

**Notice of the Work Meeting Agenda of the  
PLANNING COMMISSION OF LAYTON, UTAH  
FOR  
Tuesday, August 12, 2025**

**PUBLIC NOTICE** is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 12, 2025**, 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. Davis Behavioral Health – DEVELOPMENT PLAN (12 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, August 12, 2025**

**PUBLIC NOTICE** is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 12, 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 22, 2025.**

**ADMINISTRATIVE REVIEW**

**1. Davis Behavioral Health – DEVELOPMENT PLAN**

The applicant, Sam Ball representing Davis Behavioral Health LLC, is requesting development plan approval for the mixed-use development which contains 5.09 acres. The property is located at 850 South Main Street.

**ADJOURNMENT**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmnl/](http://www.utah.gov/pmnl/), 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 22, 2025**

**MEMBERS PRESENT:** Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

**MEMBERS ABSENT:** Commissioner Wesley Felice and Bret Nielsen

**OTHERS PRESENT:** Staff: City Planner Brad McIlrath, Planner Whitney Black, Secretary Michelle Williams, and Assistant City Attorney Jacy Applonie

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

**COMMISSION TRAINING**

**1. Administrative Review Process**

City Planner McIlrath reviewed the Administrative Review Process for the Commissioners. A graphic was shown to clarify the scope of review.

The scope included slopes, setbacks, landscaping, utilities, street standards, lot width, height, density, easements, lot area, and public sidewalks.

Items outside the scope were: public opinion, neighboring cities, design standards, zoning, personal opinion, ownership, and anything that is above and beyond the items listed in the scope.

**Basic Application Timeline**

- Application – completeness review
- Development staff review – Planning, Engineering, Fire, Parks & Recreation, Legal, Design Review Committee; resubmittals
- Planning Commission meeting – nearly a final product
- Record subdivision plat – signatures, pre-mylar, county review
- Building permit – compliance review, inspections

Chair Steenblik clarified that if a developer submitted an application, the City has 20 business days to get back to them, and then if a department found a problem with the application it gets returned to the applicant and they have to resubmit. City Planner McIlrath affirmed and stated that State Code established the restrictions and timelines which have also been adopted as part of City Code.

Chair Steenblik asked if a certain amount of water had to be provided by an applicant for their project. City Planner McIlrath affirmed and clarified that the Engineering staff reviews the water requirement. Any development in the City has to have water rights. The City buys bulk water from Weber Basin Water Conservancy District, but developers are required to bring shares from other water entities that are dedicated to the City so that the City doesn't have to buy more for the development.

## **ADMINISTRATIVE REVIEW**

### **2. Jenkins Farm PRUD Subdivision – PRELIMINARY PLAT**

Planner Black presented the preliminary plat for the Jenkins Farm PRUD Subdivision. It is located at approximately 3071 West Gentile Street. It is currently zoned R-1-10 PRUD.

Nilson Homes initiated this development project in 2020 and received preliminary approval in 2023. Since then, they decided not to pursue the project, and the preliminary approval expired. Nilson Homes sold the project to Ivory Development, and Ivory is restarting the preliminary process.

This development is approximately 18.6 acres. This is an administrative review because the legislative review for the rezone and Planned Residential Development has already been completed. The administrative review is to ensure the plan meets the standards in City Code and the associated development agreement.

The departments' reviews indicate it meets all Code requirements and development agreement standards. This development previously received a 40% density bonus. It will have 4.89 units per acre with 91 total units, that includes 67 single-family homes, and 24 townhomes.

Amenities identified in the development agreement include: two pavilions with tables, b-b-qs, and trash cans; benches; a community garden; a pickleball court; and a playground. There will be 21.9% in open space. Each unit will have two-car garages, and guest parking will be in the driveways.

The development agreement requires that the applicant provided eight different elevations for the single-family homes. Each front façade will have 20% masonry with a 7' x 7' porch. The townhomes will have 2-car garages, masonry on the front façade, and a 7' x 7' porch.

Staff is recommending approval of the Jenkins Farm PRUD Subdivision preliminary plat.

Commissioner Pierce shared that there had been concerns about the greenhouses and fans used on the south property line. The previous applicant had agreed to some standards to help prevent issues between homeowners and the business. Commissioner Pierce asked if those standards would remain in place with the current proposal. Planner Black affirmed and stated the development agreement indicates those properties will have an additional 5' setback, so rather than having a 25' rear yard setback, it will be 30'.

There will also be a 6' fence and a note on the plat indicating the proximity to an active agricultural business to the south.

Commissioner Carter noted that this establishment does make a lot of noise, especially at night. Planner Black shared that the business is not in the City and the City cannot regulate their operations. Also, the business was there first. Chair Steenblik agreed and stated the owner was concerned that the homeowners would complain about the business operations, and the owner wanted some assurances that the City would not restrict his business.

Commissioner Heslop pointed out that the development's fire truck turnarounds encroach on the properties by 5'. The front setback is 20', but the turnaround is 25'. Planner Black indicated that the Fire Marshall's office reviewed and approved the preliminary plat. The fire turnarounds are temporary and therefore, the developer may wait to build those homes until the roads are completed, or they may set those homes back to accommodate the turnaround requirement. This concern may be addressed during final plat review.

Commissioner Pierce asked if the south property line could be a masonry wall rather than a 6' vinyl fence. A fence won't do much to mitigate the noise of the business. Planner Black indicated that the fence was approved with the development agreement.

Commissioners discussed the road development and the fire truck turnarounds. City Planner McIlrath stated the home location would also be reviewed during the building permit review.

Commissioner McDonough clarified that the southwest entrance will require the removal of an existing home. Planner Black affirmed.

## **PUBLIC HEARING**

### **3. Elevated Property Maintenance – REZONE**

City Planner McIlrath presented the rezone petition for Elevated Property Maintenance. The applicant is a tenant of the subject property. The property is at the corner of North Hills Drive and Highway 193. Currently, the property is zoned C-H (Planned Highway Commercial), and this request is for a change to M-1 (Light Manufacturing/Industrial) zone. The General Plan supports the rezone.

The request is to allow Elevated Property Maintenance to have outdoor storage. Outdoor storage is a permitted use in the M-1 zone. In the M-1 zone, there is a limitation that 40% of the building can be used for retail or commercial use. The B-B-Q Pit would meet this limitation with the rezone. Staff recommends approval.

Commissioner Pierce asked if the tenant would remain the same, and this would make it so they weren't out of compliance. City Planner McIlrath affirmed and shared that this came from a code compliance issue.

Additionally, the General Plan supports the rezone of this property to M-1, and therefore, Staff can support this as a resolution to the compliance issue. Commissioner Pierce added that the property needed to be fenced. City Planner McIlrath affirmed.

Chair Steenblik asked if the B-B-Q Pit wanted to expand their retail space, would they have to relocate. City Planner McIlrath affirmed that the retail space wouldn't be able to expand, but their warehouse space could expand.

Commissioner Carter asked if the rezone would go to the middle of the street. City Planner McIlrath affirmed and explained that the street doesn't need zoning, but it creates a common boundary.

**ADJOURNMENT:**

At 6:51 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.



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Michelle Williams  
Planning Commission Secretary

**DRAFT**

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES  
JULY 22, 2025**

- MEMBERS PRESENT:** Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce
- MEMBERS ABSENT:** Commissioner Wesley Felice and Bret Nielsen
- OTHERS PRESENT:** Staff: City Planner Brad McIlrath, Planner Whitney Black, Secretary Michelle Williams, and Assistant City Attorney Jady Applonie

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

Chair Steenblik conducted the Pledge of Allegiance, and Commissioner McDonough offered the invocation.

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – July 8, 2025.**

Chair Steenblik called for a motion to approve the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting Minutes for July 8, 2025. Vice Chair Whitworth seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

**ADMINISTRATIVE REVIEW**

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

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

Planner Black presented the item.

**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.

**Planning Commission Discussion:**

Chair Steenblik clarified that the Homeowners' Association (HOA) was responsible for maintaining the amenities. Planner Black affirmed and noted that it was written in the development agreement (DA). Chair Steenblik asked if the public could use the pickleball court. Planner Black stated that the regulation of the pickleball courts is up to the HOA.

Commissioner Pierce noted that the property to the east is in unincorporated Davis County, and asked if it goes into development, would it need to be annexed into the City. Planner Black affirmed and explained that the County does not develop property. For that property to have access to the City's infrastructure, it would need to be annexed and developed in accordance with development standards and connected to the proposed road stubs.

**Public Comment:**

Chair Steenblik called for a motion to open public comment. Commissioner McDonough motioned to open the public comment. Commissioner Pierce seconded, which passed unanimously with a roll call-vote.

**Michael Christensen** asked if the Applicant could share when the roads were going in and if there would be issues with the fire turnarounds on the lots in Phase 1. Chair Steenblik responded that there are fire turnarounds in Phase 1, so if the streets aren't fully completed there will be fire turnarounds. Planner Black added that the phasing plan would be approved during the final plat review by Staff.

**Preston Cox**, owner of Perennial Favorites, stated there were previously approved stipulations regarding the lots directly to the north of his business and asked if they carried over. Chair Steenblik ensured that those stipulations had been discussed and identified those as the additional 5' setback with a 6' vinyl fence, and the



note to be added to the plat that there is an abutting agriculture business. Mr. Cox stated he wanted those on the record.

Commissioner McDonough asked how the plat note would read. Planner Black shared that it was standard language that identified the lots as being next to an active agricultural operation with lights, sounds, and smells that accompany the operation.

Chair Steenblik called for a motion to close the public comment. Vice Chair Whitworth motioned to close the public comment. Commissioner Freebairn seconded, which passed unanimously with a roll-call vote.

**MOTION:**

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

**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.

City Planner McIlrath presented the item.

**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 the 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.*

**Planning Commission Discussion:**

Commissioner Pierce asked if the rezone of the property would extend into the cul-de-sac. City Planner McIlrath affirmed and stated that zoning designations go to the centerline of the road.

**Public Comment:**

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

NONE

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

**MOTION:**

Commissioner Pierce motioned the Planning Commission to 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. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

**ADJOURNMENT**

At 7:15 PM, Commissioner Whitworth motioned to adjourn. Commissioner McDonough 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

**LAYTON CITY  
AGENDA ITEM COVER SHEET**

**Item Number:** 1

**Subject:** Development Plan – Davis Behavioral Health, LLC– 850 South Main Street

Contact: Kem Weaver, Planner II

**Background:** The applicant, Sam Ball representing Davis Behavioral Health LLC, is requesting development plan approval for the subject property. The property proposed for the mixed use development contains 5.09 acres. The property is located on the west side of Main Street at 850 South and is north of the existing Davis Behavioral Health building.

On April 10, 2025, the Council approved the rezone with concept plan and the associated development agreement. The proposed development plan includes 180 apartment units and a commercial/maintenance building that fronts Main Street. The three proposed apartment buildings would be located on the southwestern two-thirds of the subject property. The development plan area consists of 5.09 acres with a density of 35.36 units per acre for the apartment units portion of the development. There is not a density ratio or ceiling for the mixed-use zone.

Per the General Plan, the subject property is within a mixed-use corridor, which allows for higher density housing with commercial uses along the certain portions of arterial streets. This area of of Main Street is designated as a mixed-use corridor, which supported the rezone request to Mixed-Use. The proposed development allows for uses with access to transit services and is considered a positive infill development between Main Street and the I-15 corridor. The proposed development allows for the expansion of the Davis Behavioral Health campus with its existing office building to the south of this site.

The proposed mixed-use development includes amenities such as a sports court, community gardens, and plaza/patio areas for gathering spaces. Sidewalks throughout the apartment units will provide pedestrian access to these amenities with benches located along the North Fork of Holmes Creek.

One aspect of the development agreement is a phasing plan, as requested by the applicant since the entire development cannot be constructed at once due to financing constraints as a non-profit organization. Phase 1A includes a 60-unit apartment building towards Main Street with Phase 1B being the commercial/maintenance building. Phase 2 will include a second 60-unit apartment building and the final phase, Phase 3 will be the third and final apartment building.

The applicant and City Staff met with the Design Review Committee (DRC) to review the site layout, building design and landscaping plan/amenities. The DRC found the development plan to be well designed for both the commercial and residential buildings, including the landscaping plan and proposed amenities. The DRC had one item to address but recommends the Planning Commission grant approval of the development plan as proposed.

**Alternatives to the Motion:** Alternatives are to: 1) Grant approval of the development plan for Davis Behavioral Health, LLC subject to meeting City requirements and the DRC recommendation; or 2) Deny the proposed development plan.

**Recommendation:** Staff recommends the Planning Commission approve the development plan for Davis Behavioral Health, LLC subject to meeting all City requirements and the DRC recommendation.



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**TO:** Planning Commission

**FROM:** Kem Weaver, Planner II

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

**DATE:** August 12, 2025

**RE:** Development Plan – Davis Behavioral Health

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**LOCATION:** 850 South Main Street

**ZONING:** MU (Mixed-Use)

### **DESCRIPTION OF AREA**

The property proposed for the mixed use development contains 5.09 acres. The property is located on the west side of Main Street at 850 South and is north of the existing Davis Behavioral Health building.

Property located to the west is the Interstate 15 (I-15) corridor. Properties to the north consist of an office building and storage units that are zoned C-H (Planned Highway Commercial). To the east across Main Street is a townhome development and a condominium apartment development. To the south is the North Fork of Holmes Creek, a residential dwelling, and the existing Davis Behavioral Health building.

### **BACKGROUND INFORMATION**

On April 10, 2025, the City Council approved the rezone request with concept plan and a development agreement. The applicant, Sam Ball representing Davis Behavioral Health LLC, is requesting development plan approval for the subject property as required by the Mixed-Use (MU) Zone. The proposed development plan includes 180 apartment units and a commercial/maintenance building that fronts Main Street. The apartment units will be located on the southwestern two-thirds of the subject property. The development plan area consists of 5.09 acres with a density of 35.36 units per acre for the apartment unit portion of the development. The mixed-use zone does not have a density ratio or ceiling.

## STAFF REVIEW

### Concept Plan

City Staff has been working with the applicant on a mixed-use concept plan to create a true mixed-use development by requiring a commercial use fronting Main Street. The commercial /maintenance building will be constructed to the south of an existing two-story office/retail building, which is to the north of the adjacent property. The Development Agreement requires a timeframe for when the commercial/maintenance building is to be constructed to ensure the building is completed. This building is located in the area of the project identified as Phase 1B.



Figure 1 - Commercial Building Elevations

The commercial/maintenance building will closely front Main Street with direct pedestrian access onto Main Street. Parking for the commercial/maintenance building will be located to the south side of the building.

The commercial/maintenance building will be a total of 13,350 square feet with 7,000 square feet for the two-story commercial component and 6,350 square feet for the maintenance component. These square footages are described and required by the Development Agreement. The commercial/maintenance building will have four-sided architecture as shown in Figure 1. The building will incorporate brick, decorative metal siding, and stucco with a large number of glass windows and doors.









*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 21, 2025

SUBJECT: Davis Behavioral Health Site Plan  
850 S Main Street

I have reviewed the plans submitted and received in Engineering on July 7, 2025 for the proposed Davis Behavioral Health Site Plan located at 850 South Main 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: Davis Behavioral Health Site Plan @ 850 S Main St

CC: 1) Engineering  
2) Brandon Hatch, Davis Behavioral Health, [brandonh@dbh.utah.org](mailto:brandonh@dbh.utah.org)  
3) Sam Ball, [sball@assistutah.org](mailto:sball@assistutah.org)

DATE: July 25, 2025

I have reviewed the site plan submitted on July 7, 2025 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The current site plan shows an emergency access through the safe site storage property. This will need to be legally recorded before the site plan can be approved. The turning radius for site will need to be verified. An explanation of how the access will be maintained for snow, obstructions, etc. will need to be provided to ensure access will always be available. It is required that all gates be provided with a Knox product lock, switch, etc.

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

## Memorandum

**To:** Brandon Hatch – Davis Behavioral Health, Sam Ball  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, City Landscape Architect – Parks & Recreation  
**Date:** July 11, 2025  
**Re:** Davis Behavioral Health Site Plan – 850 S. Main St.  
**Review:** Review 2

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The proposed Davis Behavioral Health Housing Campus (Phase 1) to be located at 850 South Main Street lies just outside of the Chapel Street Park neighborhood park service area.

The Parks & Recreation Department has reviewed the site plans re-submitted on July 7<sup>th</sup> and has no comments or concerns regarding the proposed Davis Behavioral Health Site Plan.

***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.***











DAVIS BEHAVIORAL  
HEALTH, INC.

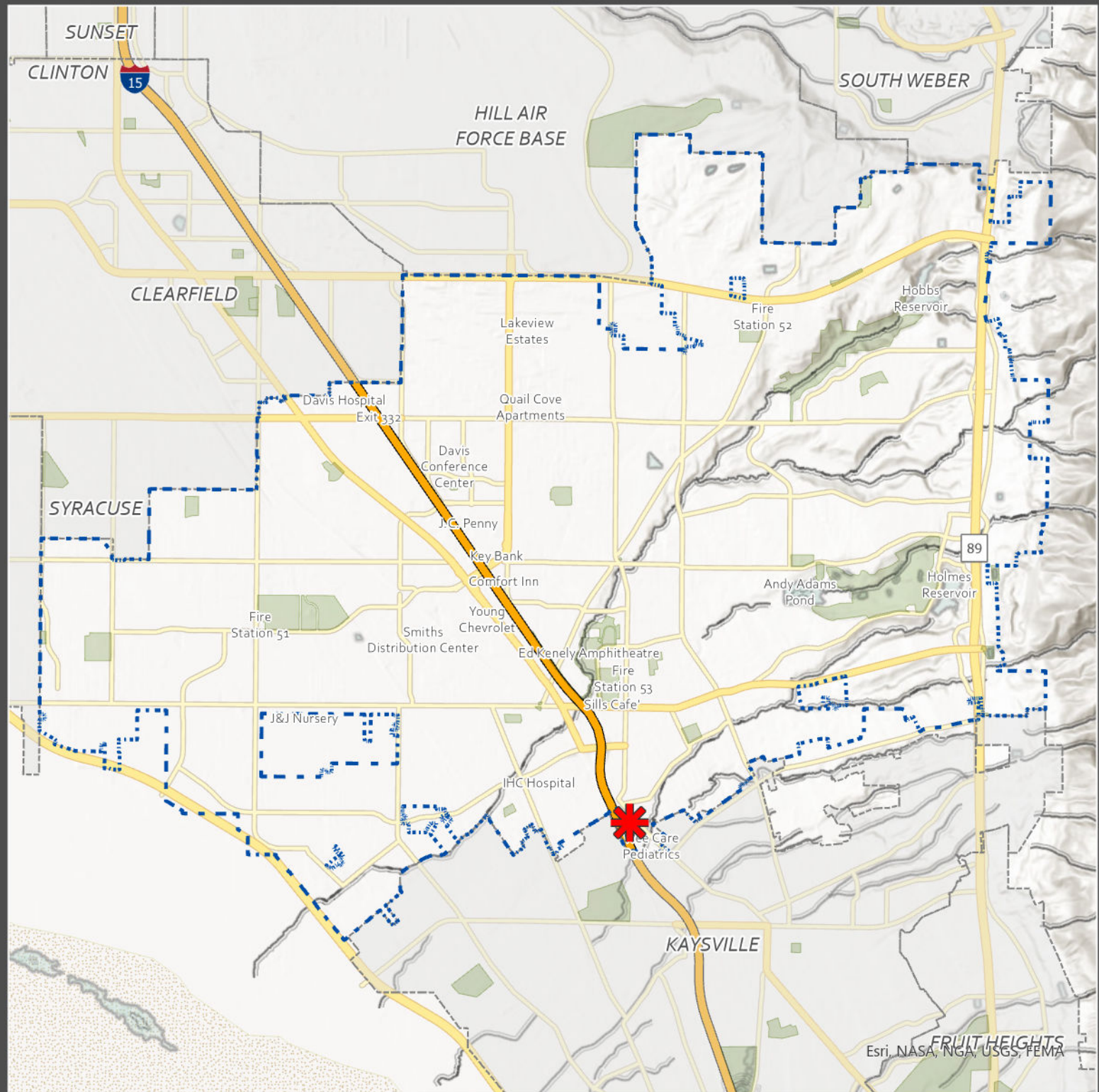
850 SOUTH  
MAIN STREET

DEVELOPMENT PLAN

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



Map 1









Esri, NASA, NGA, USGS, FEMA



# DAVIS BEHAVIORAL HEALTH

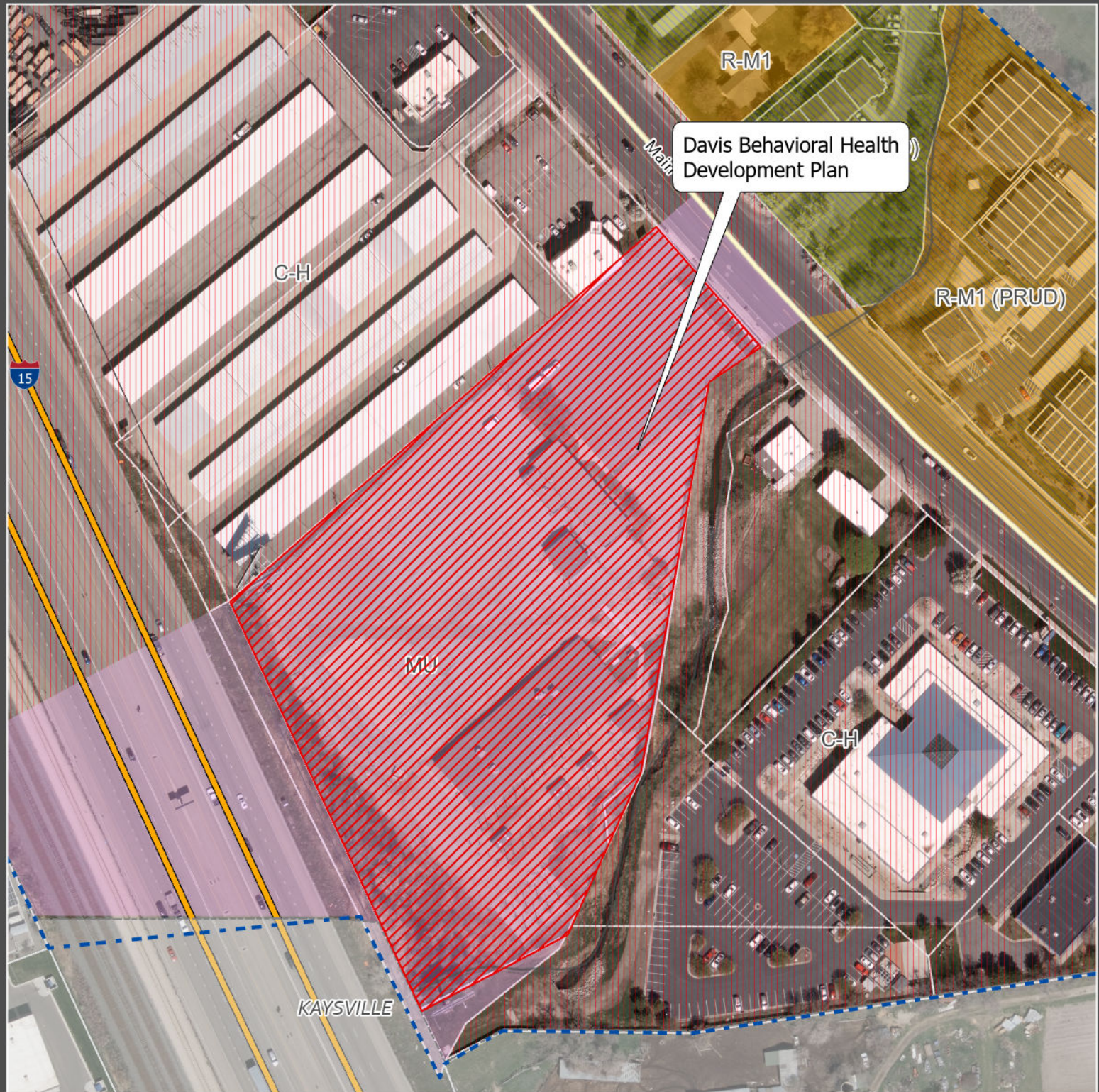
850 SOUTH MAIN STREET

## DEVELOPMENT PLAN

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



# Map 2











DAVIS BEHAVIORAL  
HEALTH LLC

850 SOUTH  
MAIN STREET

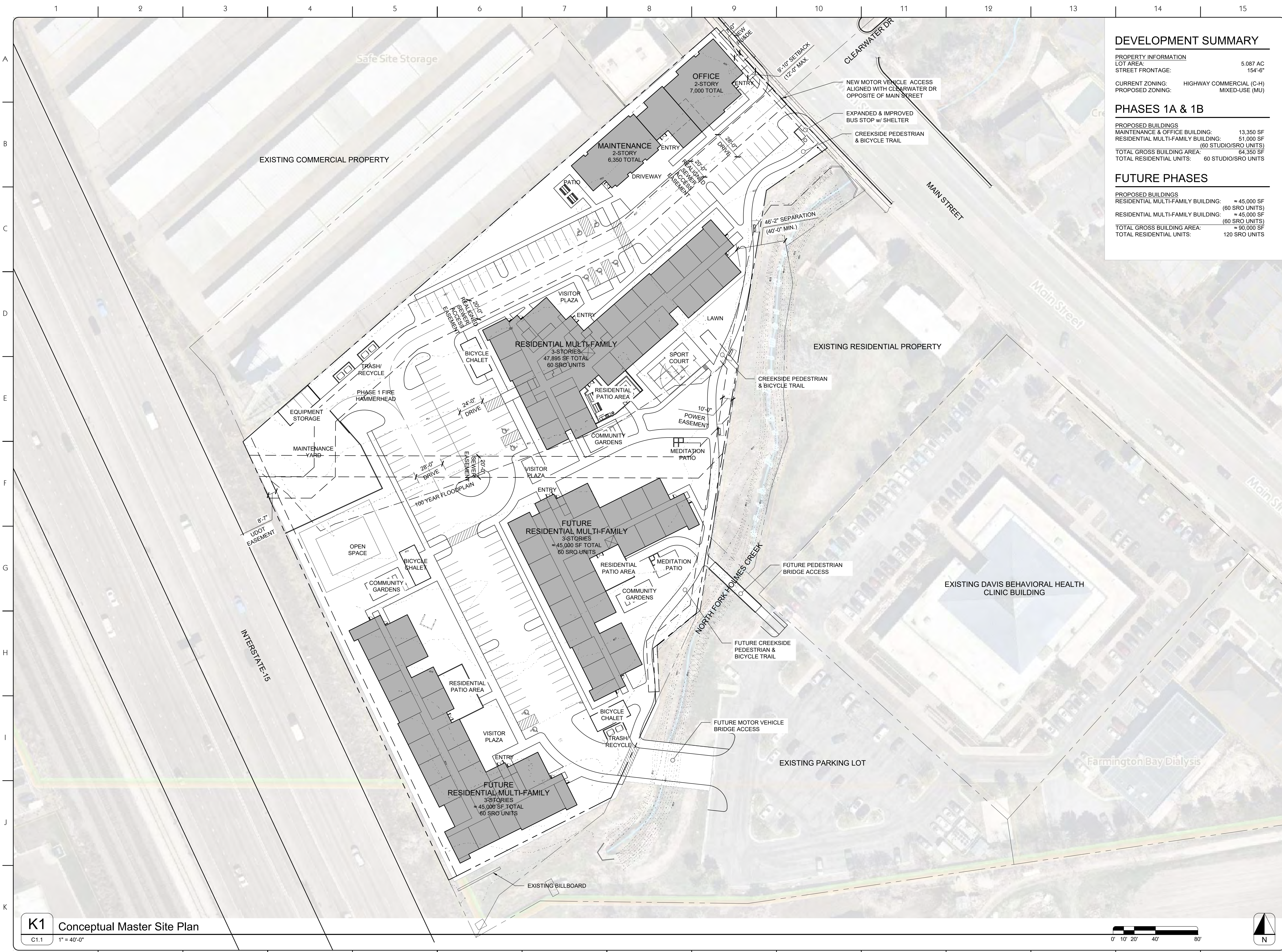
DEVELOPMENT PLAN

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



Map 3





**DEVELOPMENT SUMMARY**

PROPERTY INFORMATION  
 LOT AREA: 5.087 AC  
 STREET FRONTAGE: 154'-6"  
 CURRENT ZONING: HIGHWAY COMMERCIAL (C-H)  
 PROPOSED ZONING: MIXED-USE (MU)

**PHASES 1A & 1B**

PROPOSED BUILDINGS  
 MAINTENANCE & OFFICE BUILDING: 13,350 SF  
 RESIDENTIAL MULTI-FAMILY BUILDING: 51,000 SF  
 (60 STUDIO/SRO UNITS)  
 TOTAL GROSS BUILDING AREA: 64,350 SF  
 TOTAL RESIDENTIAL UNITS: 60 STUDIO/SRO UNITS

**FUTURE PHASES**

PROPOSED BUILDINGS  
 RESIDENTIAL MULTI-FAMILY BUILDING: = 45,000 SF  
 (60 SRO UNITS)  
 RESIDENTIAL MULTI-FAMILY BUILDING: = 45,000 SF  
 (60 SRO UNITS)  
 TOTAL GROSS BUILDING AREA: = 90,000 SF  
 TOTAL RESIDENTIAL UNITS: 120 SRO UNITS

Davis Behavioral Health-  
 Housing Campus

850 South Main Street  
 Layton, UT 84041

Davis Behavioral Health  
 Attn: Brandon Hatch  
 801.773.7060

**assist**  
 COMMUNITY DESIGN CENTER

Tel: 801.355.7085 | TTY: 711  
 218 East 500 South | Salt Lake City, UT 84111 | www.assistutah.org

NOT FOR  
 CONSTRUCTION

Revision \_\_\_\_\_ Date \_\_\_\_\_

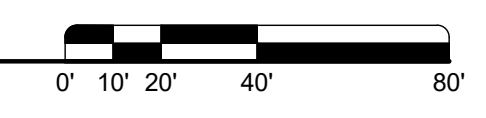
Project No:  
 Date: 01.31.2025  
 COPYRIGHT 2024  
 ASSIST Community Design Center

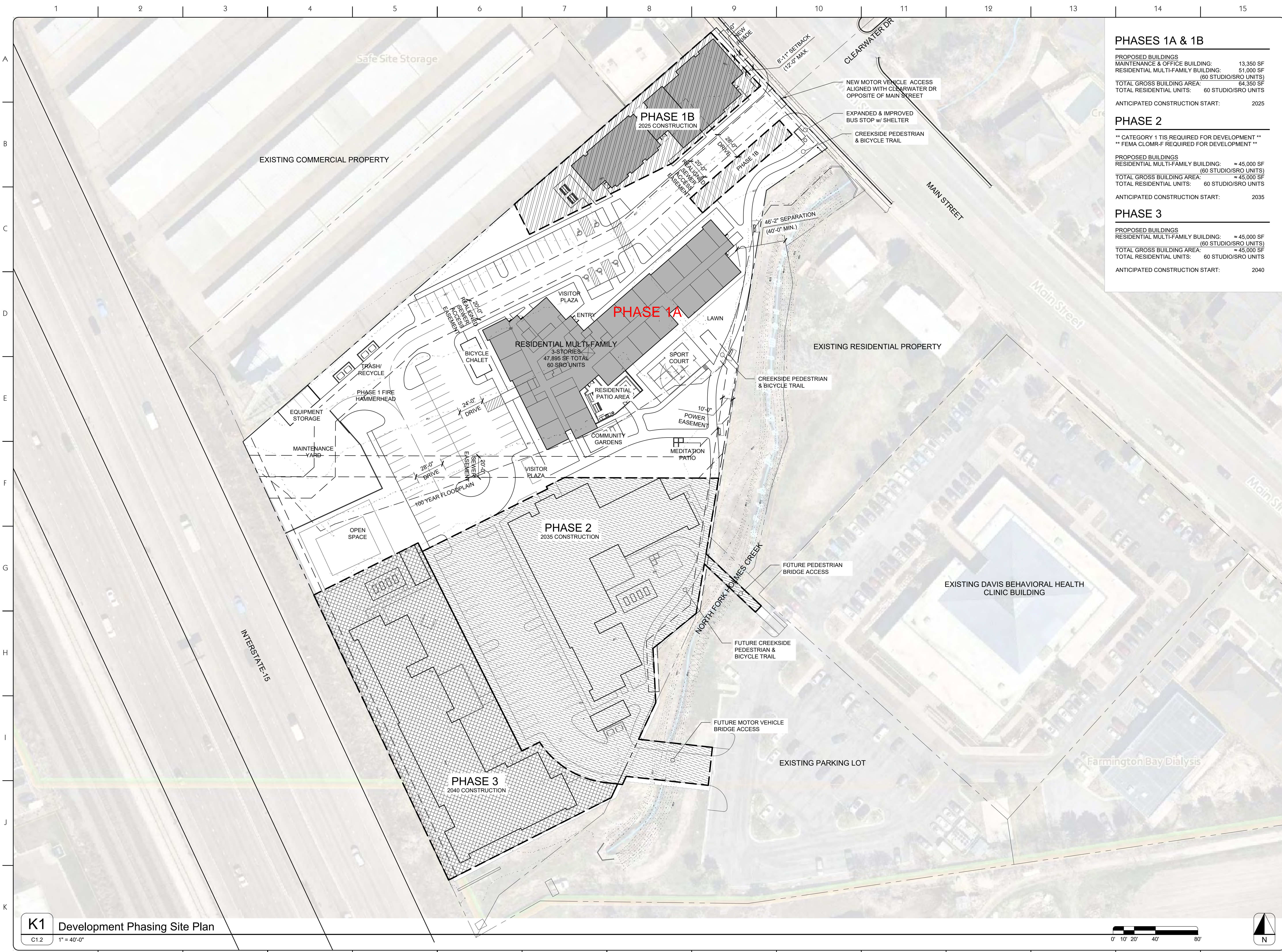
Conceptual  
 Master Site Plan

C1.1

**K1** Conceptual Master Site Plan

C1.1 1" = 40'-0"





PHASES 1A & 1B	
PROPOSED BUILDINGS	
MAINTENANCE & OFFICE BUILDING:	13,350 SF
RESIDENTIAL MULTI-FAMILY BUILDING:	51,000 SF
(60 STUDIO/SRO UNITS)	
TOTAL GROSS BUILDING AREA:	64,350 SF
TOTAL RESIDENTIAL UNITS:	60 STUDIO/SRO UNITS
ANTICIPATED CONSTRUCTION START:	2025
PHASE 2	
** CATEGORY 1 TIS REQUIRED FOR DEVELOPMENT **	
** FEMA CLOMR-F REQUIRED FOR DEVELOPMENT **	
PROPOSED BUILDINGS	
RESIDENTIAL MULTI-FAMILY BUILDING:	= 45,000 SF
(60 STUDIO/SRO UNITS)	
TOTAL GROSS BUILDING AREA:	= 45,000 SF
TOTAL RESIDENTIAL UNITS:	60 STUDIO/SRO UNITS
ANTICIPATED CONSTRUCTION START:	2035
PHASE 3	
PROPOSED BUILDINGS	
RESIDENTIAL MULTI-FAMILY BUILDING:	= 45,000 SF
(60 STUDIO/SRO UNITS)	
TOTAL GROSS BUILDING AREA:	= 45,000 SF
TOTAL RESIDENTIAL UNITS:	60 STUDIO/SRO UNITS
ANTICIPATED CONSTRUCTION START:	2040

**Davis Behavioral Health- Housing Campus**

850 South Main Street  
Layton, UT 84041

Davis Behavioral Health  
Attn: Brandon Hatch  
801.773.7060

**assist**  
COMMUNITY DESIGN CENTER

Tel: 801.355.7085 | TTY: 711  
218 East 500 South | Salt Lake City, UT 84111 | www.assistutah.org

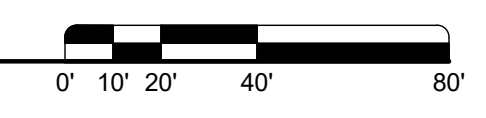
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Revision	Date

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Development Phasing Plan

**C1.2**





1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

A  
B  
C  
D  
E  
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G  
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K

**STACK ROCK GROUP**  
 LANDSCAPE ARCHITECTURE & MASTER PLANNING  
 (208) 345-8500 | StackRockGroup.com  
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 Boise, ID 83702  
 SRG PN: 24-3010

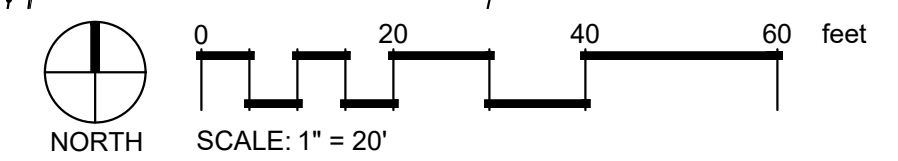
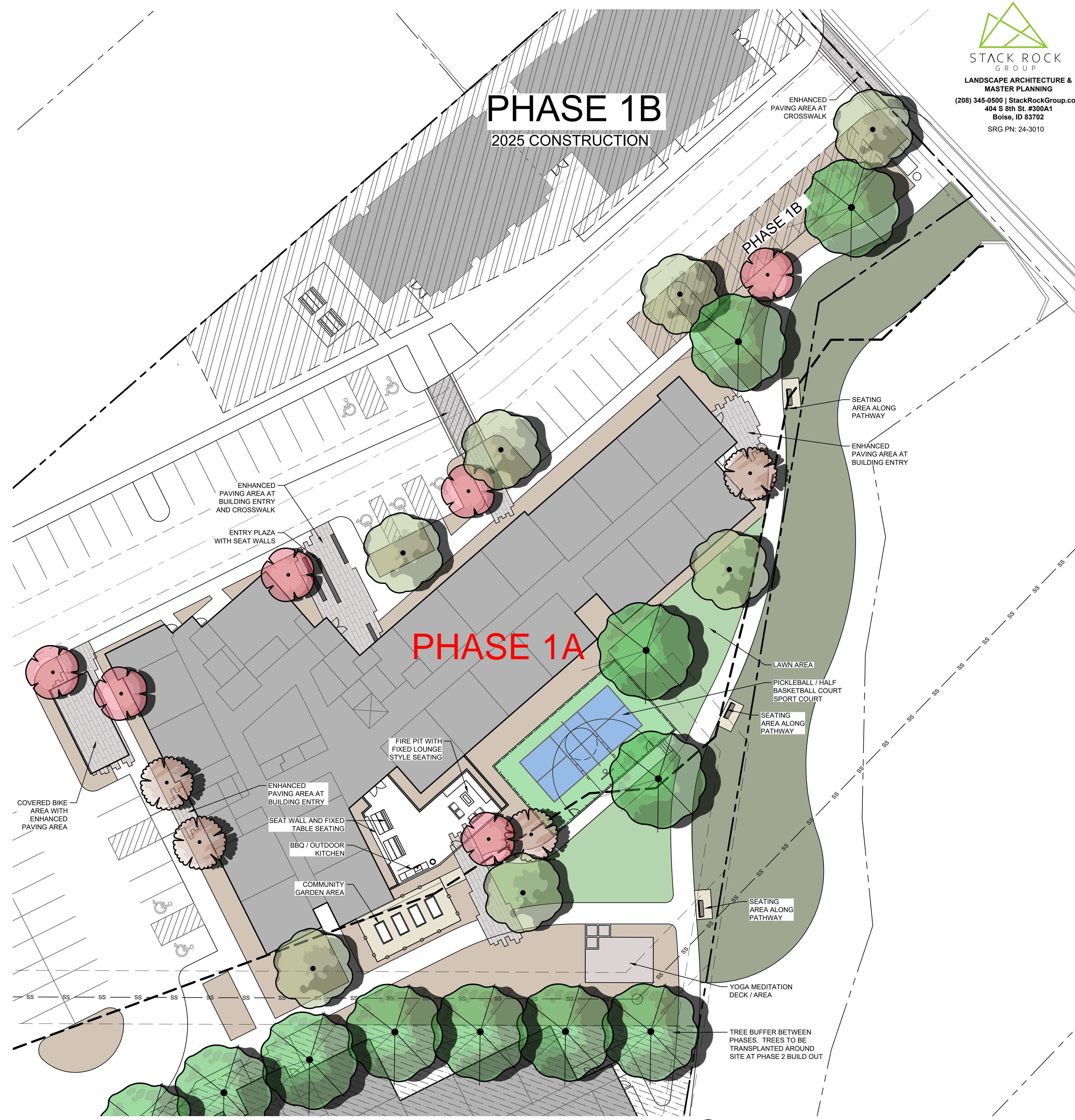
**PHASE 1B**  
 2025 CONSTRUCTION

**PHASE 1B**

**PHASE 1A**

**LANDSCAPE MATERIALS LEGEND:**

 LAWN AREA	 PLANTER BED AREA
 PAVER / ENHANCED PAVING AREA	 DECOMPOSED GRANITE SURFACING OR SIMILAR OTHER
 RED FESCUE SEED OR NATIVE SEED MIX	



HOUSING FACILITY  
 @ 850 MAIN

850 South Main Street  
 Layton, UT 84041

Davis Behavioral Health  
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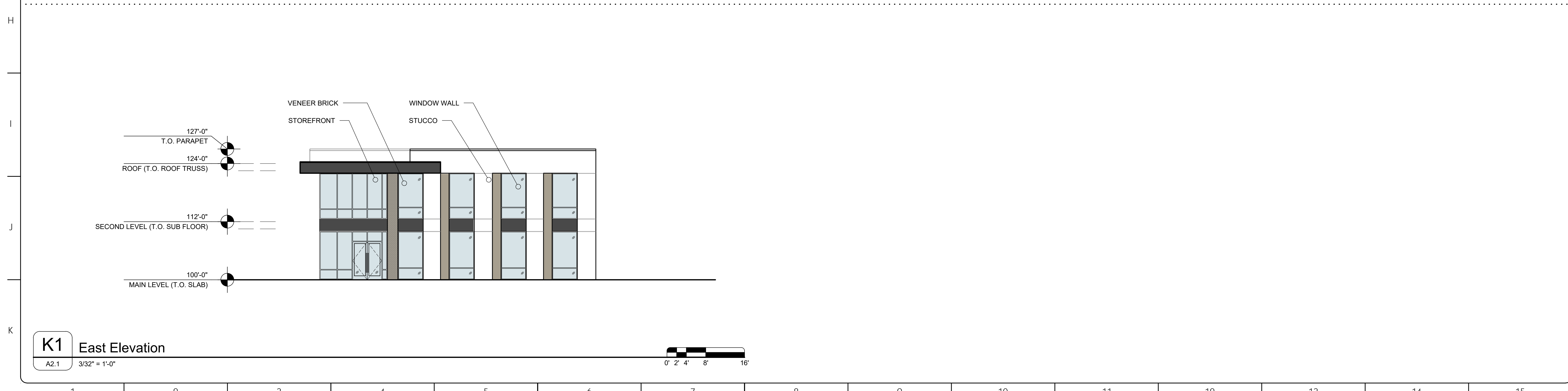
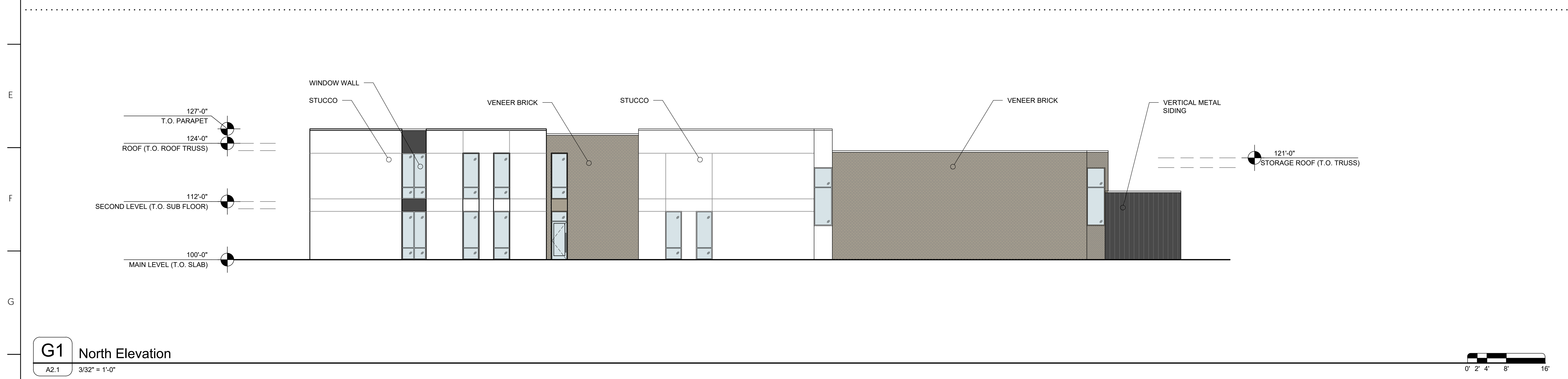
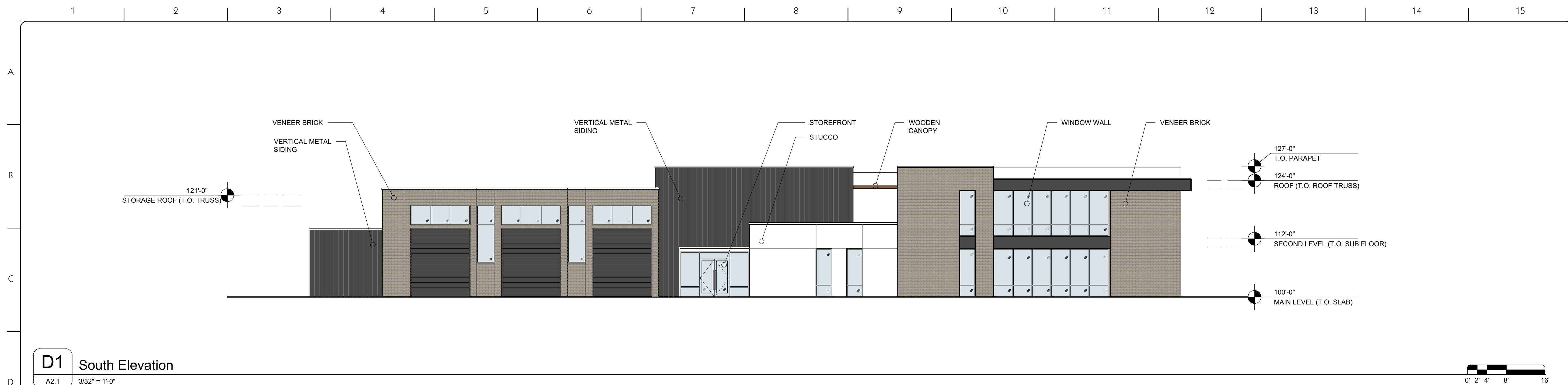
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RESIDENTIAL  
 AMENITY PLAN

L100

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



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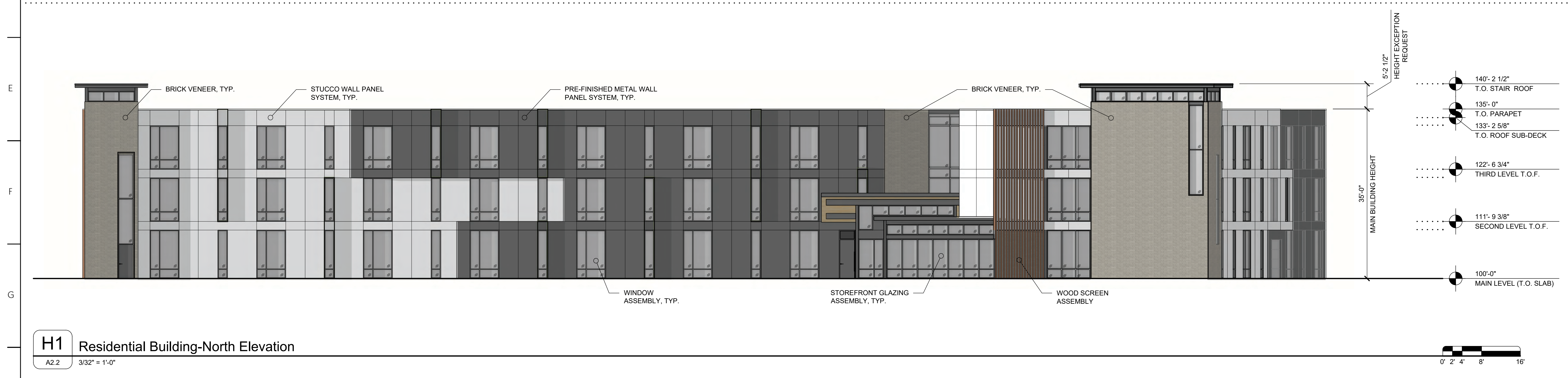
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Building Elevations

A2.1



Davis Behavioral Health- Main Campus  
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Proposed Building Elevations

A2.2