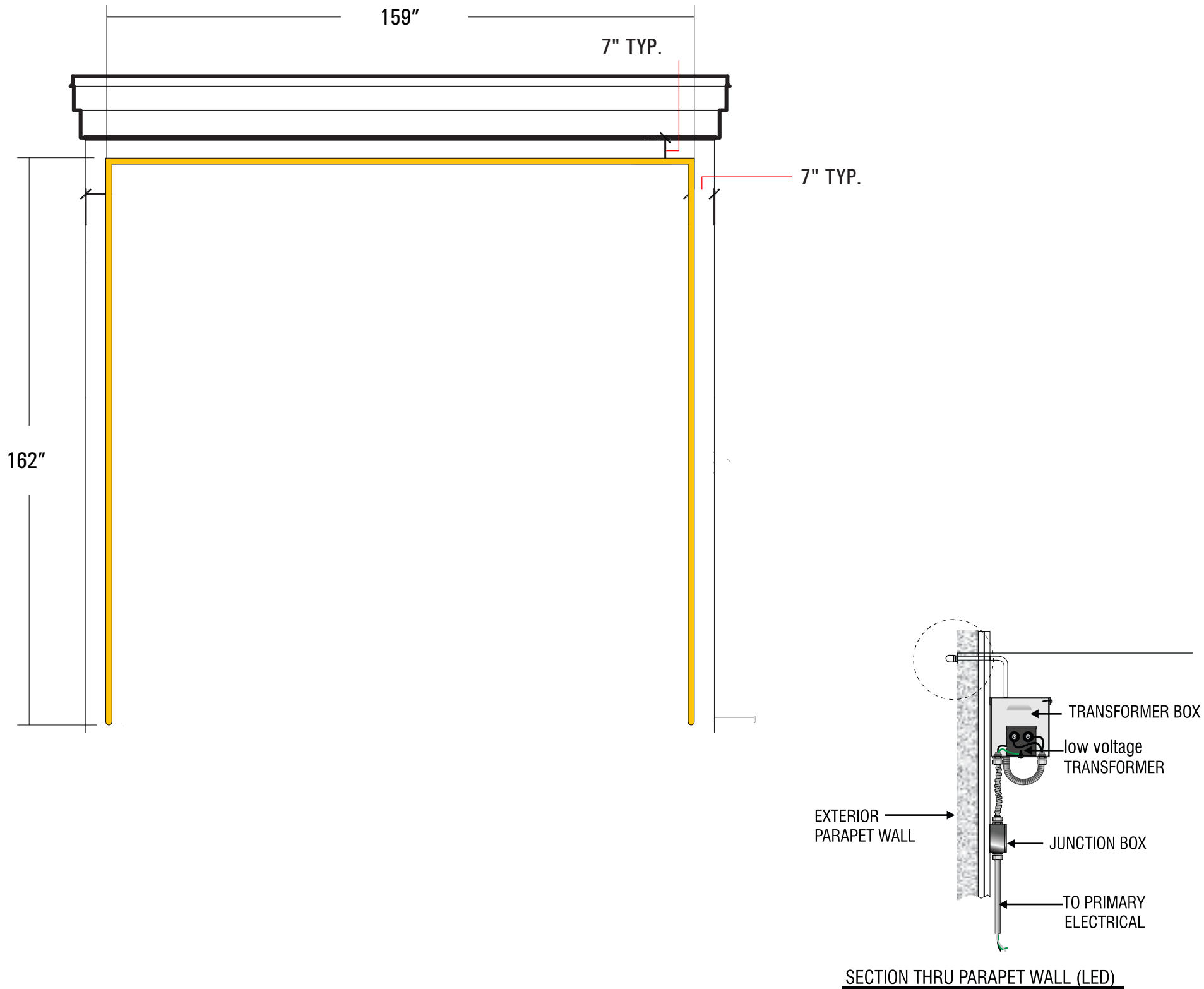
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Print Name: _____

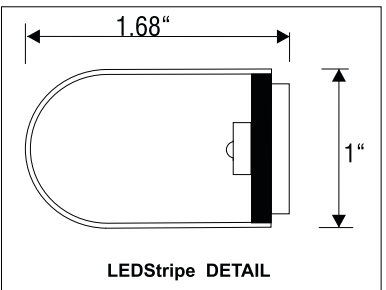
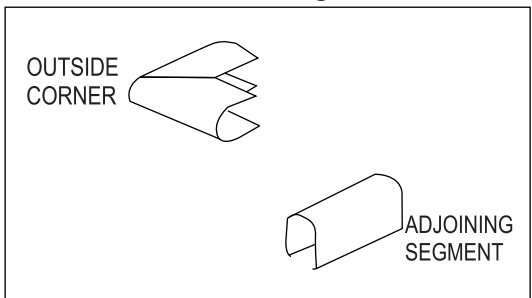
Date: _____



These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use of these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.



Corner and Cover Configurations



ACCENT BUILDING LIGHTING

ONE (1) ROW OF TRUE YELLOW
SLOAN BRAND LEDStripe
PART # 701189-YT