

**Notice of the Work Meeting Agenda of the  
PLANNING COMMISSION OF LAYTON, UTAH  
FOR  
Tuesday, July 22, 2025**

**PUBLIC NOTICE** is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 22, 2025**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:15 PM** for review of the agenda items listed below.

**TRAINING**

1. Administrative Review Process (15 min.)

**ADMINISTRATIVE REVIEW**

2. Jenkins Farm PRUD Subdivision – PRELIMINARY PLAT (12 min.)

**PUBLIC HEARING**

3. Elevated Property Maintenance – REZONE AMENDMENT (15 min.)

**ADJOURNMENT**

\*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/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://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 48 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, July 22, 2025**

**PUBLIC NOTICE** is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 22, 2025** 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 – JULY 8, 2025.

**ADMINISTRATIVE REVIEW**

**1. Jenkins Farm PRUD Subdivision – PRELIMINARY PLAT**

The applicant, Ivory Development LLC, is requesting preliminary plat approval of the Jenkins Farm PRUD which shall consist of 18.6 acres. The property is located at 3100 West Gentile Street.

**PUBLIC HEARING**

**2. Elevated Property Maintenance – REZONE**

The applicant and property owner, Matthew Read, is requesting a rezone for the subject property from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial). The property is located at 1131 East Highway 193.

**ADJOURNMENT**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://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 48 hours in advance at 801-336-3826 or 801-336-3820.

**DRAFT**

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
JULY 8, 2025**

**MEMBERS PRESENT:**

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

**MEMBERS ABSENT:**

Commissioner Bret Nielsen

**OTHERS PRESENT:**

Staff: City Planner Brad McIlrath, Planner Kem Weaver, Planner Jeffrey Montague, Secretary Michelle Williams, and Assistant City Attorney Jadyn Applonie

Chair Steenblik called the work meeting to order at 6:15 p.m.

**ADMINISTRATIVE REVIEW**

**1. Wall Homes LLC – CONDITIONAL USE AMENDMENT**

Planner Montague presented the conditional use permit request for a high-impact home occupation for Wall Homes LLC. The property is located at 2501 West 1275 North and is zoned R-1-8 (Single Family Residential). Wall Homes LLC intends to provide general contractor services for residential construction.

Conditional uses are allowed within the zone, the purpose of the meeting is to determine any impacts that may be mitigated with conditions. High-impact home occupations can be approved with signed neighbor consents or through conditional use approval before the Planning Commission. Mr. Wall asked that the Planning Commission review his permit as a conditional use because he was unable to acquire all neighbor consent signatures.

Wall Homes LLC does not have clients or employees visiting the home because the applicant is the only employee. The business is classified as a high-impact home occupation because it is a contractor-type business, which by Ordinance, is a high-impact home occupation due to the potential impacts on the surrounding neighbors.

The Home Occupation Ordinance allows for no more than 25% of the main floor area for the business. The applicant will use 150 square feet, which meets the standard. The applicant will store a 9' trailer next to the driveway and locate 10' back from the right-of-way.

There is currently an existing low-impact home occupation at the home, A Gentle Space LLC, which provides off-site doula services. A Gentle Space only uses 140 square feet of the home for office space.

The combined uses don't exceed the Home Occupation ordinance requirements. The applicant acknowledges that any expansion would require an additional review.

Commissioner McDonough asked if the applicant would have other employees working with him and suggested that they may gather at his home prior to starting a job. Planner Montague stated Mr. Wall is the sole employee of the business. Commissioner Heslop added that Mr. Wall could sub out to others and they wouldn't need to come to the home. Commissioner Felice stated that the applicant could work under a handyman license and be the sole employee.

Vice Chair Whitworth asked about a previous item where the applicant was asking for a second home occupation. Planner Montague explained that the situation in question included two high-impact home occupations. A home can have two low-impact, one low- and one high-impact, but cannot have two high-impact home occupations.

Chair Steenblik asked whether the applicant couldn't acquire the neighbors' signatures or if the neighbors were opposed to the use. Planner Montague stated that the applicant had the majority of the signatures but couldn't obtain one from a corporate landlord.

## **2. The Angels Townhomes Subdivision – PRELIMINARY PLAT**

Planner Weaver presented the preliminary plat for The Angels Townhomes Subdivision. The property is 0.75 acres located in the northern portion of the City. It is currently zoned R-M1 (Low/Medium Density Residential). Multi-family housing surrounds it with a mobile home park located to the southeast.

There used to be an existing home on the property. The applicant is currently building the nine-unit townhome development. The units were to be rented; however, the applicant has decided to subdivide and sell the units, which requires preliminary and final plat review and approval. This development is required to go through preliminary review because it is more than two units. There is no street dedication as it was taken care of previously.

An image was shown, which identified the townhome footprints and distinguished the common area that will be managed by an HOA. There will be water-wise landscaping with rock mulch.

Commissioner Carter asked how far along was the construction. Planner Weaver stated the two-unit buildings are complete and the 5-plex building is under construction. Commissioner Carter asked if they were built with a firewall between each unit. Planner Weaver affirmed and noted that the Fire Marshall's office reviewed the building permit during the site plan.

Commissioners discussed the distinction of condominium units.



### **3. Eastridge Park PRUD Phases 5D and 5E – FINAL PLATS**

Planner Weaver presented the final plats for Eastridge Park PRUD Phases 5D and 5E. These are the final two phases of the development that was approved in 2015. The development has townhomes, cottage homes, and single-family homes with a 16-acre nature park.

Commissioner Felice asked if the lots to the south were phases approved last year. Planner Weaver affirmed and shared an image of the phased development.

Phase 5D has 10 lots and Phase 5E has 11 lots. Plat 5E will also dedicate the detention basin along the north fork of Kays Creek. Part of the Kays Creek Trail is located in this area and will be dedicated to the City by way of easement across the lots abutting the trail.

Chair Steenblik asked why these two phases were being separated. Planner Weaver indicated that it is a decision of the developer. City Planner McIlrath added that sometimes phasing is based on financing. Commissioner Felice added that it might have been initially planned to be phased separately for financial purposes but then when they got to the end they decided to run them together. Commissioner Freebairn shared that it may also have to do with timing of the improvements or how the buyer/builder wants to proceed.

Commissioner McDonough noted that there is an incorrect word in Plat Note 1. It talks about public improvements and facilities, but the word “either” doesn’t fit. Either the word should be removed or wording might need to be added to make it cohesive. Planner Weaver noted the correction and indicated it would be corrected before recording.

Commissioner McDonough noted that the statement intends to notify homeowners they are responsible for any damage to City facilities due to changes made by the homeowner that don’t conform with the geotech recommendations. There are a number of geotech reports for this development and it is unrealistic to expect a homeowner to go through those reports to find the geotech recommendations. Commissioner McDonough asked if the recommendations could be placed on the final plat for the convenience of the homeowner. Planner Weaver clarified that the recommendation is to add the geotech recommendations to the plat. Commissioner McDonough affirmed and Planner Weaver responded that it could be considered.

Commissioner Pierce voiced concern about homeowners over-irrigating causing landslide issues and asked if any of the recommendations addressed irrigation. Commissioner McDonough responded that was one of the primary recommendations of the geotech report, noting that water needs to drain into the street. The report talks about it being an active landslide area.

Chair Steenblik asked if these concerns were addressed in the other phases. Planner Weaver stated the same verbiage was used with the other phases, but the recommendations were not spelled out on the plats.

Commissioners discussed the geotech recommendations, how best to get the information to homeowners, and the potential impacts if recommendations aren't followed. Assistant City Attorney Applonie reminded Commissioners that this is an Administrative Review item and if the applicant met the sensitive land ordinance then these ideas can be recommendations but cannot be requirements for approval. Planner Weaver explained that every unit and lot has had a notice recorded on the lot or unit that spells out the geotech requirements.

Commissioner Pierce questioned the trail running through the residential properties. Planner Weaver affirmed the trail location and noted that there will be an easement on the lots and they are identified as restricted with notes on the plat identifying the easement.

Commissioner Felice asked who would own the trail. Planner Weaver responded that the City would own and manage the trail. Commissioners discussed the impacts of having the trail run through the properties and the potential challenges that may arise.

Commissioner Freebairn agreed that it was concerning but noted that the correction would have needed to occur during the preliminary review and approval process. Commissioner Felice suggested that moving forward the City should examine how they accept trails whether they are by easement or absolute dedication.

## **PUBLIC HEARING**

### **2. Front Door Standards – TEXT AMENDMENT**

City Planner McIlrath presented the text amendment that will establish a front facade definition and front door standards.

The definition will require the front façade to be parallel or nearly parallel to the street, common open space, or passageway if within a master-planned development. Diagram A-2 would be updated to clearly identify what would be considered the front façade for the home. The front door will need to be along the front façade with direct access into the habitable space of the home. Garage doors or side doors will not qualify as the front door access. Examples were shown for clarification.

The amendment also would require a clear 4' pathway from the front door to the nearest public or private sidewalk. An approved driveway may function as a portion of the pathway. It is helpful to have front doors visible from public right-of-ways or private sidewalk areas. One reason is for safety purposes and ease of access, and the second is for the overall aesthetics and character for the City.

Commissioner Felice stated that this wasn't a public safety issue but was primarily an aesthetics issue and one that he would not support.

Commissioner Heslop responded that it was a safety issue if a resident called 911 and emergency responders couldn't find the front door.

Commissioner Felice stated that in a real emergency, it wouldn't be an issue if the front door was on the front or on the side of the house. It would be nice to hear from the Fire Chief as to whether this was an actual issue he was concerned about. It wasn't mentioned in the Staff Report that it was a safety issue.

City Planner McIlrath agreed that the primary purpose was for aesthetics.

Commissioner Felice stated he would not vote for the amendment approval. Having different orientations and designs can create a beautiful neighborhood rather than just having cookie-cutter neighborhoods. It adds additional layers to the approval process. Most developers will do this anyway and it disproportionately affects the one-off builders.

City Planner McIlrath shared that this wasn't a Staff initiated text amendment but rather Staff was directed to bring the amendment forward. If the Commission disagrees with the amendment, specific feedback from the Planning Commission would be appreciated to move forward with the City Council review.

Vice Chair Whitworth clarified that the amendment was to require the garage door and front door to face the same way. City Planner McIlrath stated that just the front door was to be on the front façade, the garage door can face any direction.

Commissioners discussed approval of the sidewalk requirement to direct public and emergency personnel to the front door but voiced opposition to Code defining the front façade and requiring the front door to be in the front façade.

#### **ADJOURNMENT:**

At 7:00 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  
JUNE 24, 2025**

**MEMBERS PRESENT:**

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

**MEMBERS ABSENT:**

Commissioner Bret Nielsen

**OTHERS PRESENT:**

Staff: City Planner Brad McIlrath, Planner Kem Weaver, Planner Jeffrey Montague, Secretary Michelle Williams, and Assistant City Attorney Jadyne Applonie

**PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)**

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

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – June 24, 2025.**

Chair Steenblik called for a motion to approve the minutes. Commissioner Pierce moved to accept the Planning Commission Work and Regular Meeting Minutes for June 24, 2025. Commissioner Carter seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

**ADMINISTRATIVE REVIEW**

**1. Wall Homes LLC – CONDITIONAL USE**

The applicant, Michael Wall, is requesting a conditional use permit for a high-impact home occupation for contractor services. The property is located at 2501 West 1275 North.

Planner Montague presented the item.

**Background:** *The applicant and property owner, Michael Wall, is requesting a conditional use permit for a high-impact home occupation. 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.*

*The proposed home occupation intends to provide contractor services for residential construction. The proposed home occupation will occupy a 150-square-foot area of the main floor as an office. The business will use the concrete parking pad east of the main driveway to store a 9' enclosed trailer. This trailer will*

contain construction tools/equipment. All utilized space complies with the requirements for a home occupation.

**Alternatives to the Motion:** Alternatives are to: 1) Grant conditional use approval for a 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 that the Planning Commission grant conditional use approval for the High-Impact Home Occupation subject to the applicant meeting all conditions listed in the Staff Report.

**Planning Commission Discussion:**

Chair Steenblik clarified that if there are two home businesses they could be using the same square footage. Planner Montague stated that they could use the same office space for the home occupations.

**Public Comment:**

NONE

**MOTION:**

Vice Chair Whitworth motioned the Planning Commission to grant conditional use approval for the High-Impact Home Occupation, subject to the applicant meeting all conditions listed in the Staff Report. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

**2. The Angels Townhomes Subdivision – PRELIMINARY PLAT**

The applicant, Cody Rhees, is requesting preliminary plat approval for a nine-townhome subdivision in the R-M1 (Low/Medium Density Residential) zone. The property is located at 1615 North Angel Street.

Planner Weaver presented the item.

**Background:** The applicant, Cody Rhees, is requesting preliminary plat approval for The Angels Townhomes Subdivision. The proposed subdivision is surrounded by R-M1 (Low/Medium Density Residential) zoning and land uses.

The proposed nine townhomes are currently under construction after receiving site plan approvals from the City. The applicant came to a decision during construction to create separate tax identifications for each townhome unit, which requires the applicant to go through the plat entitlement process with the City.

Outside the footprints of the townhomes is a common area, which includes landscaping and the private drive access. The limited common area is for the purpose of the driveways and front door access for each townhome unit. The common areas will be owned and maintained through a homeowner's association.

**Alternatives to the Motion:** Alternatives are to: 1) Grant preliminary plat approval for The Angels Townhomes Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat identifying that the request does not comply with City requirements.

**Recommendation:** Staff recommends that the Planning Commission approve the preliminary plat for The Angels Townhomes Subdivision subject to meeting all City requirements as outlined in Staff memorandums.

**Planning Commission Discussion:**

NONE

**Public Comment:**

NONE

**MOTION:**

Commissioner Felice motioned the Planning Commission to approve the preliminary plat for The Angels Townhomes Subdivision subject to meeting all the City requirements as outlined in Staff memorandums. Vice Chair Whitworth seconded the motion, which was approved unanimously following a roll-call vote.

**3. Eastridge Park PRUD Phases 5D and 5E – FINAL PLATS**

The applicant, Adams Property LLC, is requesting final plat approval for the last two phases of the Eastridge Park PRUD for single-family lot development. The property is located at 1615 North Angel Street.

Planner Weaver presented the item.

**Background:** The applicant, Adams Property LLC, is requesting final plat approval for the last two phases of the Eastridge Park PRUD development with a total of 8.18 acres. The two phases are single-family lots, similar to the single-family lots being developed to the northeast and south in previous phases of Eastridge Park. The North Fork of Kays Creek is to the west, which includes the 15-foot wide Kays Creek Trail easement.

The applicant/developer received preliminary plat approval from the City Council on May 7, 2015. Since this approval, the Developer has constructed the majority of the development, which contains townhomes, cottage homes, and detached single-family homes on typical single-family lots. The current proposal for Phases 5D and 5E includes 21 single-family homes within the two phases.

As part of the mass grading for these two phases, the developer is implementing certain conditions that were approved with the preliminary plat by the City Council. These conditions are outlined in the Staff Report and consist of waiving the land drain system and plat notices.

**Alternatives to the Motion:** Alternatives are to: 1) Recommend the City Council grant final plat approval of Eastridge Park PRUD Phases 5D and 5E subject to meeting all City requirements as outlined in Staff

*memos to the developer; or 2) Recommend the City Council deny final plat approval 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 final plat for Eastridge Park PRUD Phases 5D and 5E subject to meeting all City requirements as outlined in Staff memos to the developer.*

**Planning Commission Discussion:**

Commissioner McDonough asked if the IGES geotech engineers monitor the construction site and if so, would they have to report concerns to the City. Planner Weaver affirmed and noted that the engineers would have to complete an addendum report to correct any issues that came up. Commissioner McDonough stated everyone understands that the developer will follow the IGES recommendation. Planner Weaver affirmed.

Vice Chair Whitworth asked for clarification of the land drain system waiver. Planner Weaver shared that land drains, also known as French drains, around the foundation of the home are meant to capture any residual water around the home. The system typically removes the water from around the foundation and carries it to the street drain system. Commissioner McDonough asked why those were waived. Planner Weaver answered the waiver was based on the two criteria noted in the Staff Report, the soil classification and groundwater depth. The requested waiver met both requirements and therefore could be granted.

**Public Comment:**

NONE

**MOTION:**

Commissioner Pierce motioned the Planning Commission to forward a recommendation of approval to the City Council for the final plat for Eastridge Park PRUD Phases 5D and 5E subject to meeting all City requirements as outlined in Staff memos to the developer. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll-call vote.

**PUBLIC HEARING**

**4. Front Door Standards – TEXT AMENDMENT**

Layton City is proposing to establish a definition and design standards for front doors for single- and two-family dwellings.

City Planner McIlrath presented the item.

**Background:** *Staff has prepared a draft amendment to codify the orientation of a single and two-family home as well as the location of the front door of those homes. The purpose of this amendment is to require that the front façade and front doors of homes be oriented toward the front property line and not to the side or rear lot lines of a property. The intent is to provide for a consistent orientation of homes throughout the City and greater ease of access to the front door of a home from the nearest public or private sidewalk in a development.*

**Recommendation:** Staff recommends that the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 “Zoning”, Chapter 19.02 “Definitions” and Chapter 19.13 “Development Plan Requirements for New Construction of a Single or Two-Family Dwelling in Layton City” as proposed.

**Planning Commission Discussion:**

Commissioner Carter asked if “pathway”, as referenced in the proposed 4' pathway requirement, was defined in the Code. City Planner McIlrath responded it is the sidewalk that goes from the front door to the public street or sidewalk or goes to a private sidewalk in a planned development. The regulation would require the sidewalk to be 4' wide from the front door out to the public area. Commissioners discussed the ADA requirements and sidewalk width benefits.

Vice Chair Whitworth asked if there are other front façade requirements other than the location of the front door already in Code. City Planner McIlrath affirmed and stated there are architectural design standards for the front facades of a building. There is a standard for where the front property line is and what the front yard area is, but there hasn't been a clear delineation for the front door location.

Chair Steenblik asked if this would require new homebuilders to have larger sidewalks than have been required in the past. City Planner McIlrath said that there might be some built with 3' sidewalks but this standard is in line with designs that have been coming through for permits. Chair Steenblik asked if a homeowner were to remodel their front façade would they need to update their sidewalk to 4'. City Planner McIlrath responded that they would not need to change the sidewalk unless they tore out the old one and replaced the access.

Commissioner Pierce asked if there was an avenue available for homeowners who, due to certain site provisions, could pursue to give them the ability to not have their front door align with the front façade. City Planner McIlrath stated it may need to be considered that there be a process that, in limited circumstances, the front façade may be in a different location due to topography elements.

Chair Steenblik clarified that if the Commission decides to modify the amendment the change needs to be identified in the motion. City Planner McIlrath affirmed.

Commissioner Felice stated he didn't agree with this item and explained that it was unnecessary. From a practical perspective, it affects so few people. Ninety-nine percent of developers are compliant with the intent of this amendment. This is going to be applied to infill development on the east side and it disproportionately impacts those individuals. It is a bad idea to put this additional restriction upon them and the City doesn't get much benefit from it. People have differing views on what is aesthetically pleasing. This is not a safety concern. Esthetics are objective and this will decrease building variety in neighborhoods.

Commissioners McDonough and Freebairn voiced support for Commissioner Felice's arguments to not approve this amendment.

Commissioner Pierce agreed with the exception that there should be a requirement for a sidewalk from the front door, wherever it is, to the driveway or to the public sidewalk. Commissioner Pierce asked if the Commission could move forward with the pathway recommendation without the front door recommendation.



Chair Steenblik voiced surprise that there wasn't Code for street access to the door already. City Planner McIlrath stated there is Code for commercial sites that require pedestrian access. City Planner McIlrath asked if the Commission was looking for a definition for the front façade or if the proposed definition muddled the water.

Commissioner Felice responded that the front façade definition muddled the water. He stated that he agreed with Commissioner Pierce for some sort of access to the front door, but that wasn't the primary purpose of this amendment. It would take too much to rewrite this in a Commission meeting. Commissioner Felice recommended that the Commission forward a denial so Staff could do a rewrite.

City Planner McIlrath stated that it sounded like the Commission would keep the pathway language of the proposed amendment and strike the rest.

Vice Chair Whitworth asked if there was anything preventing someone from putting their house at a 90-degree angle to the street on a lot. City Planner McIlrath responded no there isn't, which is one of the concerns that this amendment was attempting to address. Staff would still address the setbacks related to the street. There are some architectural design standards in the PRUD ordinance but nothing for single- or two-family residential developments. State Code has preempted cities from regulating architectural design standards on single and two-family dwellings; however, orienting the home was not addressed.

#### **Public Comment:**

Chair Steenblik called for a motion to open the public hearing. Vice Chair Whitworth motioned to open the public hearing. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

**Michael Christensen, resident** – stated that he opposed the text amendment and stated this country was founded on life, liberty, and the pursuit of happiness and not on the right to not see something you don't love on someone else's property. Mr. Christensen concurred that there is a valid need to have a solid, impermeable path to a front door but it shouldn't rewrite the ADA width standard.

Chair Steenblik called for a motion to close the public hearing. Commissioner Freebairn motioned to close the public hearing. Commissioner Pierce seconded the motion, which was approved unanimously following a roll-call vote.

#### **MOTION:**

Commissioner Felice motioned the Planning Commission to forward a recommendation of denial to the City Council to not adopt the proposed amendments to Title 19 "Zoning", Chapter 19.02 "Definitions" and Chapter 19.13 "Development Plan Requirements for New Construction of a Single or Two-Family Dwelling in Layton City" as proposed. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

## ADJOURNMENT

At 7:51 PM, Commissioner Pierce motioned to adjourn. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote and the meeting was adjourned.



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Michelle Williams  
Planning Commission Secretary

DRAFT

**LAYTON CITY**  
**AGENDA ITEM COVER SHEET**

**Item Number: 1**

**Subject:** Preliminary Plat – Jenkins Farm PRUD Subdivision – Approximately 3100 West Gentile Street

Contact: Whitney Black, Planner II

**Background:** The applicant, Ivory Development LLC, is requesting preliminary plat approval of the Jenkins Farm PRUD Subdivision. A previous applicant, Nilson Homes, initiated the development process in 2022 to establish parameters for a Planned Residential Unit Development (PRUD) on the site. Ivory Development has now acquired the property and will be required to design a PRUD that is substantially similar to the previously approved concept and recorded Development Agreement. The subdivision will also need to comply with the PRUD code and complete both the preliminary and final plat approval processes.

Per the approved concept plan and Development Agreement, development of this property shall consist of all 18.60 acres and have a maximum density of 4.89 units per acre. A total of 91 residential units (67 single-family homes and 24 townhomes) shall be located within this development. The properties to the north are zoned R-S (Residential Suburban), properties to the west are zoned A (Agriculture) and R-S, and the properties to the east and south are unincorporated.

The base density for an R-1-10 subdivision is 3.5 units per acre. Additional densities, up to 40%, may be granted to a development based upon design options and amenities. The proposed density for this development is 4.89 units per acre, which equates to a full 40% density bonus. This bonus was granted during previous reviews as the development is providing amenities, open space/landscaping, enclosed parking, and improved exterior finishes.

**Alternatives to the Motion:** Alternatives are to: 1) Approve the preliminary plat of the Jenkins Farm PRUD Subdivision subject to meeting all City requirements; or 2) Identify the preliminary plan does not meet City requirements and deny the preliminary plat.

**Recommendation:** Staff recommends that the Planning Commission approve the preliminary plat for the Jenkins Farm PRUD Subdivision, subject to meeting all the City requirements and conditions 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:** July 22, 2025

**RE:** Preliminary Plat – Jenkins Farms PRUD Subdivision – Approximately 3100 W Gentile Street

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**LOCATION:** Approximately 3100 W Gentile St

**ZONING:** R-1-10 PRUD (Single Family Planned Residential Unit Development)

### **BACKGROUND**

The applicant, Ivory Development LLC, is requesting preliminary plat approval of the subject property. A previous applicant, Nilson Homes, initiated the development process in 2022 to establish parameters for a Planned Residential Unit Development (PRUD) on the site. On September 1, 2022, the Council approved the annexation of 15.39 acres and rezone of 18.60 acres from A (Agriculture) to R-1-10 PRUD. In 2023, Nilson Homes received preliminary plat approval for the proposed project. However, they have since opted not to pursue the development, and the preliminary plat approval has expired. Ivory Development has now acquired the property and will be required to design a PRUD that is substantially similar to the previously approved concept and recorded Development Agreement. The subdivision will need to comply with the PRUD code and complete both the preliminary and final plat approval processes.

### **DESCRIPTION**

Per the approved concept plan and Development Agreement, a development of this property shall consist of all 18.60 acres and have a maximum density of 4.89 units per acre. A total of 91 residential units (67 single-family homes and 24 townhomes) shall be located within this development. The properties to the north are zoned R-S (Residential Suburban), properties to the west are zoned A and R-S, and the properties to the east and south are unincorporated.

The approval of a preliminary plat application is an administrative action that requires the application to meet all applicable development standards. These include, Municipal Code section 18.12 Preliminary Plat, Municipal Code title 19 Zoning, Layton City's Development Guidelines and Design

Standards, the International Fire Code, and applicable state laws. This specific application also includes a PRUD Overlay and a Development Agreement, as such; the application will also need to comply with those applicable ordinance standards and agreement. If the application meets all the development standards,-or can reasonably do so based on the conditions outlined in the staff memorandums,-the application must be approved. If it does not meet the applicable standards, a denial may be considered, only based on specific areas of noncompliance.

Staff, including Engineering, Fire, Parks, and Planning, have reviewed this application for compliance with the requirements of the code sections and standards outlined above. Staff has determined that this application can reasonably meet all of the requirements based on the conditions outlined in the staff memorandums. Based on these findings, Staff recommends approval of this application.

## **STAFF REVIEW**

### **Density**

The base density for an R-1-10 subdivision is 3.5 units per acre. Additional densities, up to 40%, may be granted to a development based upon design options and amenities. The proposed density for this development is 4.89 units per acre, which equates to a full 40% density bonus. This bonus was granted during previous reviews as the development is providing amenities, open space/landscaping, enclosed parking, and improved exterior finishes.

### **Recreation and Site Amenities**

The Development Agreement outlines that the following amenities shall be integrated into the development of this property: a playground, pickleball court, 7' trail/pathway, at least 16 benches, and two pavilions (which include a picnic table, barbeque grill, and garbage can). The proposed plans show these amenities distributed throughout the development with a minimum of one amenity within at least 900' of every residential unit, as required by Municipal Code 19.08.090.

### **Open Space**

The minimum open space requirement for a PRUD development with a Neighborhood Agriculture Heritage Overlay (See Layton Forward General Plan) is 20%. The proposed plans indicate 21.9% of the development will be dedicated open space. The two main open space areas are located on the north end and in the middle of the development. Both of these areas will have large grass spaces for recreation, the playground, community garden, and other amenities, and be surrounded by landscaping beds as a border. Each of the open space areas will be fenced so that they are separated from private yard spaces.

### **Enclosed Parking**

The minimum parking requirement for single-family units is two enclosed spaces per unit. For townhomes the minimum requirement is 2.25 spaces per unit with half of the required spaces being enclosed. The proposed development includes two-car garages on each residential unit. In addition, each townhome has a 20' driveway that will allow for visitor parking.

### **Architectural Design**

The Development Agreement requires that at least eight elevations be provided at the time of preliminary review. The Development Agreement also requires that at least 20% of the street-facing

façade be finished with masonry along with an open-air 7' by 7' front porch shall be included on each dwelling. The applicant has provided the required eight elevations that meet the required design standards outlined above.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve the preliminary plat for the Jenkins Farm PRUD Subdivision, subject to meeting all City requirements and conditions 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 submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.*

#### MEMORANDUM

TO: Planning Commission/City Council

CC: CED Department; Fire Marshal

FROM: Ryan Bankhead, Senior Staff Engineer

DATE: July 9, 2025

SUBJECT: Jenkins Farm  
3701 W Gentile Street

I have reviewed the plans submitted on June 24, 2025 and received in Engineering on June 25, 2025 for the proposed Jenkins Farm located at 3701 W Gentile Street. The Engineering Department recommends the approval of the development. The Engineering Department has found that the development plans meet the requirements set forth in the Municipal Code and Engineering Standards and Design Guidelines.



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: Jenkins Subdivision PRUD @ 3071 W Gentile St

CC: 1) Engineering  
2) Greg Timothy, [gregt@ivorydevelopment.com](mailto:gregt@ivorydevelopment.com)  
3) Peter, [peter@edmpartners.com](mailto:peter@edmpartners.com)

DATE: June 18, 2025

I have reviewed the preliminary plan submitted on May 23, 2025 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 #S25-076 District #40  
Project Tracker #LAY2203023170



# Memorandum

**To:** Greg Timothy, Peter Duberow – EDM Partners  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, City Landscape Architect – Parks & Recreation  
**Date:** July 2, 2025  
**Re:** Jenkins Subdivision PRUD, Preliminary Approval – 3071 W. Gentile St.  
**Review:** Review 3

---

The Jenkins Subdivision PRUD located at 3071 West Gentile Street lies within the existing Legacy Park and Harmony Place Park neighborhood park service area.

The Parks and Recreation Department has reviewed the plans re-submitted on June 25<sup>th</sup> and has no comments or concerns regarding the Jenkins Subdivision PRUD Preliminary Approval.

***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.***











## JENKINS FARM PRUD SUBDIVISION

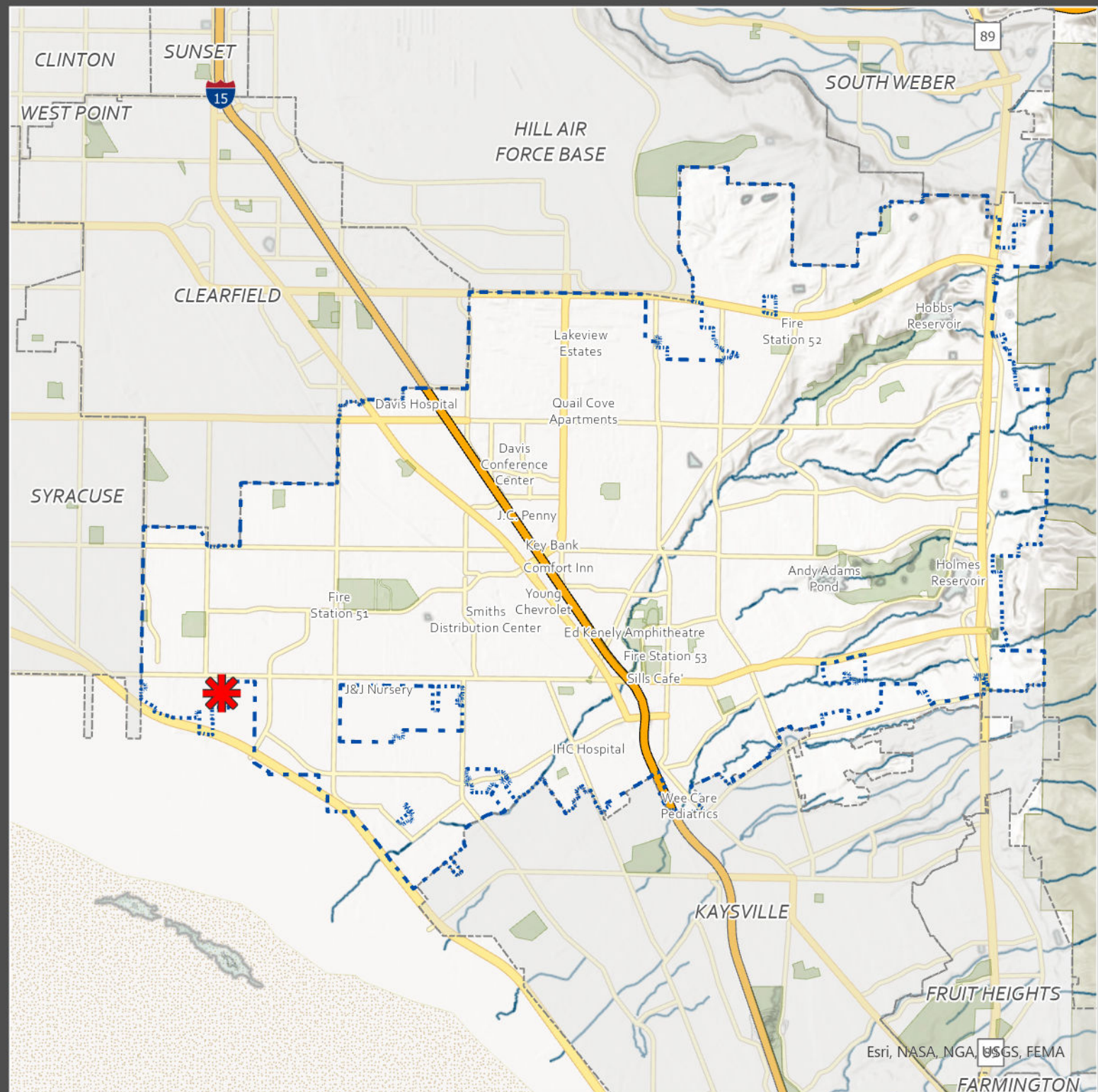
APPROXIMATELY  
3071 W GENTILE

PRELIMINARY  
PLAT

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 1













## JENKINS FARM PRUD SUBDIVISION

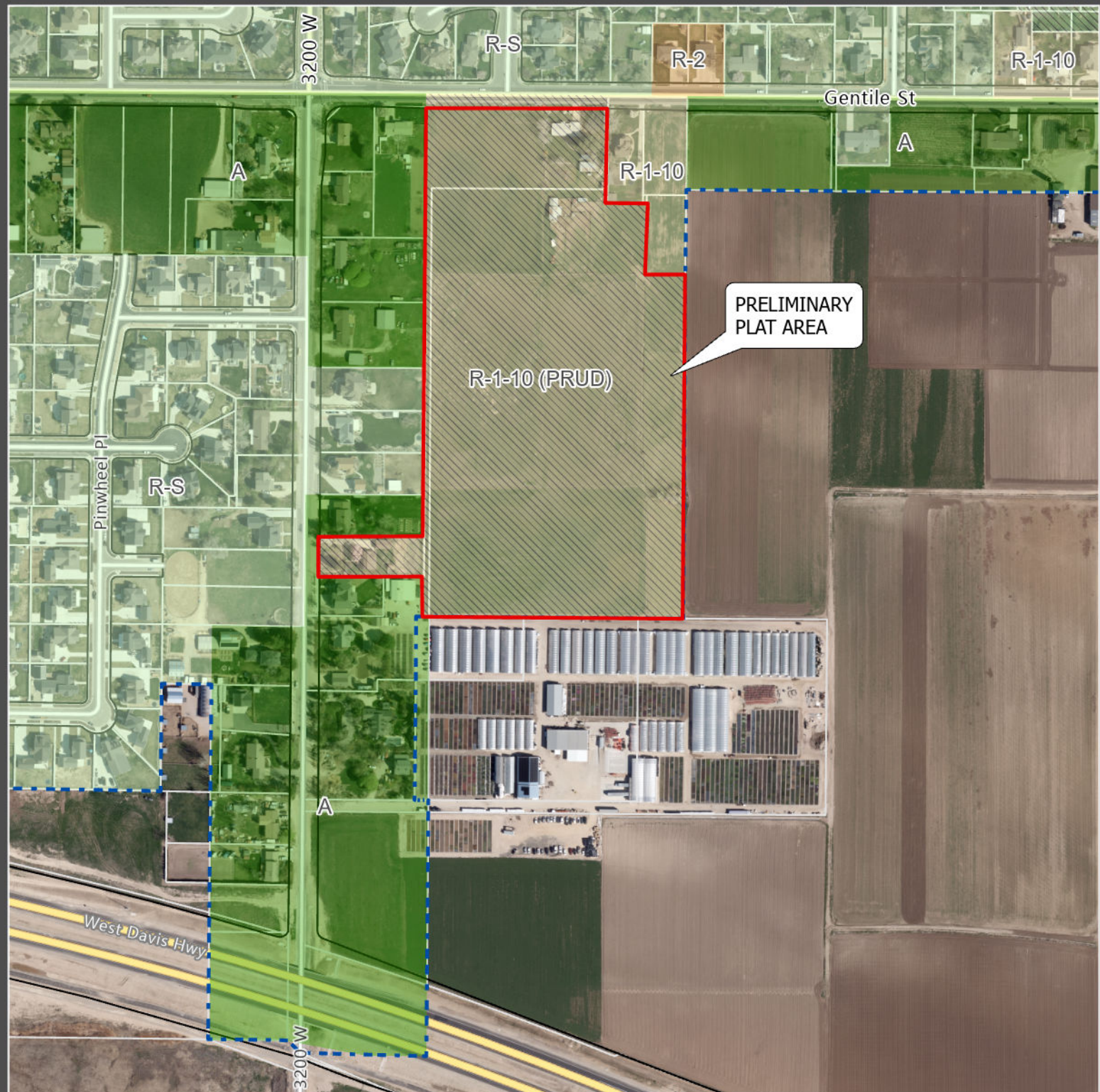
APPROXIMATELY  
3071 W GENTILE

## PRELIMINARY PLAT

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



# Map 2













JENKINS  
FARM PRUD  
SUBDIVISION

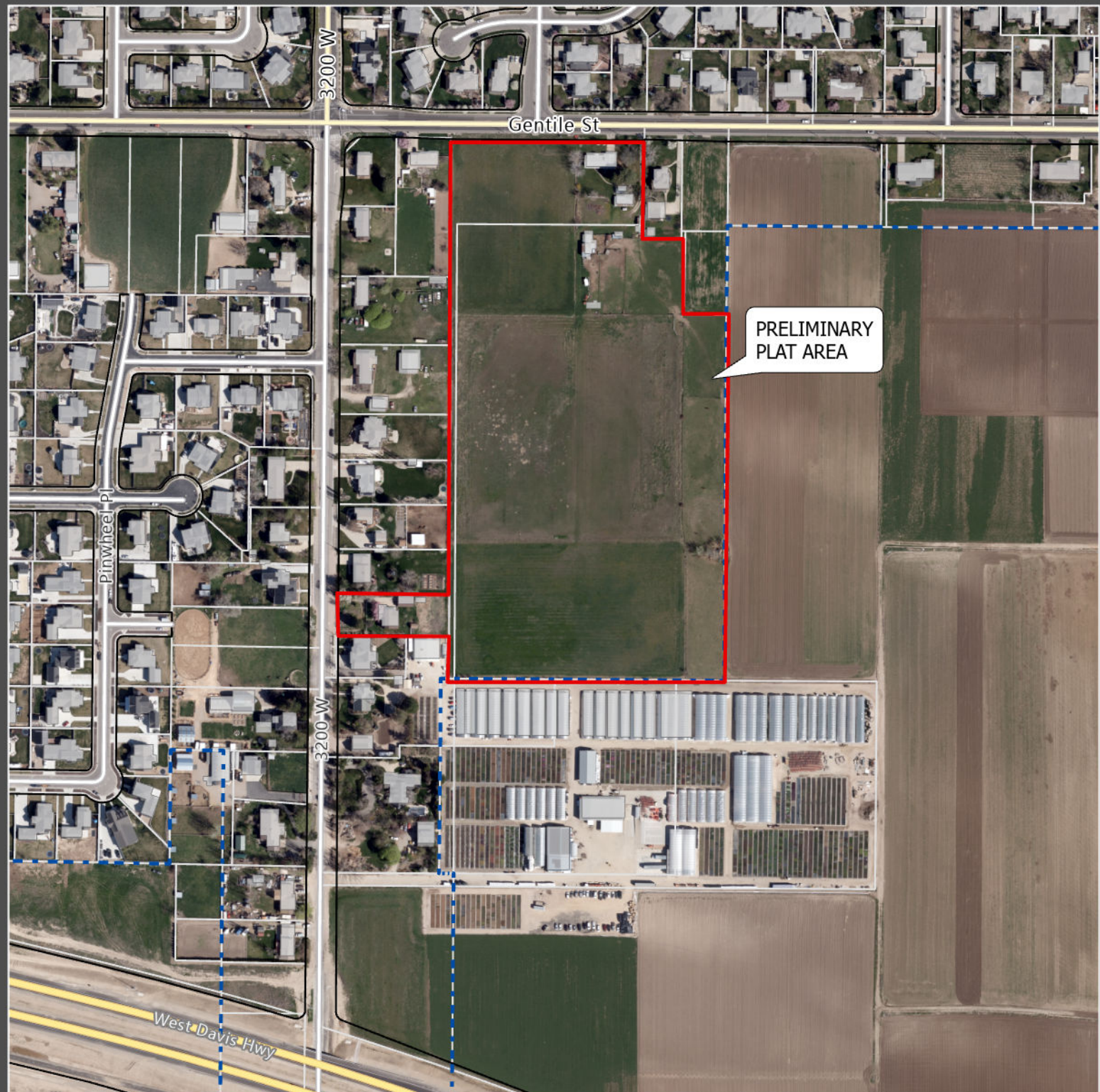
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PRELIMINARY  
PLAT

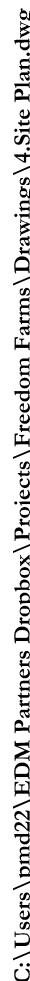
-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 3











Pavilion from Pro Playgrounds or approved similar

**A** Pavilion  
Not to Scale



8' Rectangle picnic table from Uline or approved similar. Color black. Model # H-10003

**B** Picnic Table  
Not to Scale



Barbeque from Uline or approved similar. Model # H-4419

**C** Barbeque  
ESP LXME



Courtyard trash can from Uline or approved similar. Color black. Model # H-2865

**D** Trash Can  
Not to Scale



6' Bench without back from Uline or approved similar. Color black. Model # H-3019

**E** Bench  
Not to Scale



-Raised planters made out of wood with 4" black fencing around perimeter

**F** Community Garden  
Not to Scale



-Court colors to be determined at a later time.  
-To have 4" black chain link fencing on sides, and 10" black chain link on the ends

**G** Pickleball Court  
Not to Scale



-Manufacturer to be determined at a later time

**H** Playground  
Not to Scale



Design Build  
Landscape Design  
Irrigation Design  
Lighting Design  
Digital Image Design

P.O. Box 1798  
West Jordan, Utah, 84084  
Office: 801-282-6303  
Fax: 801-282-3076  
Web:www.lmsinc.blogspot.com

The pages contained in these drawings including all Landscape Sheets, Irrigation Sheets, Lighting Sheets, and Digital Design Sheets, are the property of LMS, Inc.and can not be copied or duplicated without the written peremission of LMS, Inc.

JOB NAME:

Jenkins Common area

ORIENTATION:



DATE:

6/19/2025

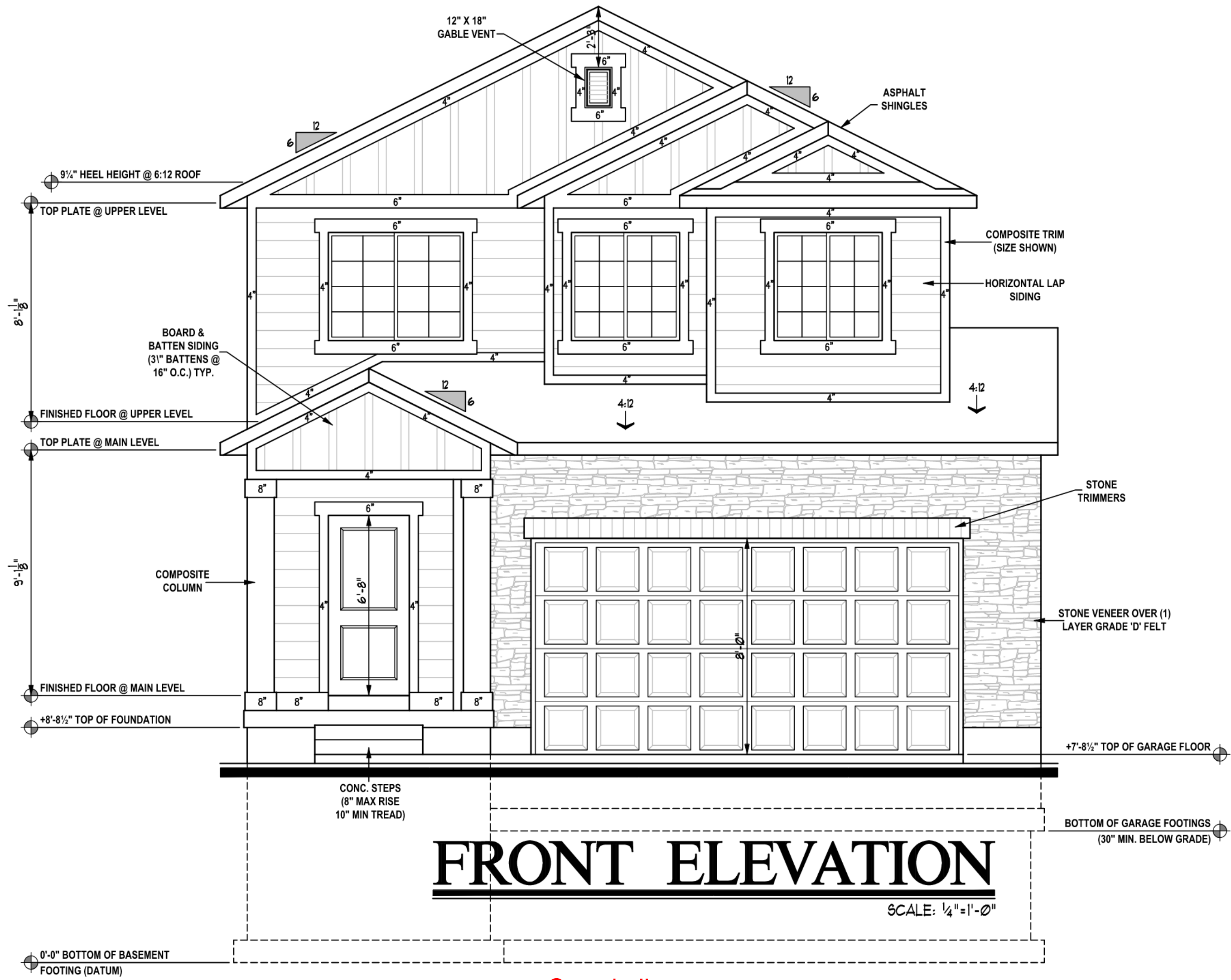
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Landscape Details

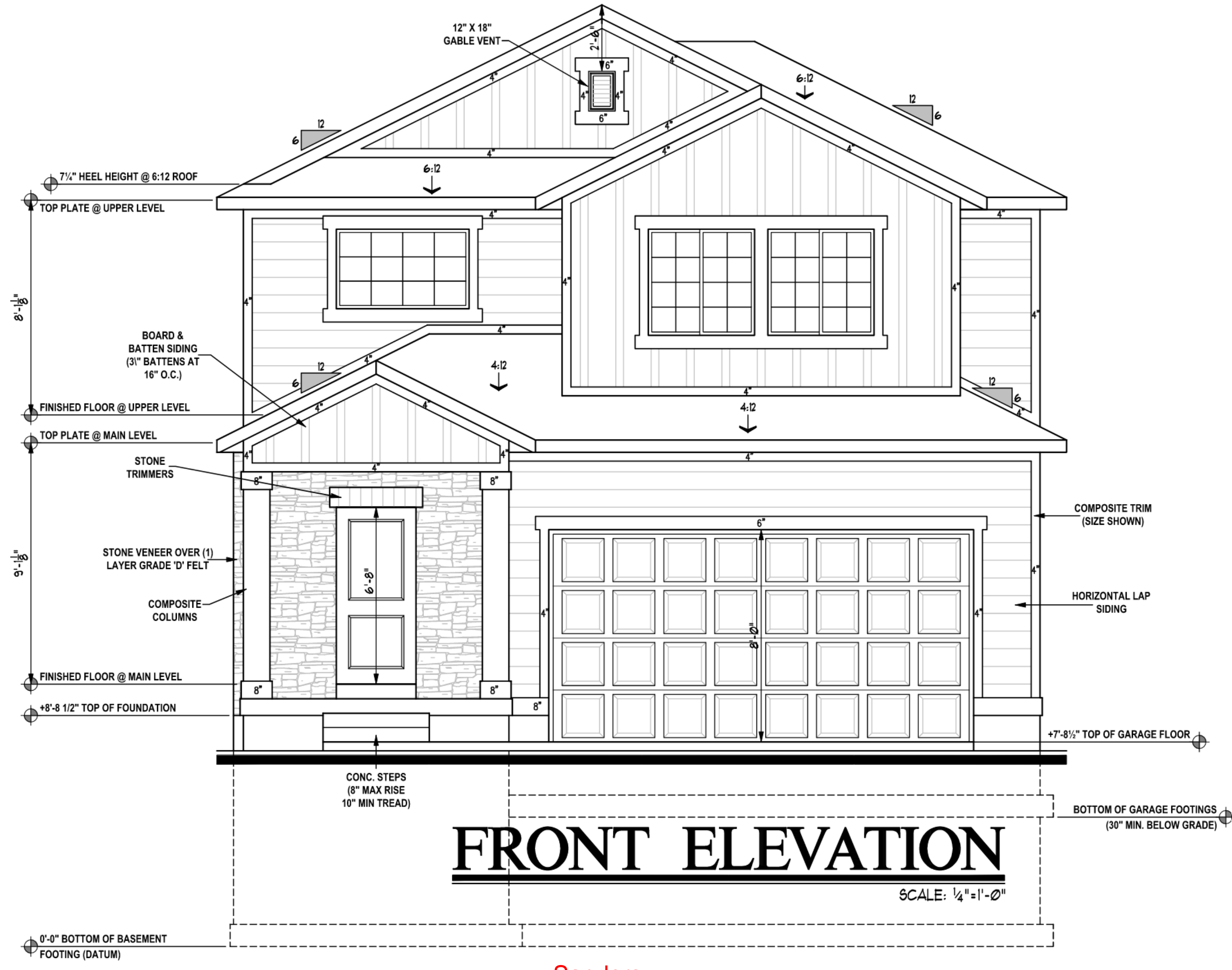
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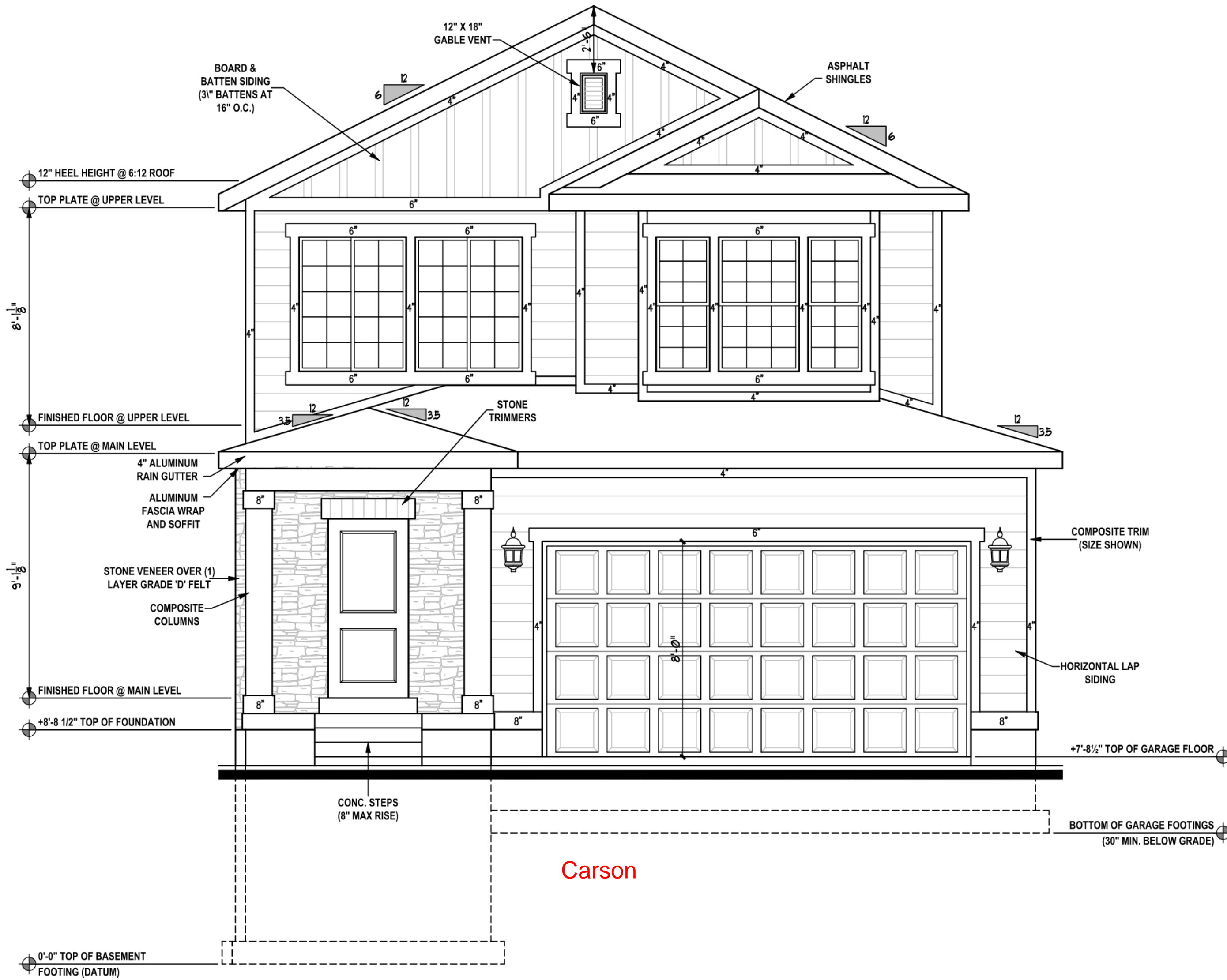




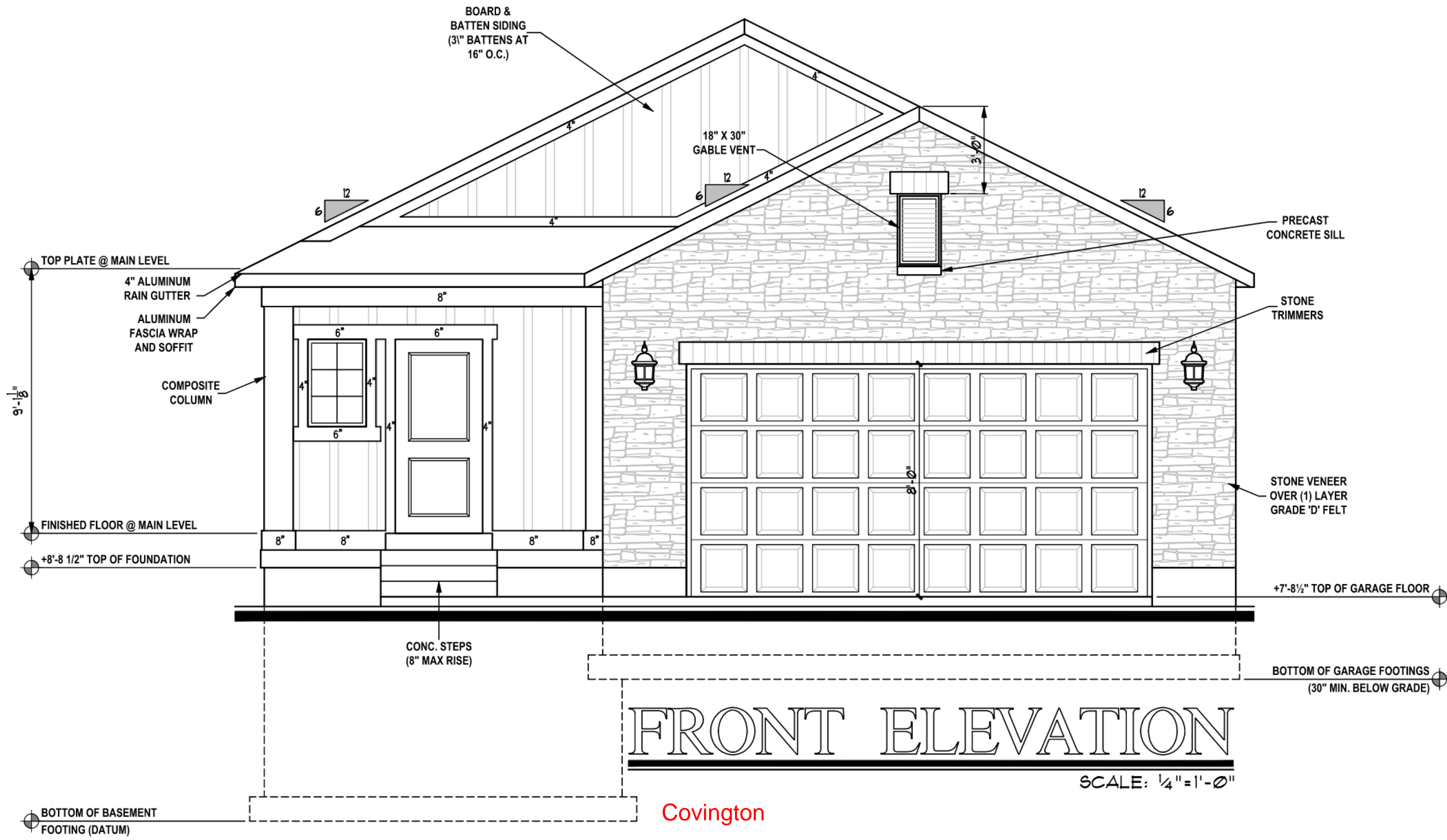
Campbell



Sanders

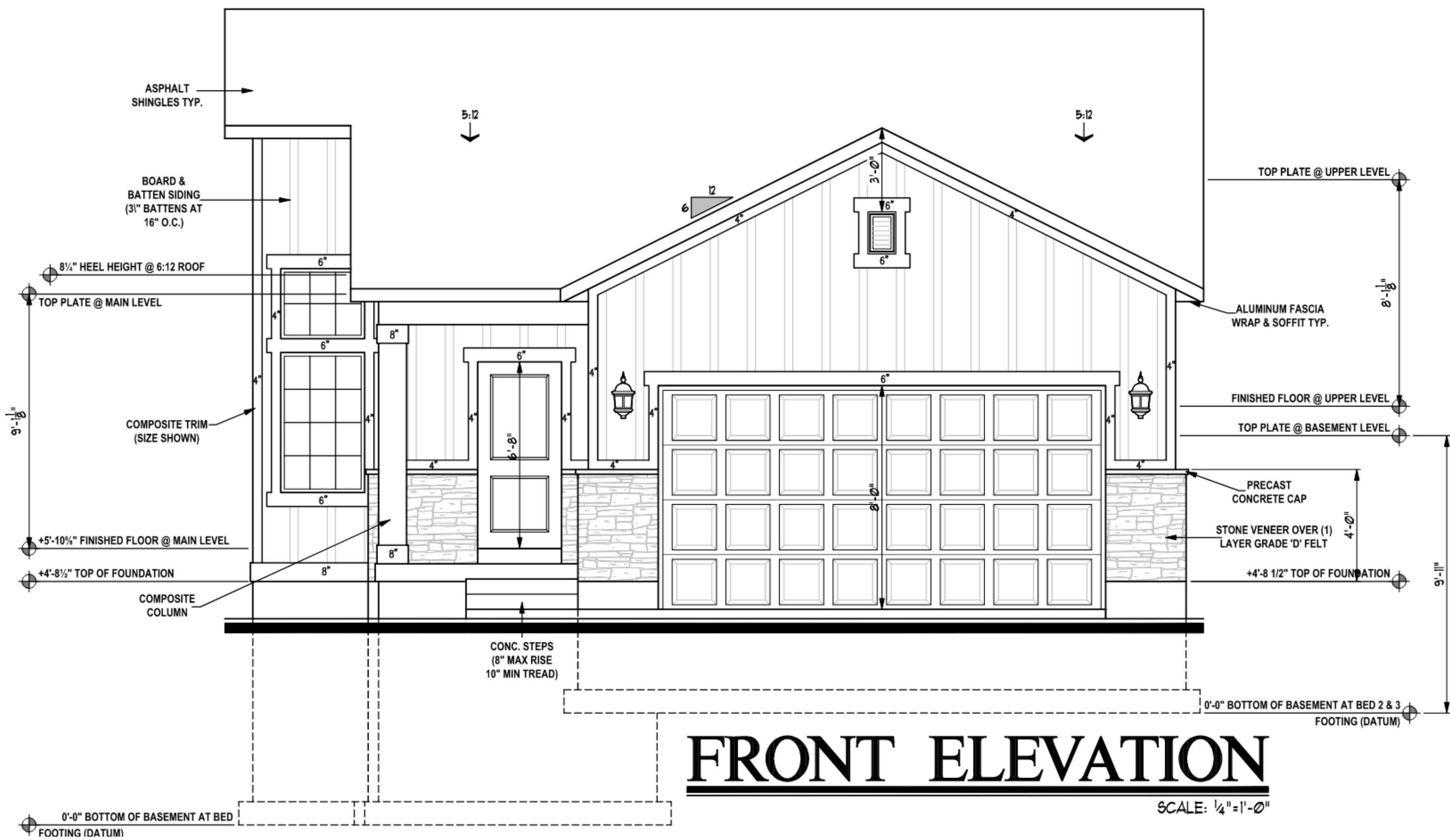


Carson



Covington

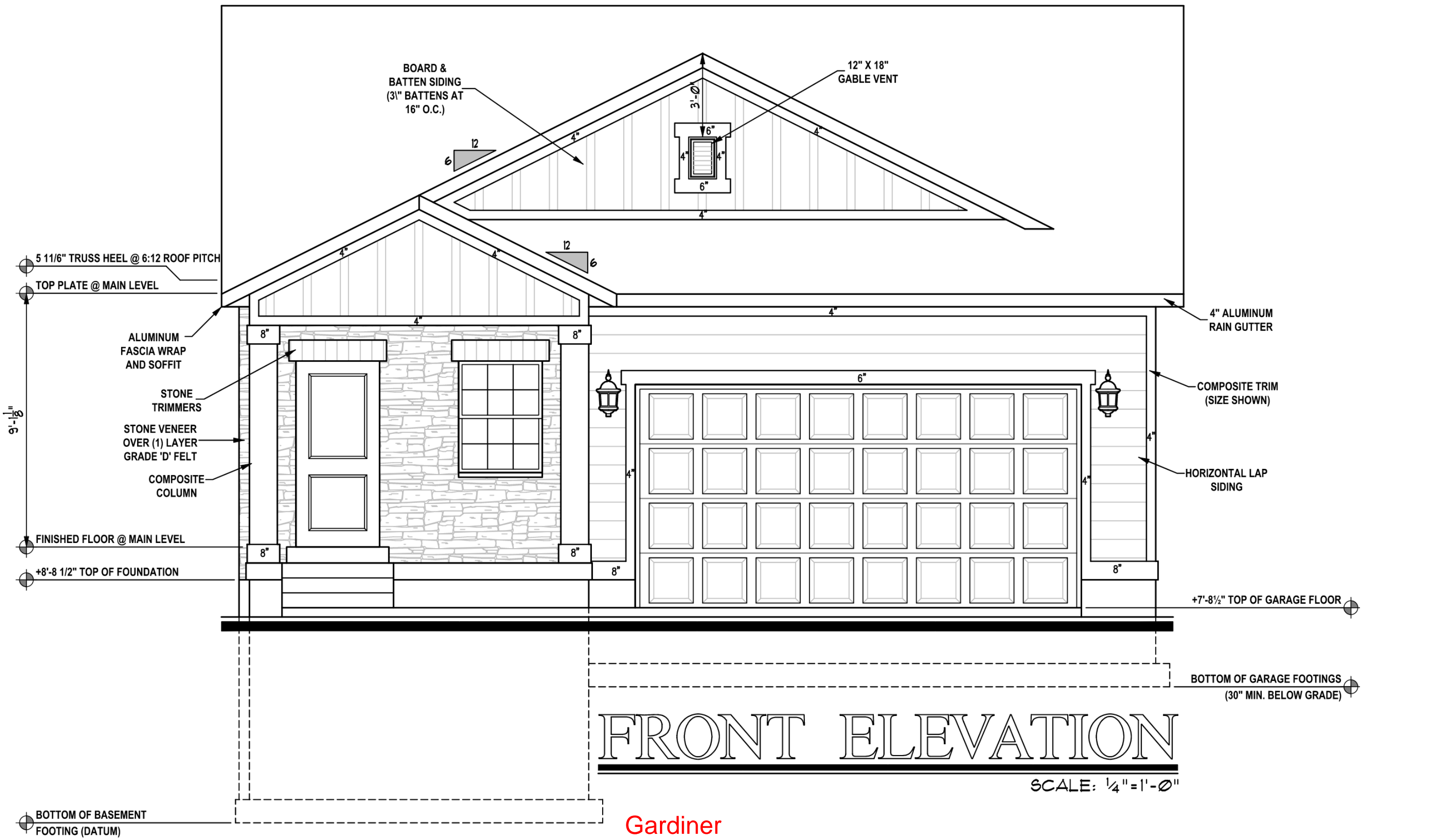




FRONT ELEVATION

SCALE: 1/4" = 1'-0"

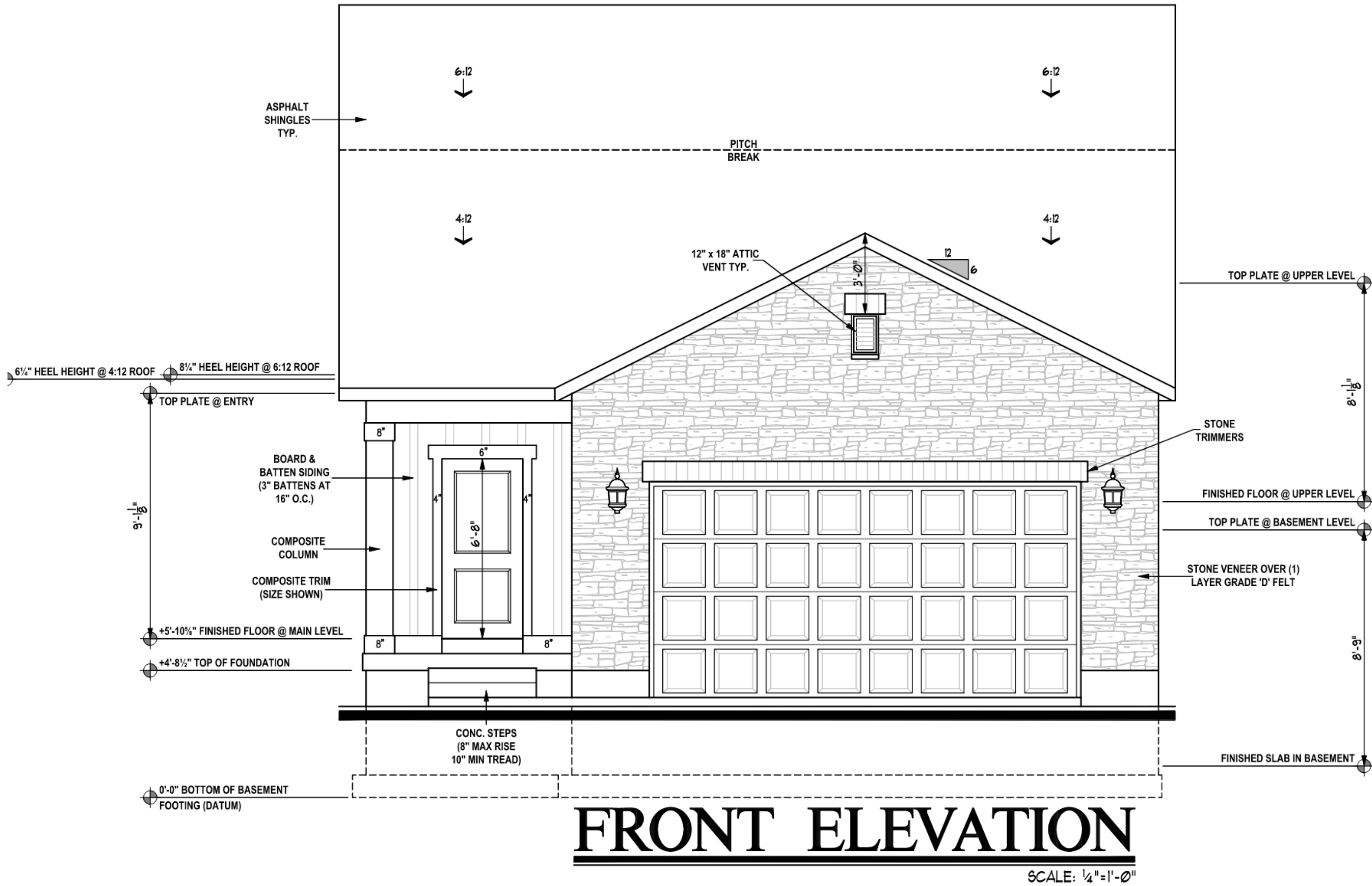
Egan



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

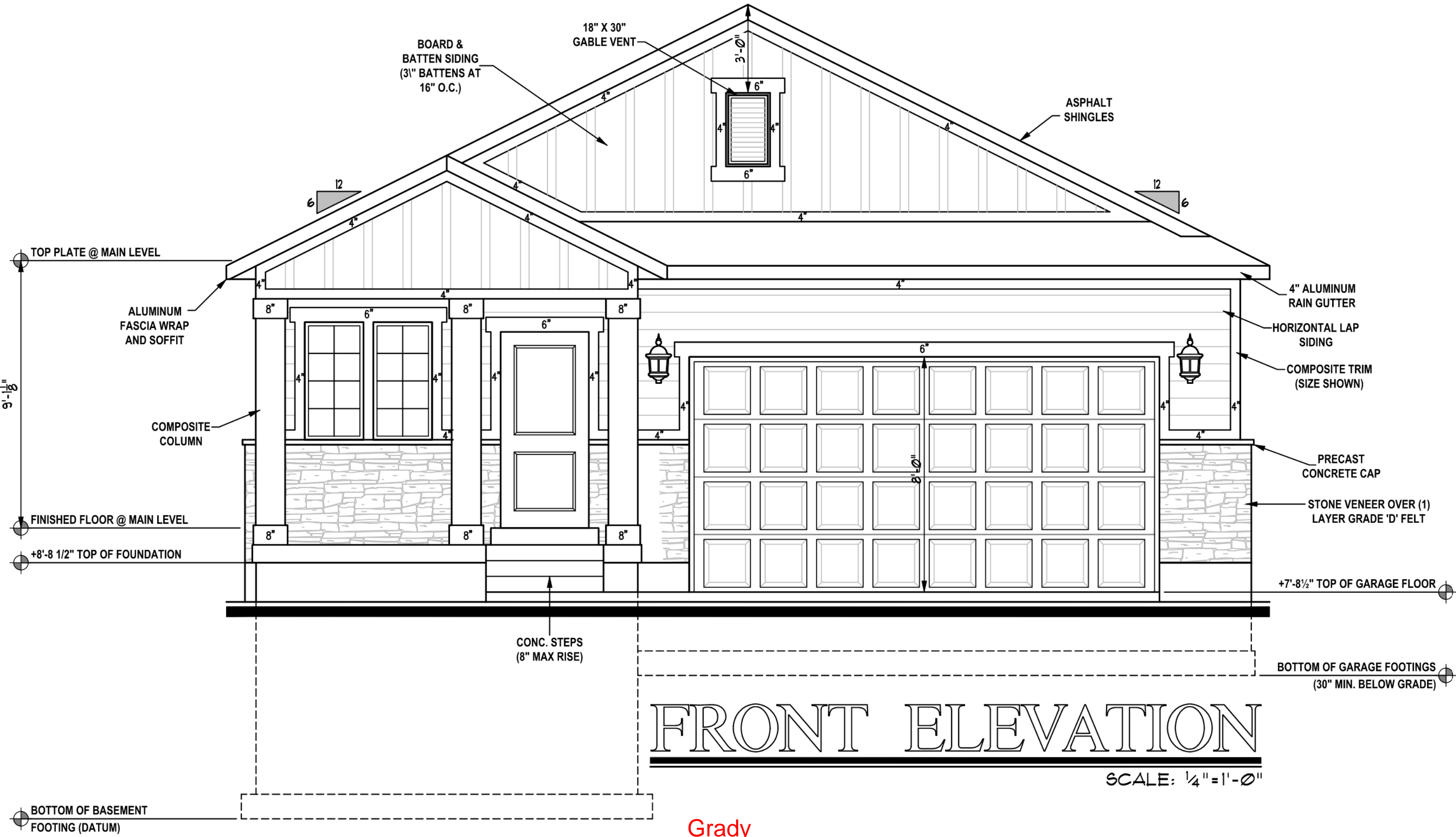
Gardiner



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Donovan



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Grady



Exhibit D - 6



JENKINS PROPERTY TOWNHOMES

Exhibit D - 7



FRONT ELEVATION  
SCALE 1/8"=1'-0" (11X17 PAGE)



LEFT ELEVATION  
SCALE 1/8"=1'-0" (11X17 PAGE)

JENKINS PROPERTY TOWNHOMES





REAR ELEVATION

SCALE 1/8"=1'-0" (11X17 PAGE)



RIGHT ELEVATION

SCALE 1/8"=1'-0" (11X17 PAGE)

JENKINS PROPERTY TOWNHOMES

LAYTON CITY  
AGENDA ITEM COVER SHEET

**Item Number: 2**

**Subject:** Rezone Request – Rezone from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial) – 1131 East Highway 193

Contact: Jeffrey Montague, Planner I

**Background:**

The applicant and property owner, Matthew Read, is requesting a rezone for the subject property from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial). The purpose for the rezone is to allow for the use of the property as a Contractor Storage Yard for the applicant's company, Elevated Property Maintenance.

The General Plan identifies the subject property as planned for Manufacturing. The M-1 zone is consistent with the General Plan and constitutes a light industrial development as outlined in the General Plan.

**Alternatives to Motion:** Alternatives are to: 1) Recommend the Council approve the rezone from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial); or 2) Recommend the Council deny the rezone request.

**Recommendation:** Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial) subject to meeting all City requirements.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**TO:** Planning Commission

**FROM:** Jeffrey Montague, Planner I

**DATE:** July 22, 2025

**RE:** Rezone Request – Elevated Property Maintenance – Rezone from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial) – 1131 East Highway 193

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**LOCATION:** 1131 East Highway 193

**CURRENT ZONING:** C-H (Planned Highway Commercial)

**PROPOSED ZONING:** M-1 (Light Manufacturing/Industrial)

### **DESCRIPTION OF REZONE AREA**

The property proposed for rezone contains 1 acre of developed land located in northern Layton. The property is located on the north side of Highway 193, just west of the Bethany Korean Baptist Church, with street frontage on both Highway 193 and North Hills Drive. The proposed development site is currently zoned C-H.

The subject property is adjacent to M-1 zoning to the north and west, with CP-1 (Planned Neighborhood Commercial) to the south, and C-H (Planned Highway Commercial) to east.

### **BACKGROUND INFORMATION**

The applicant and property owner, Matthew Read, is requesting a rezone for the subject property. The purpose for the rezone is to allow for the use of the property as a Contractor Storage Yard for the applicant's company, Elevated Property Maintenance. It is the applicant's intent to enclose the northern portion of the property with fencing, so as to screen the business's commercial vehicles, equipment, and materials.

The existing northern access to Cambridge Circle will be preserved, but will be gated. The existing eastern access onto North Hills Drive will be maintained and left open, so as to allow continued access to the parking area and southern business suites.

A Contractor Storage Yard is a permitted use within the M-1 zone, however, the applicant will have to complete the site plan review process and obtain approval from Staff.

There is an existing business within the southernmost business suite of the building: BBQ Pit Stop. Retail Sales and Commercial Services land uses, such as BBQ Pit Stop, are permitted uses within the M-1 zone, but are subject to the L4 limitation. The L4 limitation requires that those land uses occupy no more than 40% of total interior building area of the development site. BBQ Pit Stop occupies less than 40% of the building and would therefore be compliant with the required limitation.

## STAFF REVIEW

### General Plan

Utah State Code 10-9a-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for Manufacturing. The M-1 zone is consistent with the General Plan and constitutes a light industrial development as outlined in the General Plan.

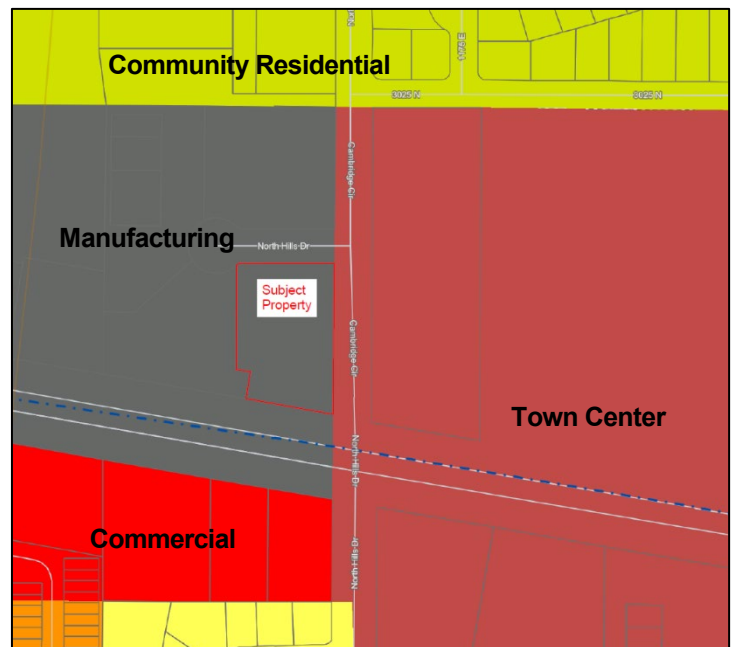


Figure 1 - Layton City General Plan Map

## STAFF RECOMMENDATION







Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Highway Commercial) to M-1 (Light Manufacturing/Industrial) subject to meeting all City requirements and General Plan guidelines.

## Elevated Property Maintenance

1131 East  
Highway 193

Rezone

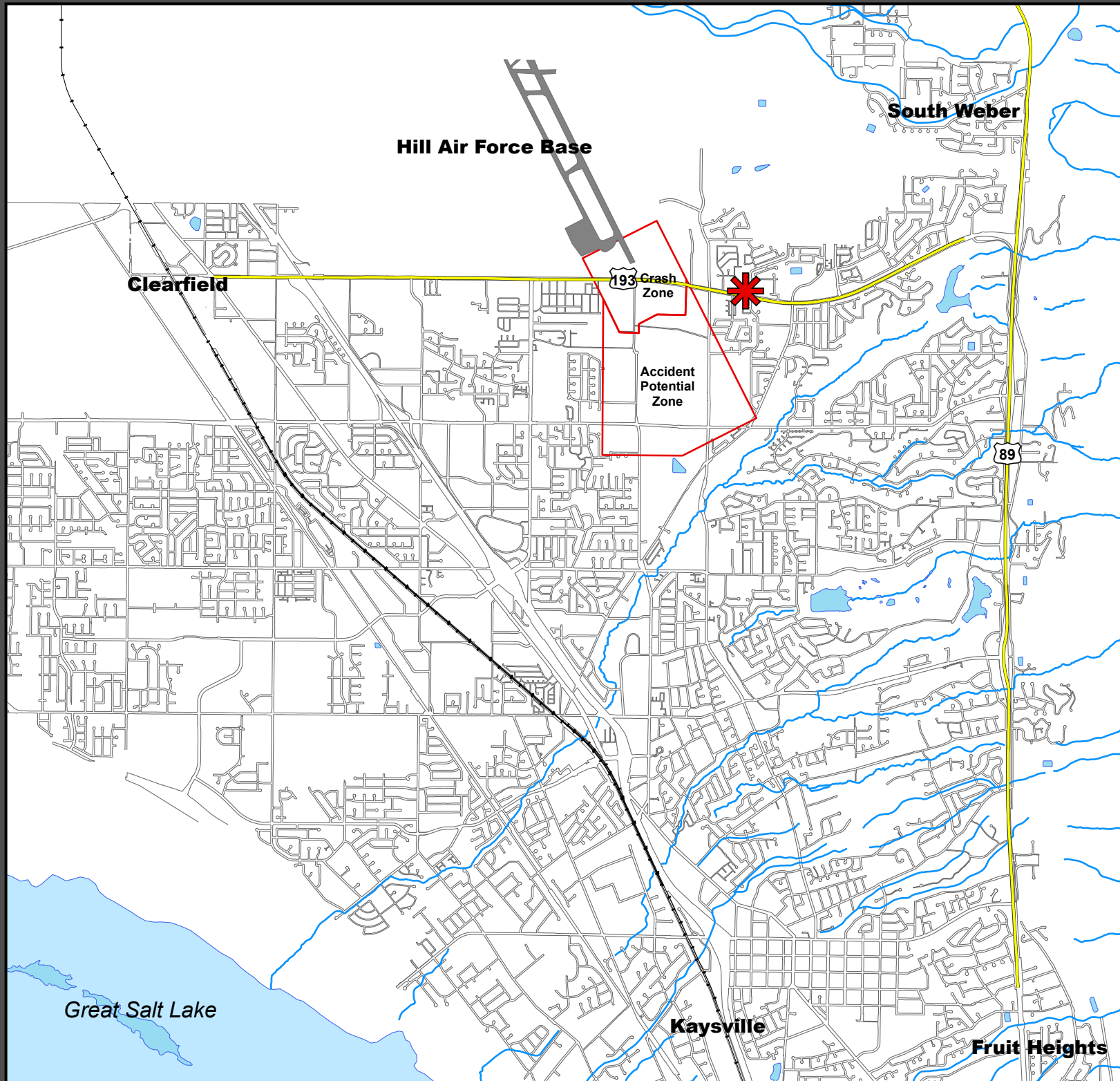
### Legend

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

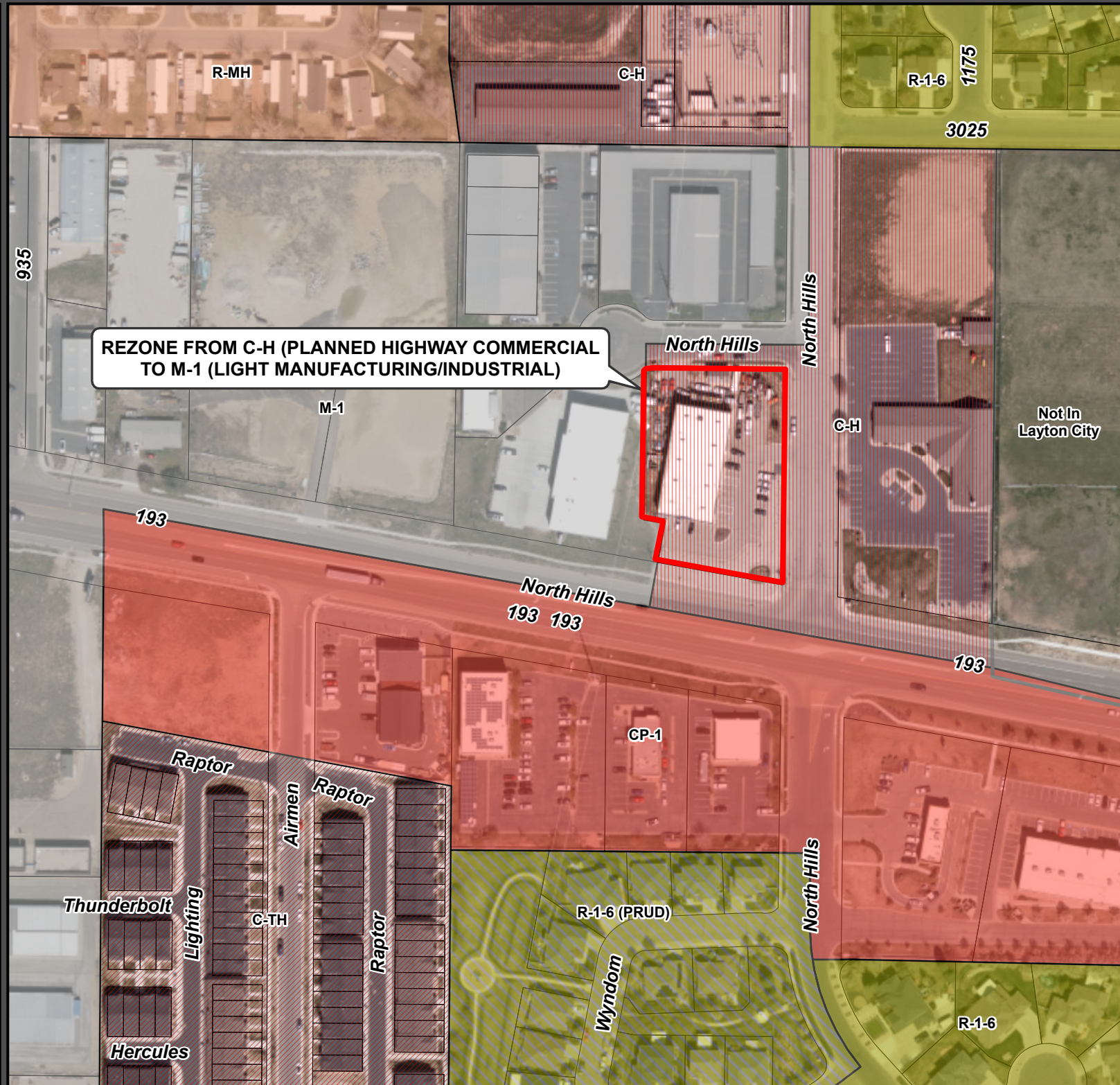
 - Project Site



# Map 1















## Elevated Property Maintenance

1131 East Highway 193

Rezone

### Legend

-  Interstate Highways
-  City Boundary
-  Lakes
-  Streams

 - Project Area



Map 3

