Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, November 26, 2024

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 26, 2024**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:45 PM** for review of the agenda items listed below.

ADMINISTRATIVE REVIEW

1. V & O Party Rental – HIGH-IMPACT HOME OCCUPATION (6 min.)

PUBLIC HEARING

2. 915 West Gordon Avenue - REZONE (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 26, 2024

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 26, 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 – NOVEMBER 12, 2024

ADMINISTRATIVE REVIEW

1. V & O Party Rental – CONDITIONAL USE
The applicant, Otto Dubon, is requesting a conditional use permit for a high-impact home occupation to provide inflatable bouncy house and party décor rentals. The property is located at approximately 1739 North 250 West.

PUBLIC HEARING

2. 915 West Gordon Avenue – REZONE
The applicant, Scott Chatwin, representing The Church of Jesus Christ of Latter-day Saints, is requesting to rezone a portion of the property from R-1-8 (Single Family Residential) to C-H (Planned Highway Commercial). The property is located at approximately 915 West Gordon Avenue.

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**.**

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DRAFT

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
NOVEMBER 12, 2024

MEMBERS PRESENT:	Chair Trevor Steenblik, Commissioners Scott Carter, Wesley Felice, Peter McDonough, and Justin Whitworth
MEMBERS ABSENT:	Vice Chair Lindsey Hamilton, Commissioners Bret Nielsen and Julie Pierce
OTHERS PRESENT:	Staff: City Planner Weston Applonie, Planner Kem Weaver, Planner Whittney Black, Secretary Michelle Williams, and City Attorney Clint Drake, Assistant City Attorney Jayden Applonie

Chair Steenblik called the work meeting to order at 6:30 p.m.

ADMINISTRATIVE REVIEW

1. Anderson's Legacy Subdivision – FINAL PLAT

Planner Weaver presented the final plat for Anderson's Legacy. This is in the sensitive lands area, which requires reviews by the Planning Commission and the City Council for the conceptual, preliminary, and final plat. This is the final review of the plat. There hasn't been any changes from the previous renderings. There will be notes on the plat that reflect the geotechnical issues. The owner and contractor will have to sign indemnifications acknowledging the geotechnical studies for engineering the home.

Chair Steenblik asked if the signatures would happen at the building permit stage. Planner Weaver affirmed.

Commissioner McDonough noted that he reviewed the geotechnical reports, and stressed the importance of following the geotechnical notes. When there is an earthquake, the shaking will be terrible in this area.

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

Planner Black presented the subdivision plat amendment for East Gate Business Park Subdivision. The property is currently zoned M-1 (Light Industrial/Manufacturing) and is surrounded by other M-1 zoned properties and Hill Air Force Base (HAFB). Lots 105 and 106 will be divided into 5 lots, creating Lots 107, 108, 109, 110, and 111. All easements remain the same, just the internal boundaries are changing.

Chair Steenblik asked what initiates this type of amendment. Planner Black stated an applicant applies for an amendment to have separate buildings on their own piece of property, or for financing purposes.

Planner Felice asked if this is in the area that recently was impacted by the text amendment change to increase building height in the M-1 zone. Planner Black affirmed.

3. Buffalo Wild Wings Sign – CONDITIONAL USE

City Planner Applonie presented the conditional use for illumination around the Buffalo Wild Wings building. Building lighting that wraps a building is a conditional use. The location is at the mall site. The applicant is proposing a new sign package that has a yellow, LED border light. The illumination is 84 lumens, which is similar to a nightlight. The light is a steady, solid light, with no flashing. The sign design was shown.

Commissioner Felice asked if Staff has identified any conditions of concern. City Planner Applonie shared the issues that could potentially caused concern would have been how bright the light is and if the light was flashing, neither of those are an issue here..

Commissioner Whitworth questioned the mapping of the property if the conditional use is only for Buffalo Wild Wings. City Planner Applonie stated that the business is located on the parcel that encompasses the bulk of the mall; therefore, the map reflects the entire parcel.

ADJOURNMENT:

At 6:40 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.

Michelle Williams

Michelle Williams
Planning Commission Secretary

DRAFT

DRAFT

LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 12, 2024

MEMBERS PRESENT:	Chair Trevor Steenblik, Commissioners Scott Carter, Wesley Felice, Peter McDonough, and Justin Whitworth
MEMBERS ABSENT:	Vice Chair Lindsey Hamilton, Commissioners Bret Nielsen and Julie Pierce
OTHERS PRESENT:	Staff: City Planner Weston Applonie, Planner Kem Weaver, Planner Whittney Black, Secretary Michelle Williams, City Attorney Clint Drake, Assistant City Attorney Jayden Applonie

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

City Planner Applonie introduced City Attorney Clint Drake and Assistant City Attorney Jayden Applonie.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – October 8, 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 October 8, 2024. Commissioner Whitworth seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. **Anderson's Legacy Subdivision – FINAL PLAT**
   The applicant, Gwen Anderson, is requesting to develop a single-lost subdivision. The property is located at approximately 2650 East Gentile Street.

Planner Weaver presented the item.

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.*

Planning Commission Discussion:

Commissioner Whitworth questioned if the applicant needs to sign a geotechnical acknowledgement what would happen if the home was sold. Planner Weaver stated it is only required for the applicant to receive the building permit. As the home is constructed, those guidelines are to be followed. If the home is sold, the plat notes will be reflected on the title.

Commissioner McDonough asked if a building inspector would follow the construction closely to monitor the geotechnical requirements. Planner Weaver affirmed and indicated that the geotechnical engineer would also be onsite to inspect the footings and foundations. Commissioner McDonough stressed the importance of following the geotechnical considerations.

Public Comment:

NONE

MOTION:

Commissioner Felice motioned 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. Commissioner Whitworth seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Black presented the item.

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

Planning Commission Discussion:

NONE

Public Comment:

NONE

MOTION:

Commissioner McDonough motioned that the Planning Commission forward a positive recommendation to the City Council to approve the East Gate Business Park Subdivision – 3rd Amendment plat. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Kadin presented the item.

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 to the Motion: *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.*

Planning Commission Discussion:

NONE

Public Comment:

NONE

MOTION:

Commissioner Whitworth motioned that the Planning Commission grant conditional use approval of the illuminated outlining of the building, subject to eh applicant meeting all conditions listed in the Staff Report. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:13 PM, Commissioner Felice motioned to adjourn. Commissioner Whitworth seconded the motion, which was approved unanimously following a roll-call vote and the meeting was adjourned.

Michelle Williams

Michelle Williams
Planning Commission Secretary

DRAFT

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Conditional Use – High-Impact Home Occupation – V & O Party Rentals – 1739 North 250 West

Contact: Jeffrey Montague

Background:

The applicant, Otto Dubon, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation, V & O Party Rentals, will provide inflatable bouncy house and party décor rentals. Clients will be able to pick-up rented products from the home. The home occupation will occupy 18 square-foot area of the attached garage, which complies the square footage requirements for a home occupation. There is sufficient off-street parking on the property for the residential occupants and business clients.

Alternatives: Alternatives are to: 1) Grant conditional use approval of the High-Impact Home Occupation subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for the High-Impact Home Occupation 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 High-Impact Home Occupation, 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: Jeffrey Montague, Planner I

Date: November 26, 2024, Planning Commission Meeting

Re: Conditional Use for a High-Impact Home Occupation – V & O Party Rentals

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Location: 1739 North 250 West

Zoning: R-1-8 (Single Family Residential)

Background:
The applicant, Otto Dubon, owner of V & O Party Rentals, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation intends to provide inflatable bouncy house and party décor rentals. Clients will be able to pick-up rented products from the home.

High-impact home occupations are required to either obtain signatures of approval from adjacent and abutting neighbors or request the Planning Commission review their application as a conditional use permit at a public meeting. The applicant has requested their application be reviewed by the Planning Commission as a conditional use permit.

Staff Review:
Home occupations are classified as either low-impact or high-impact. Home occupations receive a high-impact classification if one of the following criteria are met: (1) the occupation requires clients to visit their residence; (2) the home occupation may cause neighborhood impacts, such as noise, traffic, etc. if not properly managed; or (3) the home occupation has two non-household employees who will visit the home.

The current application is considered a high-impact home occupation because the applicant proposes to have clients visiting the home. The business will accept clients between the hours of 7:00 a.m. and 8:00 p.m., as allowed by Layton Municipal Code 19.06.030.3 (2.b). The business has two employees, Otto and Vera Dubon, who both reside at the home. The applicant has acknowledged that an expansion of the business would require additional review and approval.

The Layton Municipal Code allows up to 150 square feet of attached garage space to be used for a home occupation, so long as it does not replace the interior structure area used for required parking. The proposed home occupation will occupy an 18 square-foot area of the interior garage space for storage of party inflatables and décor. This business related storage will not replace the required two parking spaces for the single-family home.

Layton Municipal Code 19.06.030.3 (7) requires vehicles with a gross vehicle weight rating (GVWR) between 10,000 and 14,000 pounds and/or trailers to be stored next to an approved driveway leading to a garage or carport, and that they be located at least 10' from the public right-of-way. There is one vehicle associated with the business: a 2017 Ford Explorer, with a gross vehicle weight rating of 6,100 pounds. Due to the GVWR of the vehicle, it may be stored at the home without any of the above special storage conditions.

Parking

Pick-up and drop-off appointments will be scheduled in order to prevent any overlap between consecutive appointments. Municipal Code requires a single parking space for the business and two parking spaces for the primary dwelling. The existing driveway provides sufficient area for all residential occupants and business clients to park on-site.

Staff Recommendation:

Staff recommends approval of the conditional use permit for a high-impact home occupation subject to the following conditions:

1. Building Division, Planning Division, and Fire Department requirements shall be met before receiving a Layton City Business License.
2. Client visits shall be limited to prescheduled appointments between the hours of 7:00 a.m. and 8:00 p.m.
3. Product pick-up and drop-off appointments shall be scheduled to prevent overlap between separate appointments.
4. Clients shall park within the driveway. Clients shall not park within the adjacent public streets.

Layton City

V&O Party Rentals

1739 North 250 West

Conditional Use Permit for a High-Impact Home Occupation

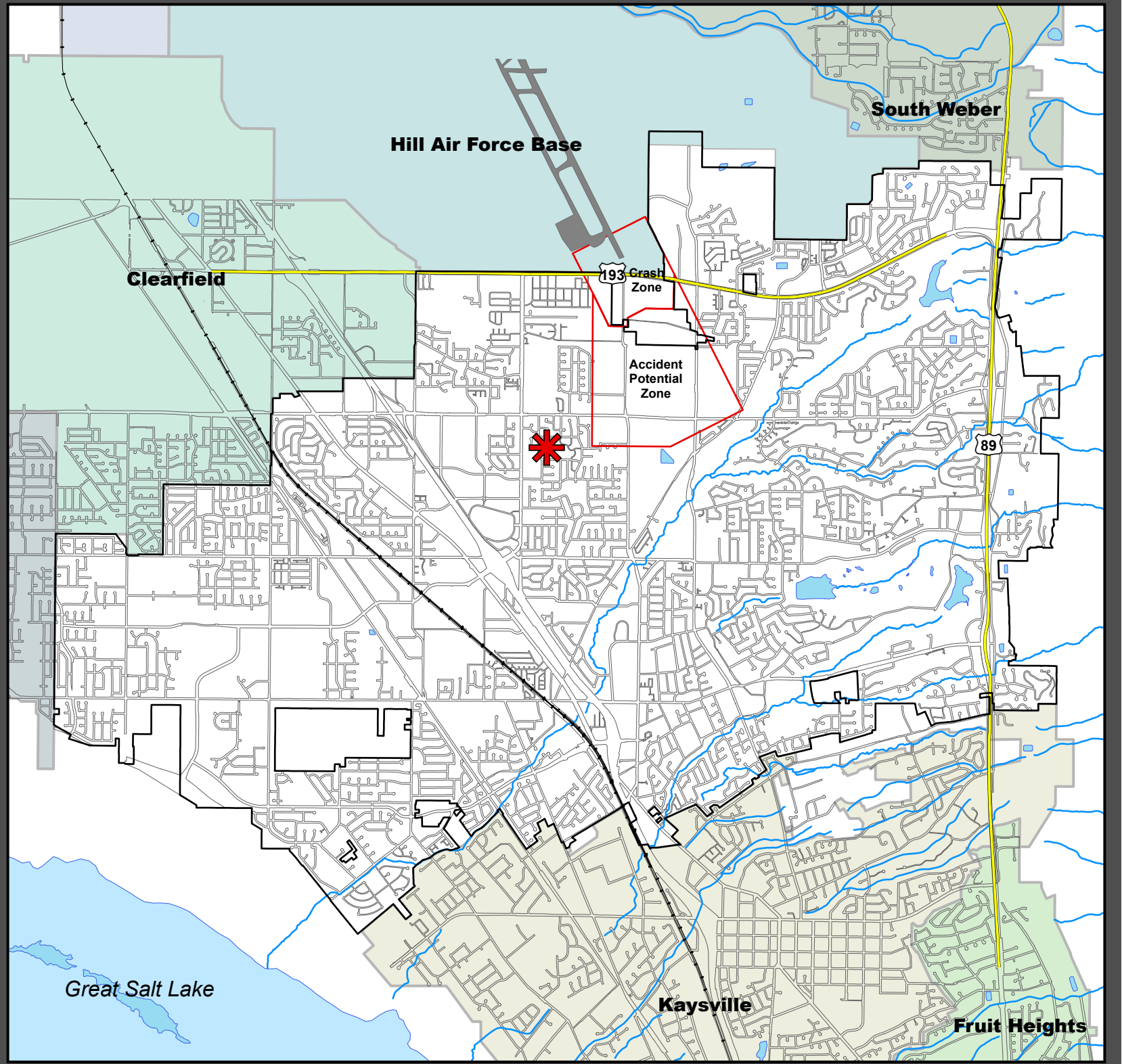
Legend

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

✱ - Project Site



Map 1



Layton City

V&O Party Rentals

1739 North 250 West

Conditional Use Permit for a High-Impact Home Occupation

Legend

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

- Project Area

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Map 2



Layton City

V&O Party Rentals

1739 North 250 West

Conditional Use Permit for a High-Impact Home Occupation



Legend

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

- Project Area

N W E S

Map 3

Storage Area in Garage:



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Rezone Request – FamilySearch Center Property – R-1-8 (Single Family Residential) to C-H (Planned Highway Commercial) – Approximately 915 West Gordon Avenue

Contact: Whittney Black

Background: The applicant, Scott Chatwin, representing The Church of Jesus Christ of Latter-day Saints, is requesting to rezone a portion of the property located at 915 West Gordon Avenue (FamilySearch Center) from the R-1-8 zoning district to the C-H zoning district. This rezone request is for the southern portion of the property containing approximately 0.75 acres. The subject property is surrounded by C-H zoning to the south, east, and north. The property to the west is zoned R-S (Residential Suburban).

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request for a portion of the property located at 915 West Gordon Avenue from the R-1-8 zone to the C-H zone; or 2) Recommend the City Council deny the rezone request.

Recommendation: Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at 915 West Gordon Avenue, subject to meeting all City requirements and General Plan guidelines.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

DATE: November 26, 2024

RE: Rezone Request - FamilySearch Center Property - 915 West Gordon Avenue

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LOCATION:	Approximately 915 West Gordon Avenue
CURRENT ZONING:	R-1-8 (Single Family Residential)
PROPOSED ZONING:	C-H (Planned Highway Commercial)
GENERAL PLAN:	Commercial

DESCRIPTION

The applicant, Scott Chatwin, representing The Church of Jesus Christ of Latter-day Saints, is requesting to rezone a portion of the property located at 915 W Gordon Ave (FamilySearch Center) from the R-1-8 zoning district to the C-H zoning district. This rezone request is for the southern portion of the property containing approximately 0.75 acres. The subject property is surrounded by C-H zoning to the south, east, and north. The property to the west is zoned R-S (Residential Suburban).

BACKGROUND

The purpose of this rezone application is to match the zoning of the subject parcel with that of the adjacent parcel to the south. The adjacent parcel at 930 West Hill Field Road is zoned C-H and currently houses the Deseret Industries Thrift Store & Donation Center. The applicant has applied for a lot line adjustment to facilitate a combination of the southern portion of the FamilySearch property with the Deseret Industries parcel. The lot line adjustment is currently under review and will be approved administratively by Staff. In order to avoid a split zoned property resulting from the lot Line adjustment, the applicant has applied for the requested zone change. The transition from R-1-8 to C-H zoning is consistent with the General Plan, which designates the property for commercial use.

The applicant has indicated that this transfer of property is necessary to resolve parking inadequacies at the Deseret Industries Center that were created by a change to the storm water system. The installation of an above ground retention system reduced the number of parking stalls available to patrons. The applicant has also explained that there are no plans for shared parking or access between the FamilySearch Center and the Deseret Industries Center or further development of either property.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at 915 W Gordon Ave, subject to meeting all City requirements and General Plan guidelines.

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
Ireta Ringer; ireta.ringer@churchof jesuschrist.org
Scott Chatwin; scott.chatwin@cbre.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: October 31, 2024

SUBJECT: UT Layton 301-3055 AKA Deseret Industries
Rezone
915 West Gordon Ave

I have reviewed the Petition for Amending the Zoning Ordinance for a portion of one parcel of ground containing approximately 32,683 square feet at 915 West Gordon Avenue. The applicant is requesting a zoning change of R-1-8 to C-H to amend the lot lines between two parcels. The Engineering Department has no comments regarding the rezone description for the property.

Layton
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.***

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal

RE: UT Layton 501-3055 Rezone @ 915 W Gordon Ave

CC: 1) Engineering
2) Andy Hubbard, andyh@greatbasinengineering.com
3) Ireta Ringer, ireta.ringer@churchofjesuschrist.org
4) Scott Chatwin, scott.chatwin@cbre.com

DATE: November 13, 2024

I have reviewed the rezone application received on October 15, 2024 for the above referenced project. The Fire Department, with regard to the rezone, 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\#4ANNEX/REZONE:sh
Plan #S24-159 District #45
Project Tracker #LAY2410153399
ERS#9025

Parks & Recreation Department
JoEllen Grandy • City Landscape Architect
Telephone: 801.336.3926
Email: jgrandy@laytoncity.org

Memorandum

To: Andy Hubbard, Ireta Ringer, Scott Chatwin

CC: Community Development, Fire, & Engineering

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

Date: November 1, 2024

Re: UT Layton 501-3055 Rezone, Rezone – 915 W. Gordon Ave.

Review: Review 1

UT Layton 501-3055 lies within the City's existing Ellison Park service area. The applicant's proposed rezone from C-H and R-1-8 to C-H would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted on October 15th and has no comments or concerns regarding approval of the rezone.

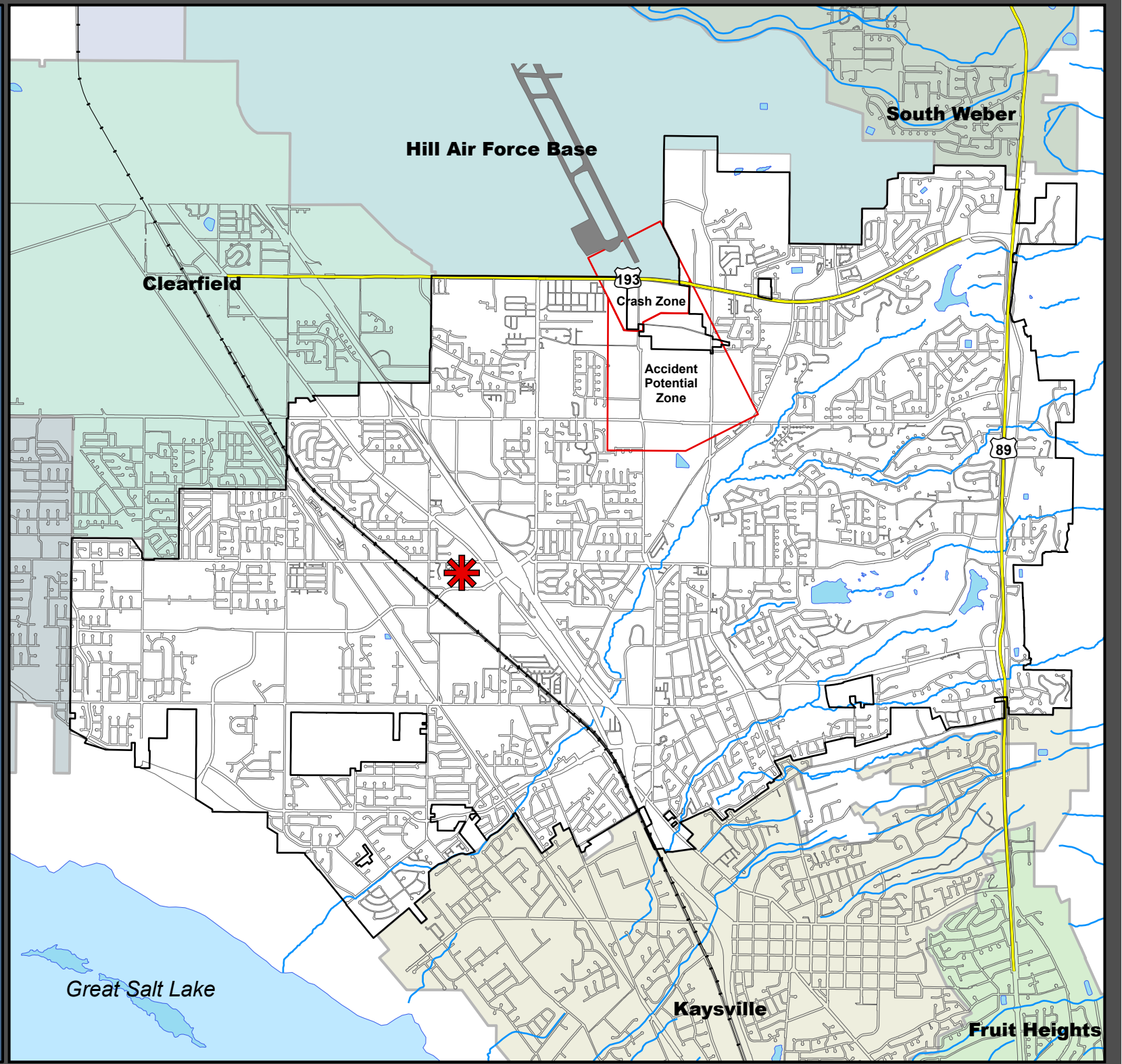
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

UT LAYTON 501-3055 REZONE

APPROX. 915 W GORDON AVE

REZONE FROM R-1-8 TO C-H



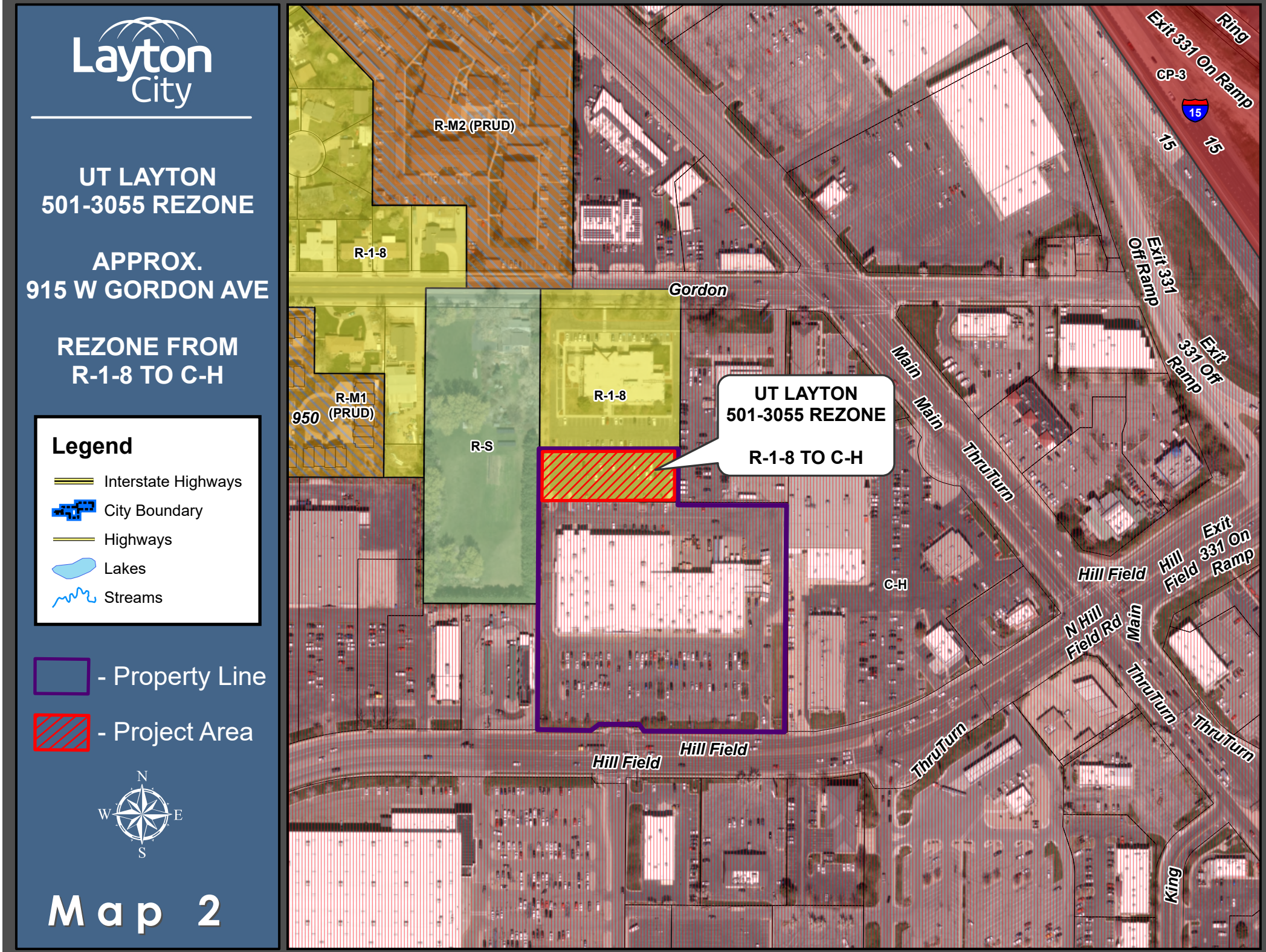
Legend

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

* - Project Site

N W E S

Map 1


Layton City
UT LAYTON
501-3055 REZONE
APPROX.
915 W GORDON AVE
REZONE FROM
R-1-8 TO C-H
Legend
Interstate Highways
City Boundary
Highways
Lakes
Streams
- Property Line
- Project Area
N
W
E
S
Map 2
R-M2 (PRUD)
R-1-8
R-M1 (PRUD)
950
R-S
R-1-8
C-H
Gordon
Main
Main
ThruTurn
Exit 331 Off Ramp
Exit 331 Off Ramp
Exit 331 On Ramp
Ring
CP-3
15
15
15
UT LAYTON
501-3055 REZONE
R-1-8 TO C-H
Hill Field
Hill Field
Hill Field
Hill Field
N Hill Field Rd
Main
ThruTurn
ThruTurn
ThruTurn
ThruTurn
King

Layton City

UT LAYTON 501-3055 REZONE

APPROX. 915 W GORDON AVE

REZONE FROM R-1-8 TO C-H



Legend

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

- Property Line
- Project Area

N W E S

Map 3