

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, August 26, 2025**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 26, 2025**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:30 PM** for review of the agenda items listed below.

ADMINISTRATIVE REVIEW

1. Top Tine Freezedry – CONDITIONAL USE (5 min.)

PUBLIC HEARINGS

2. Layton Park Plaza Condominium Subdivision – PLAT AMENDMENT (5 min.)
3. Commercial Limitations within the M-2 Zone – TEXT 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/, 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 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 26, 2025**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 26, 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 – AUGUST 12, 2025.

ADMINISTRATIVE REVIEW

1. Top Tine Freezedry – CONDITIONAL USE

The applicant, Chet Cloward, is requesting a conditional use permit for a high-impact home occupation to provide freeze-drying services for taxidermy preservation. The property is located at 2835 West 1425 North.

PUBLIC HEARINGS

2. Layton Park Plaza Condominium Subdivision – PLAT AMENDMENT

The applicant, David Felt, representing Snowcreek Management, LLC and the Association of Unit Owners of Layton Park Plaza Condominium, is requesting to amend the Layton Park Plaza Condominium Subdivision to combine an enclosed walkway with Unit 9. The property is located at 195 East Gentile Street.

3. Commercial Limitations within the M-2 Zone – TEXT AMENDMENT

Layton City is proposing to amend Title 19 “Zoning”, Chapter 19.02 “Definitions” and Chapter 19.06 “Land Use Regulations, to establish definitions and size limitations for commercial uses within the M-2 (Heavy Manufacturing/Industrial) zones.

ADJOURNMENT

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 48 hours in advance at 801-336-3826 or 801-336-3820.

DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
AUGUST 12, 2025**

MEMBERS PRESENT: Chair Trevor Steenblik, Commissioners Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

MEMBERS ABSENT: Vice Chair Justin Whitworth and Commissioner Bret Nielsen

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

Chair Steenblik called the work meeting to order at 6:45 p.m.

ADMINISTRATIVE REVIEW

1. Davis Behavioral Health – DEVELOPMENT PLAN

Planner Weaver presented the development plan for Davis Behavioral Health LLC (DBH). The rezone and conceptual plan were approved by the City Council in April 10, 2025, following the review by the Planning Commission. The Planning Commission is the Land Use Authority for development plans within the Mixed-Use zone.

This property is located at 850 South Main Street. There are storage units to the north, and multifamily across Main Street. During the rezone, it was presented that this development would be phased. This is the overall plan for all three phases, which will connect with the existing DBH site to the south.

Phases 1A and 1B will be the first to be constructed this year. These will include a commercial/maintenance building along Main Street and a 60-unit apartment building with studio apartments. Phases 2 and 3 will be future multifamily units similar in design.

There are several amenities for the site along the south side. The amenities are required to be established with Phase 1. There will be an open space area along the creek with an outside seating area and walking trails.

A mixed-use development requires the parking to be on the side or in the back. The parking for the apartment building will be to the north and west of the building. The parking for the commercial building will be to the south.

The architecture is complementary to the area. Elevations for the buildings were shown. The Design Review Committee met with staff and the developer but had no architectural concerns. The future phase buildings will be designed the same.

Commissioner McDonough asked for clarification about how the parking meets the Code requirements. Planner Weaver stated that, based on the parking counts, there will be 132 parking spaces added with the development and 84 shared spaces from the original DBH building. Based on the allowed joint-use parking and shared parking the Code requirements would be met.

Commissioner Carter questioned the Fire Marshall's review, which noted an emergency exit from the storage sheds, but it was not shown on the site plan. Planner Weaver responded that it was on a different exhibit, not included in the packet. The access was shown on the map. There will be a future second access once the additional phases are completed. The site plan shows a hammerhead turnaround.

Commissioner Pierce noted that phases 2 and 3 are in the flood plain. It is probable that the magnitude of storms will increase, which may affect this flood plain and the development. When those are designed and constructed, the flood plain should be seriously considered. Planner Weaver shared that Engineering Staff have been working with the applicant extensively to ensure the appropriate flood permit is taken care of.

Commissioner Freebairn asked if the dwelling units are to complement the health clinic or are they separate. Planner Weaver shared that they are an extension of the services provided by DBH. The housing is for clients who utilize DBH services.

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
AUGUST 12, 2025**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Justin Whitworth and Commissioner Bret Nielsen

OTHERS PRESENT:

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:02 PM)

Chair Steenblik conducted the Pledge of Allegiance and offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – July 22, 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 July 22, 2025. Commissioner McDonough seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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 805 South Main Street.

Planner Weaver presented the item.

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 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 that the Planning Commission approve the development plan for Davis Behavior Health LLC subject to meeting all City requirements and the DRC recommendation.*

Planning Commission Discussion:

Chair Steenblik asked if DBH vacates their building and chooses to relinquish the apartment buildings to a management company, and asked how would the shared and joint-use parking be maintained. Planner Weaver stated that a cross-access agreement would be required for the shared parking. That agreement would be recorded, and it would stay with the property. Chair Steenblik clarified that if the building was sold, the City would ensure that the apartments would be able to utilize the parking. Planner Weaver affirmed.

Commissioner Carter stated he had an indirect connection to Davis Behavior Health and wanted it put on the record. Assistant City Attorney Applonie noted that Commissioner Carter could participate in the review process and vote.

Public Comment:

NONE

MOTION:

Commissioner Pierce motioned the Planning Commission approve the development plan for Davis Behavioral Health LLC, subject to meeting all City requirements and the DRC recommendation. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:16 PM, Commissioner McDonough motioned to adjourn. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote, and the meeting was adjourned.



Michelle Williams
Planning Commission Secretary

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Conditional Use – High-Impact Home Occupation – Top Tine Freezedry – 2835 West 1425 North

Contact: Jeffrey Montague, Planner I

Background:

The applicant, Chet Cloward, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation, Top Tine Freezedry, will provide freeze-drying services as taxidermy preservation. The home occupation will occupy 138 square-foot area of the attached garage of the home, which complies with 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 to the Motion: 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

A handwritten signature in black ink, appearing to read "Jeffrey Montague", is written over the printed name.

Date: August 26, 2025, Planning Commission Meeting

Re: Conditional Use Permit for a High-Impact Home Occupation – Top Tine Freezedry

Location: 2835 West 1425 North

Zoning: R-1-6 (Single Family Residential)

Background:

The applicant, Chet Cloward, owner of Top Tine Freezedry, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation intends to provide freeze-drying services for the preservation of velvet antlers and occasionally small reptiles.

High-impact home occupations are required to either obtain signatures of approval from adjacent and abutting neighbors or request that 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, for the pick-up and drop-off of antlers and occasionally small reptiles. 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 applicant is the sole employee of the business and resides at the home.

The Layton Municipal Code allows up to 150 square feet of the attached garage to be used for a home occupation. The proposed home occupation will occupy a 138 square-foot area of the 776 square-foot garage. The business area will not encroach into the area used for required

parking, so the business occupied area of 138 square feet is compliant with the home occupation ordinance.

The applicant has stated that animal carcasses (with the exception of small reptiles) will not be dropped off or processed at the home. No live animals will be included as part of the business operations. The applicant further confirmed that the business operations do not generate noise, dust, odors, noxious fumes, glare, or any other nuisances that are discernible beyond the premises. The applicant has acknowledged that any expansion beyond the approved scope of the business would require additional review and approval in accordance with the Municipal Code.

Parking

The applicant has confirmed that 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 garage and driveway provide 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. Appointments shall be scheduled to prevent overlap between separate appointments.



TOP TINE FREEZDRY

2835 WEST
1425 NORTH

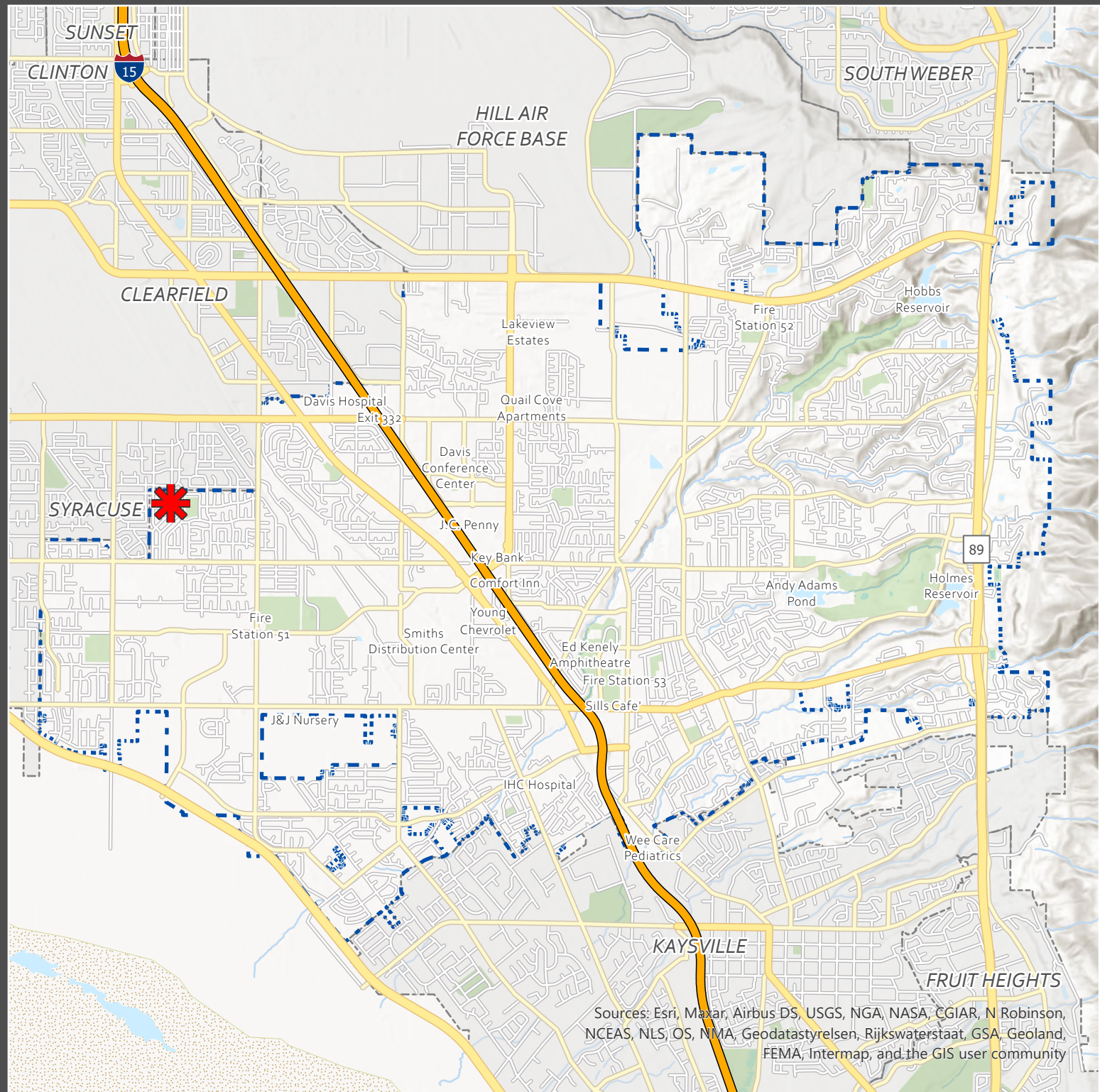
CONDITIONAL USE PERMIT FOR A HIGH-IMPACT HOME OCCUPATION

- Layton City Boundary
- Parks
- City Boundaries
- Lakes
- Streams

- PROJECT SITE



Map 1





TOP TINE FREEZDRY

2835 WEST
1425 NORTH

CONDITIONAL USE PERMIT FOR A HIGH-IMPACT HOME OCCUPATION

-  Layton City Boundary
-  Parks
-  City Boundaries
-  Lakes
-  Streams

 - PROJECT AREA



Map 2





TOP TINE FREEZDRY

2835 WEST
1425 NORTH

CONDITIONAL USE
PERMIT FOR A
HIGH-IMPACT
HOME OCCUPATION

-  Layton City Boundary
-  Parks
-  City Boundaries
-  Lakes
-  Streams

 - PROJECT AREA

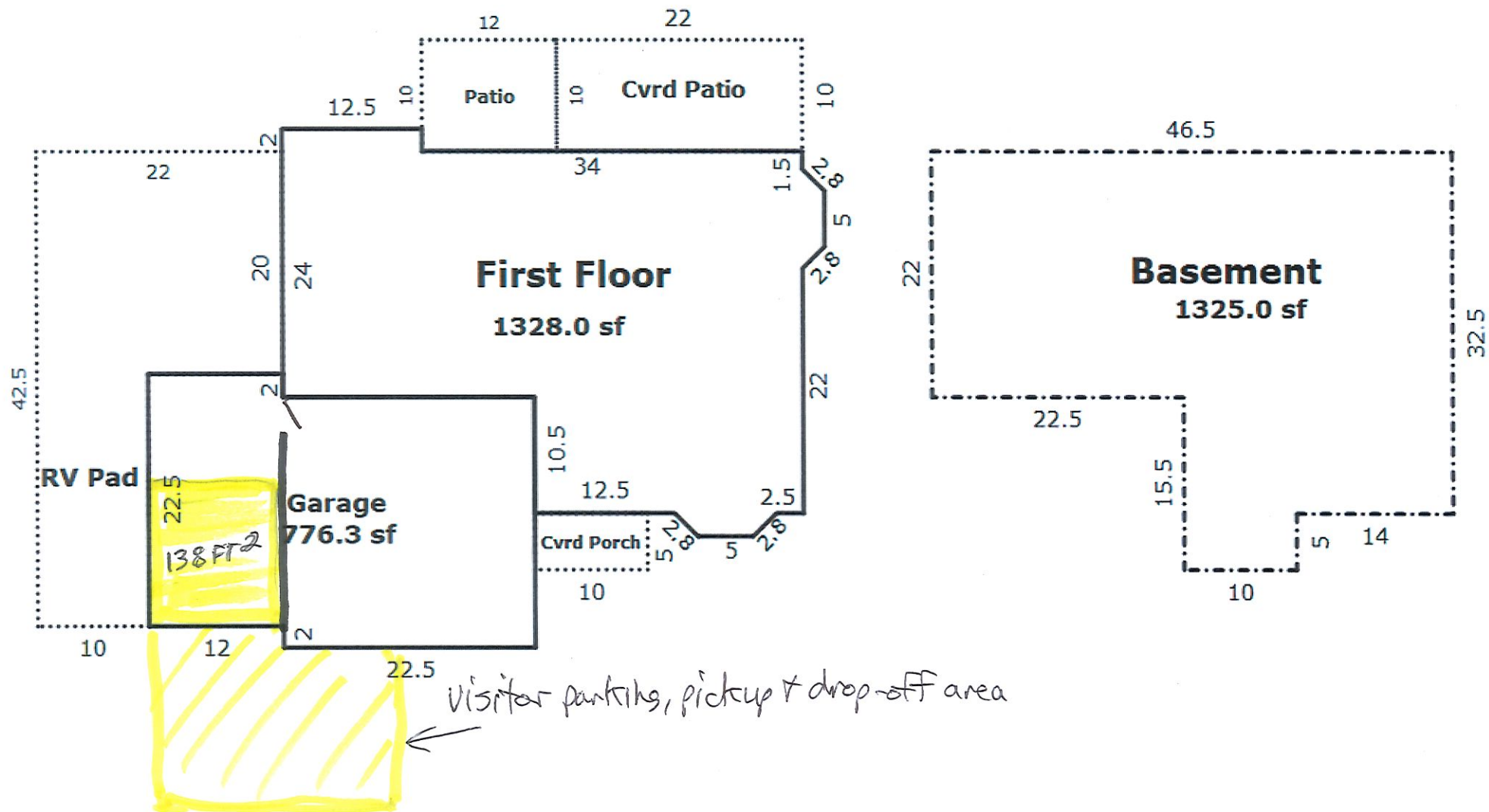


Map 3





Business space highlighted in yellow.



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Amended Plat – Layton Park Plaza Condominium – 2nd Amendment – Approximately 195 East Gentile Street

Contact: Zachary Kadin, Planner II

Background: The applicant, David Felt, representing Snowcreek Management LLC and the Association of Unit Owners of Layton Park Plaza Condominium, is requesting to amend the Layton Park Plaza Condominium Subdivision.

The amendment involves combining an enclosed walkway that is owned by the Association of Unit Owners of Layton Park Plaza Condominium with Unit 9. The purpose of combining the walkway with Unit 9 is to allow for an existing tenant of the building to expand their business into the enclosed walkway area. The removal of the enclosed walkway will not restrict access to any other units within the building.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the amended plat for Layton Park Plaza Condo – 2nd Amendment; or 2) Recommend the City Council not approve the amended plat for Layton Park Plaza Condo – 2nd Amendment finding it is not compliant with Layton City Municipal Code and Development Standards.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the amended plat for Layton Park Plaza Condominium – 2nd Amendment subject to meeting all City requirements as outlined in Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Zachary Kadin, Planner II 

DATE: August 26, 2025

RE: Layton Park Plaza Condominium – 2nd Amendment

LOCATION: Approximately 195 East Gentile Street

ZONING: MU (Mixed-Use)

DESCRIPTION

The applicant, David Felt, representing Snowcreek Management LLC and the Association of Unit Owners of Layton Park Plaza Condominium, is requesting to amend the Layton Park Plaza Condominium Subdivision. The subdivision is located in the MU zone and is adjacent to R-1-8 (Single Family Residential) zoning to the west and northeast, MU zoning to the north and east, and CP-2 (Planned Community Commercial) zoning to the south.

BACKGROUND

The amendment involves combining an enclosed walkway that is owned by the Association of Unit Owners of Layton Park Plaza Condominium with Unit 9. The purpose of combining the walkway with Unit 9 is to allow for an existing tenant of the building to expand their business into the enclosed walkway area. The removal of the enclosed walkway will not restrict access to any other units within the building.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the amended plat for Layton Park Plaza Condominium – 2nd Amendment subject to meeting City requirements as outlined in Staff memorandums.



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

MEMORANDUM

TO: Brian Mitchell; brimit21@gmail.com
Tucker Nipko; tucker@tuchernipko.com

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: June 5, 2025

SUBJECT: Layton Park Plaza Condo 2nd Amendment – 1st submittal
195 East Gentile

I have reviewed the Dedication Plat and Title report submitted on May 21, 2025 for the Layton Park Plaza Condo 2nd Amendment located at 195 East Gentile. The plat have been stamped "Not Approved Corrections Required." The following comments will need to be addressed with the next submittal. All comments from other City staff will also need to be included in the mylar submittal.

Dedication Plat –

1. An explanation will need to be provided for the inconsistencies in the location of the shared wall for Unit 9 and Unit 10 between the recorded Layton Park Plaza Condominium dedication plat (Entry 550959 Book 802 Page 350), the recorded Amended Layton Pak Plaza Condominium plat (Entry 872972 Book 1319 Page 235), and the proposed Layton Park Plaza Condominium – 2nd Amendment.
2. The floor and ceiling heights for the unit will need to be added to the plat.
3. The year will need to be updated from 2024 to 2025 in all applicable locations.
4. There are no Weber Basin Water Conservancy District easements on the property. Therefore, the signature block will need to be removed.
5. The combination of Unit 9 and the common space walkway into one unit as seen on sheet 2 will need to be shown on the overall plan seen on sheet 1.



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: Layton Park Plaza Condo- Amendment @ 195 E Gentile St

CC: 1) Engineering
2) Brian Mitchell, brimit21@gmail.com
3) Tucker Nipko, tucker@tuckerjnipko.com

DATE: July 25, 2025

I have reviewed the final plat submitted on June 27, 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 #S25-086 District #21
Project Tracker #LAY2505213456



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

MEMORANDUM

TO: Brian Mitchell
Tucker Nipko

CC: CED Department/Fire Marshal/Engineering Department

FROM: Jady Applonie, Assistant City Attorney

DATE: June 13, 2025

Subject: Layton Park Plaza Condo Amendment
195 E Gentile St

I have reviewed the materials transmitted to my department for the subdivision noted above. In addition to any other Layton City Department reviews, I have identified the following issues that should be remedied:

1. The title report includes a Deed of Trust with Blain H. Johnson listed as Trustee. Please include a signature block for the Trustee to sign on the plat.
2. Please correct the year from 2024 to 2025 in the signature blocks.
3. Please add a signature block for Snowcreek Mgt LLC to sign the plat as an Owner.

Memorandum

To: Brian Mitchell, Tucker Nipko
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: August 8, 2025
Re: Layton Park Plaza Condo 2nd Amendment, Final Approval – 195 E. Gentile St.
Review: Review 3

The Parks and Recreation Department has reviewed the plans submitted on August 5th for the Layton Park Plaza Condo 2nd Amendment located at 195 East Gentile Street and has no comments or concerns regarding the plans submitted.

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 PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT

APPROXIMATELY 195
EAST GENTILE
STREET

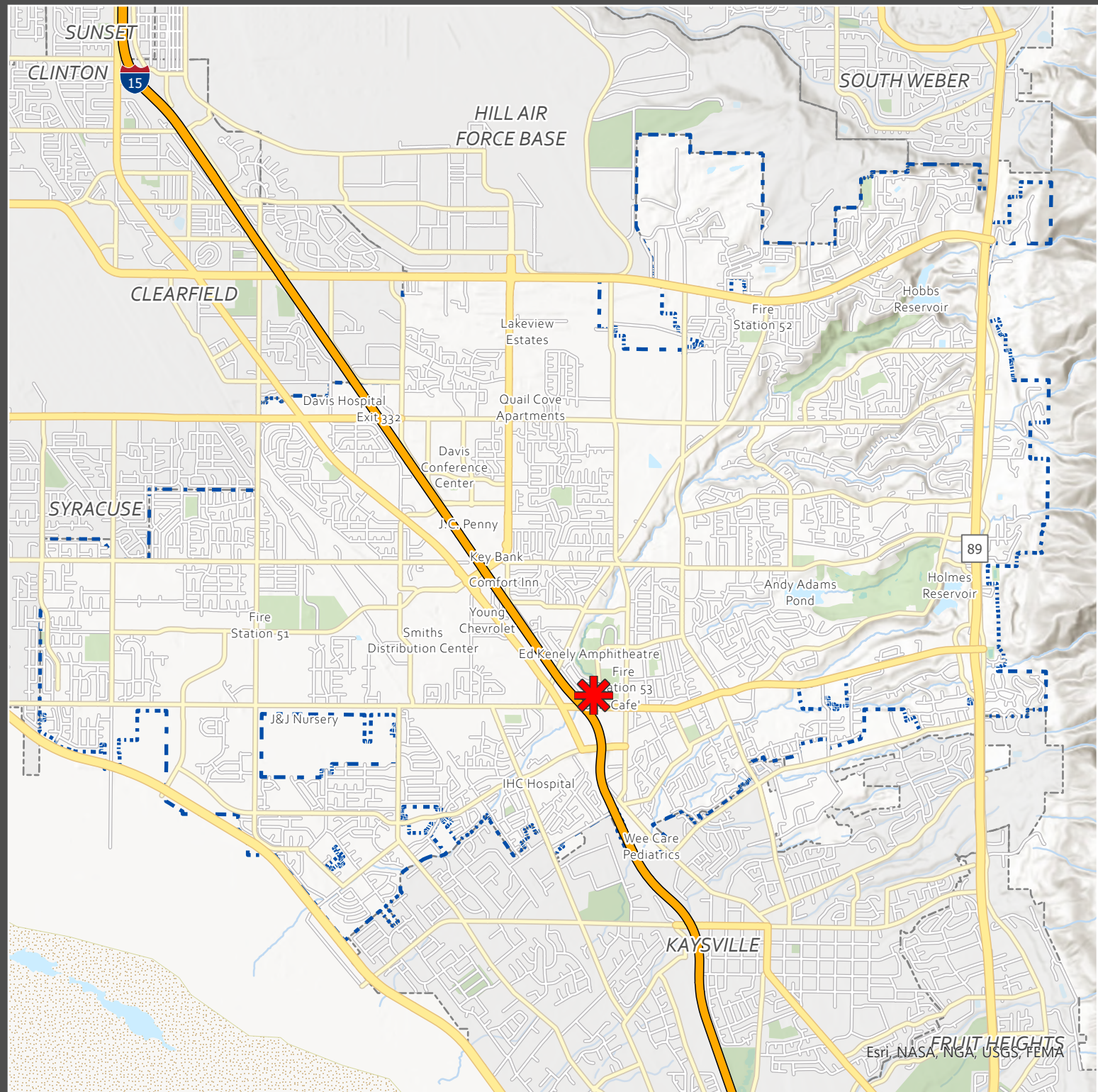
AMENDED PLAT

- Layton City Boundary
- Parks
- City Boundaries
- Lakes
- Streams
- LaytonLiDAR2

- PROJECT SITE



Map 1





LAYTON PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT

APPROXIMATELY 195
EAST GENTILE
STREET

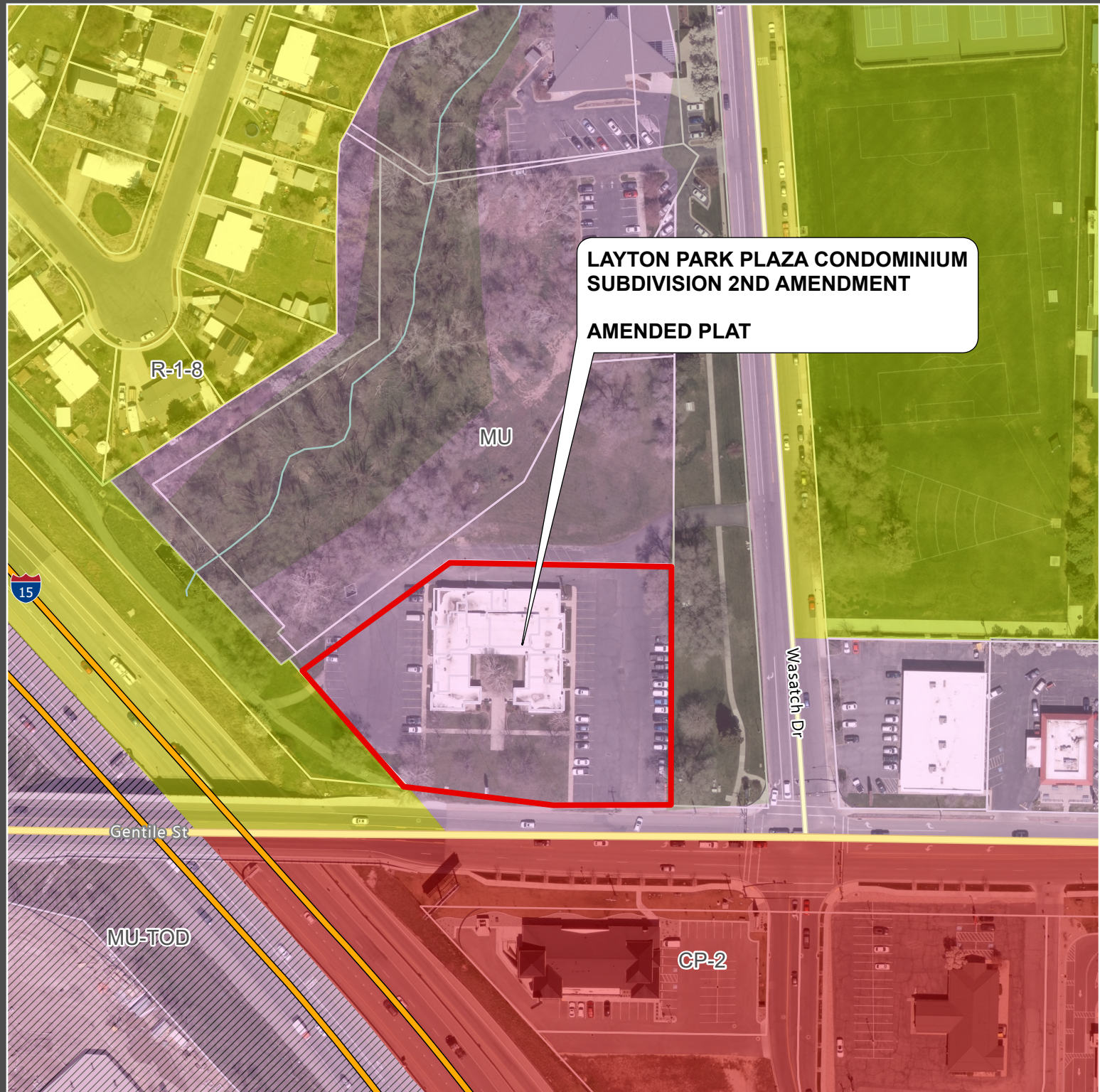
AMENDED PLAT

- Layton City Boundary
- Parks
- City Boundaries
- Lakes
- Streams
- Polygon Notes

- PROJECT AREA



Map 2





**LAYTON PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT**

**APPROXIMATELY 195
EAST GENTILE
STREET**

AMENDED PLAT

-  Layton City Boundary
-  Parks
-  City Boundaries
-  Lakes
-  Streams

 - PROJECT AREA

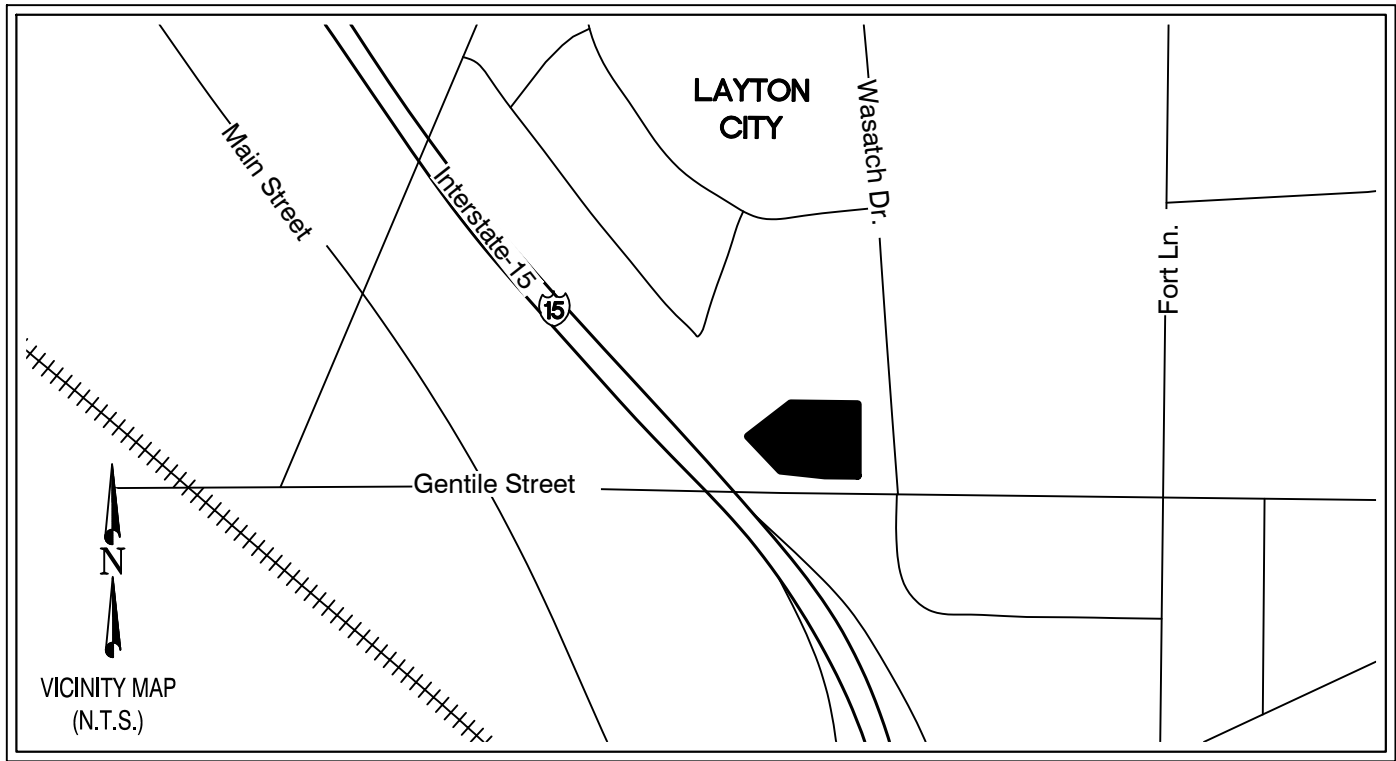


Map 3



LAYTON PARK PLAZA CONDOMINIUM - 2ND AMENDMENT
AMENDING UNIT 9 & COMMON AREA, LAYTON PARK PLAZA CONDOMINIUM

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to amend unit 8 and adjacent breeze way, as set forth to be hereafter known as:
LAYTON PARK PLAZA CONDOMINIUM - 2ND AMENDMENT
The undersigned owners also hereby convey any other easements shown on this plat to the parties indicated and for the purposes shown hereon.

ASSOCIATION OF UNIT OWNERS OF LAYTON PARK PLAZA CONDOMINIUM

By: _____

Print Name: _____

Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)

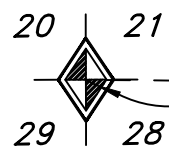
On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of ASSOCIATION OF UNIT OWNERS OF LAYTON PARK PLAZA CONDOMINIUM proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **LAYTON PARK PLAZA CONDOMINIUM - 2ND AMENDMENT** and was signed by him/her on behalf of said ASSOCIATION OF UNIT OWNERS OF LAYTON PARK PLAZA CONDOMINIUM and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____

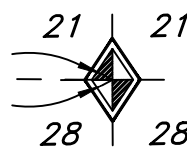
Signature: _____

Print Name: _____
A Notary Public Commissioned in Utah

Southwest Corner
Section 21, T.4N., R.1W., SLB&M



South Quarter Corner
Section 21, T.4N., R.1W., SLB&M



LEGEND

- Boundary Line
- Adjacent Parcel Line
- Unit Line
- Easement Line
- Private Ownership
- Common Areas
- Condominium Area Amended with this map

OWNERS:

ASSOCIATION OF UNIT OWNERS OF LAYTON PARK PLAZA CONDOMINIUM
437 North Wasatch Dr.
Layton, Utah 84041

Snowcreek Mgt LLC
195 E Gentile Street
Layton, Utah 84041

LAYTON PARK PLAZA SUBDIVISION - 2ND AMENDMENT
AMENDING UNIT 9 & COMMON AREA, LAYTON PARK PLAZA CONDO

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

CITY PLANNING COMMISSION

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, of this _____ day of _____, A.D. 2025.

Planning Commission, Chairman

CITY ENGINEER APPROVAL

Approved by the Layton City Engineer this _____ day of _____, A.D. 2025.

Layton City Engineer

CITY ATTORNEY APPROVAL

I, _____ hereby certify that I have reviewed this entire document and approve it as to form, on this _____ day of _____, A.D. 2025.

Layton City Attorney

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of the Layton City, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ___ day of _____, A.D. 2025

City Mayor

City Recorder (See Seal Above)

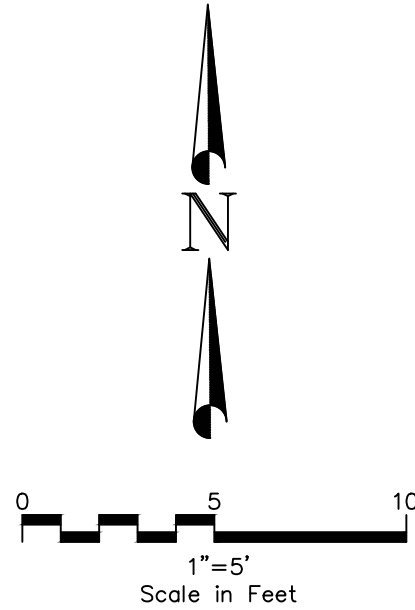
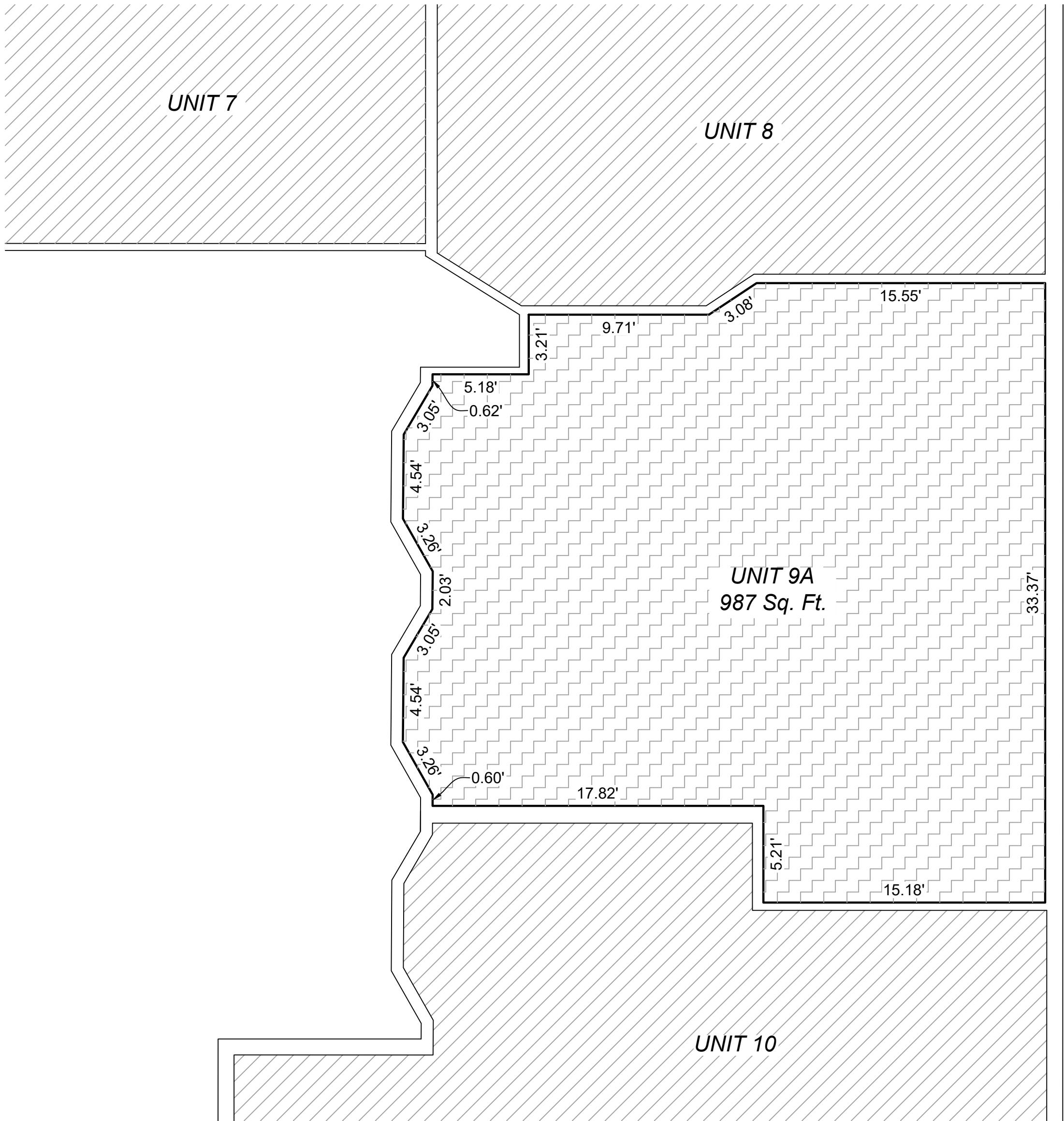
DAVIS COUNTY RECORDER

Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of

Date: _____ Time: _____ Book: _____ Page: _____

Fee \$ _____
Davis County Recorder

LAYTON PARK PLAZA CONDOMINIUM - 2ND AMENDMENT
AMENDING UNIT 9 & COMMON AREA, LAYTON PARK PLAZA CONDOMINIUM
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



- LEGEND
- Boundary Line
 - Adjacent Parcel Line
 - Unit Line
 - Easement Line
 - Private Ownership
 - Common Areas
 - Condominium Area Amended with this map

PREPARED BY:
CIR CIVIL ENGINEERING
+ SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET
2
2

LAYTON PARK PLAZA SUBDIVISION - 2ND AMENDMENT
AMENDING UNIT 9 & COMMON AREA, LAYTON PARK PLAZA CONDO
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

LAYTON PARK PLAZA CONDOMINIUM

A PART OF THE SW. 1/4 OF SEC. 21, T4N, R1W, SLB&M, U.S. SURVEY

LAYTON CITY, DAVIS COUNTY, UTAH

SURVEYORS CERTIFICATE

I, Glenn Ravenberg, a duly registered land surveyor as required by the laws of the State of Utah, do hereby certify that I surveyed the herein described tract of land at the instance of Charles E. Edwards, Merle Edwards, S. Reed Murdock, and Charlotte P. Murdock, based on information on record at the Davis County Recorder's Office, and Davis County Surveyors Office.

I further certify that the description correctly describes the perimeter of the surface of the land on which has been constructed the Layton Park Plaza Condominium; that the property corners have been accurately set on the ground, and are sufficient to readily retrace or reestablish this survey, that this Record of Survey Map consisting of 2 sheets was prepared in accordance with the Utah Condominium Act and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.

Utah license No. 3835
Date: Sept. 1979

Glenn Ravenberg
Glenn Ravenberg

OWNERS DEDICATION

Know all men by these presents: Charles E. Edwards, Merle Edwards, S. Reed Murdock, and Charlotte P. Murdock, owners of the tract of land described hereon and the Layton Park Plaza Condominium, a condominium project located on said tract of land, do hereby make this certificate that said owners have caused a survey to be made and this record of survey map, consisting of 2 sheets to be prepared; that said owners have consented to and do hereby consent to the recordation of this Record of Survey Map in accordance with the Utah Condominium Ownership Act.

Charles E. Edwards
Charles E. Edwards
S. Reed Murdock

Merle Edwards
Merle Edwards
Charlotte P. Murdock

ACKNOWLEDGEMENT

State of Utah
County of Davis

On the day of Sept., 1979, personally appeared before me the undersigned Notary Public, the signers of the Owners Consent to Record, 4 in number who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

July 1, 1981
Commission Expires

Notary Public

BOUNDARY DESCRIPTION

A part of the Southwest quarter of Section 21, T4N, R1W, SLB&M, U.S. Survey; Beginning at a point on the North line of Gentile Street which is North 89°27'20" West 631.69 ft. along the Section line and North 33.00 ft. from the Southeast corner of said Southwest quarter; running thence North 89°27'20" West 116.22 ft. along said North line; thence North 83°50'36" West 156.45 ft.; thence North 43°37' West 165.87 ft.; thence North 52°20' East 190.02 ft.; thence South 89°18' East 235.79 ft.; thence South 251.20 ft. to the point of beginning.

Contains 1.80 Acres
Together with a R.O.W. for ingress and egress to the existing driveway across the Layton City Property between the above described property and Wasatch Drive. Said R.O.W. being more particularly described as follows: Beginning at a point which is North 89°27'20" West 631.69 ft. along the Section line and North 33.00 ft. from the Southeast corner of the Southwest quarter of Section 21, T4N, R1W, and running thence North 89°18' West 81.00 ft.; thence North 59°52'45" East 93.64 ft.; thence South 36.00 ft. to the point of beginning.

Subject to a Right of way reserved to the owners and their assigns, over the west 25 ft. of the East 45 ft. of the above described property.

ADDRESS AFFIDAVIT
ENTRY 2774634

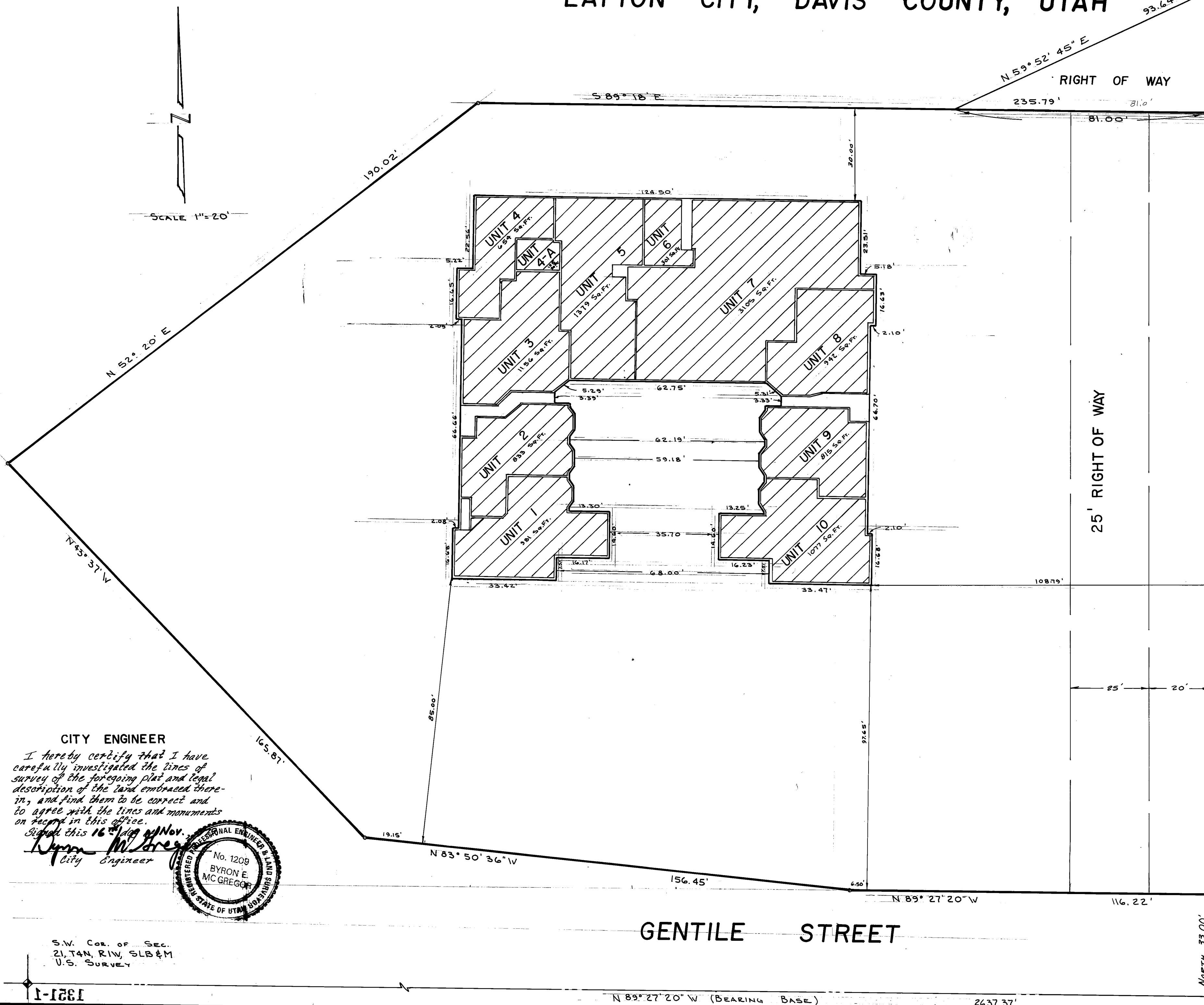
COUNTY RECORDER

ENTRY No. 550959 FEE PAID
\$25.50 FILED FOR RECORD AND
RECORDED THIS 29TH DAY OF NOV
1979 AT 1:20 PM IN BOOK 802
OF OFFICIAL RECORDS PAGE 350

Carol Deane
DAVIS COUNTY RECORDER

S.E. COR. OF S.W. 1/4
OF SEC. 21, T4N, R1W
SLB&M, U.S. SURVEY
(ELEV. = 4359.66)

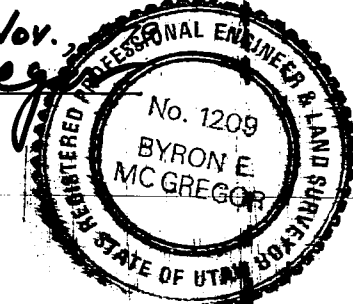
20.00
5.50
25.50



CITY ENGINEER

I hereby certify that I have carefully investigated the lines of survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.

Signed this 16th day of Nov.
Byron E. McGreggor
City Engineer



S.W. COR. OF SEC.
21, T4N, R1W, SLB&M
U.S. SURVEY

GENTILE STREET

N 89° 27' 20" W (BEARING BASE)

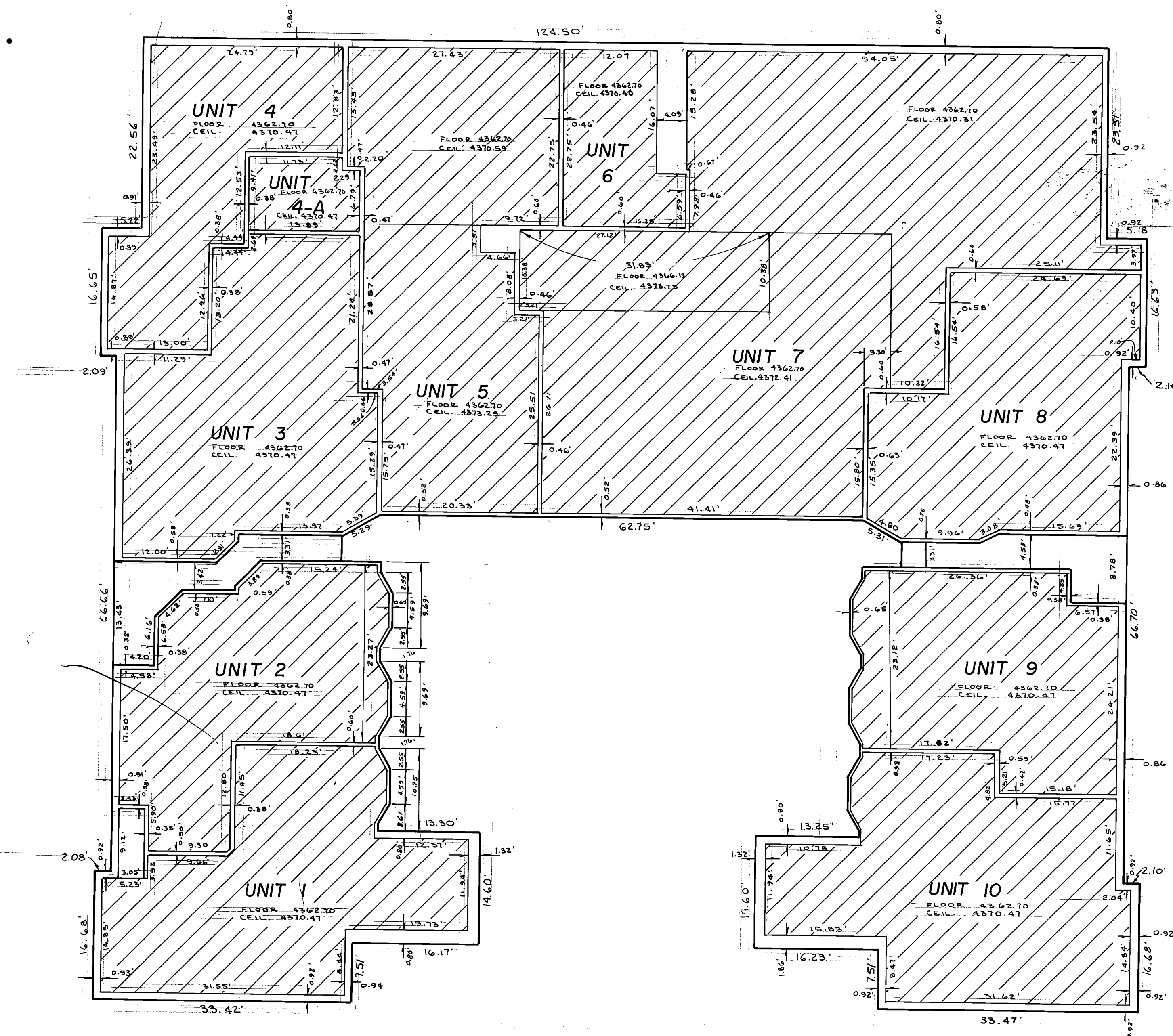
2637.37'

116.22'

631.69'

LAYTON PARK PLAZA CONDOMINIUM

A PART OF THE SW 1/4 OF SEC. 21, T4N, R1W, SLB&M, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH



NOTE :

1. All elevations shown are Davis County Datum - Bench Mark - top of Southeast Corner of Southwest Quarter of Section 21, T4N, R1W. Elevation = 4359.66
2. Basis of Bearings: Davis County Survey Datum
3. Each Condominium Unit is designated by cross hatching and by the word "unit" followed by a number designation. For dimensions see sheet 2. The common area is the area within the project boundary, excepting therefrom the designated units.
4. The vertical limits of the respective units are horizontal planes having the elevations reflected on map, see sheet 2.
5. All distances from buildings to property lines are measured perpendicular to property, unless otherwise noted.
6. Area not cross hatched designates common area.

CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission
on the 13 day of Nov. 1979

Signature
Signature

CITY APPROVAL

is to Certify that this Plat and Dedication
of this Plat were duly approved and accepted
by the City Council of Layton City, Utah
on the 15 day of Nov. 1979
Mayor *Signature*
Recorder *Signature*



COUNTY RECORDER

ENTRY No. 550359 FEE PAID \$25.50

FILED FOR RECORD AND RECORDED

THIS 20TH DAY OF Nov. 1979

AT 1:20 PM IN BOOK 802 OF

OFFICIAL RECORDS PAGE 350

Signature
DAVIS COUNTY RECORDER

1321-2

**AMENDED
PLAZA CONDOMINIUM**
SEC. 21, T4N, R1W, 5LB&M, U.S. SURVEY
DAVIS COUNTY, UTAH
AMENDING UNITS 9 & 10

SURVEYORS CERTIFICATE

1994

I, GLENN RAVENBERG, A DULY REGISTERED LAND SURVEYOR AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE REDIVISION OF UNITS 9 AND 10 OF LAYTON PARK PLAZA CONDOMINIUM AT THE INSTANCE OF CHARLES E. EDWARDS, MERLE EDWARDS, S. REED MURDOCK, CHARLOTTE P. MURDOCK, WILLIAM E. WOODBURY, JANET WOODBURY.

OWNERS OF UNITS 9 AND 10 LAYTON PARK PLAZA CONDOMINIUM AND F. RENNY KNOWLTON PRESIDENT OF LAYTON PARK PLAZA CONDOMINIUM OWNER ASSOCIATION, BASED ON INFORMATION ON RECORD AT THE DAVIS COUNTY RECORDERS OFFICE AND ACTUAL MEASUREMENTS OF SAID UNITS.

I FURTHER CERTIFY THAT THIS "AMENDED RECORD OF SURVEY MAP" WAS PREPARED IN ACCORDANCE WITH THE "UTAH CONDOMINIUM ACT" AND REPRESENTS A TRUE AND ACCURATE MAP OF THE REDIVISION OF SAID UNITS 9 AND 10.

UTAH LICENSE NO. 3835
DATE: 5-19-89

GLENN RAVENBEE

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS; CHARLES E. EDWARDS, MERLE EDWARDS, S. REED MURDOCK, CHARLOTTE P. MURDOCK, WILLIAM E. WOODBURY, AND JANET WOODBURY OWNERS OF UNITS 9 AND 10 DESCRIBED HEREON AND F. RENNY KNOWLTON PRESIDENT OF THE LAYTON PARK PLAZA CONDOMINIUM OWNERS ASSOCIATION, A CONDOMINIUM PROJECT LOCATED ON SAID TRACT OF LAND, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNERS HAVE CAUSED A SURVEY TO BE MADE AND THIS AMENDED RECORD OF SURVEY MAP, TO BE PREPARED; THAT SAID OWNERS HAVE CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS "AMENDED RECORD OF SURVEY MAP" IN ACCORDANCE WITH THE "UTAH CONDOMINIUM OWNERSHIP ACT."

W. E. Woodbury
WILLIAM E. WOODBURY

Charles E. Edwards
CHARLES E. EDWARDS

S. REED MURDOCK

JANET WOODBURY

Merle R. Edwards
MERLE R. EDWARDS

Charlotte S. Murdock
CHARLOTTE P. MURDOCK

F. Renny Knowlton
F. RENNY KNOWLTON
PRESIDENT OF CONDOMINIUM
OWNERS ASSOCIATION

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THE 29th DAY OF September PERSONALLY APPEARED BEFORE ME THE
UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE OWNERS CONSENT TO
RECORD, 6 IN NUMBER WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT
FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

Feb 8, 1992
COMMISSION EXPIRE

Rachyn H Reynolds
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THIS DAY OF 19 , PERSONALLY APPEARED BEFORE ME
----- WHO BEING BY MY DULY SWORN, DID SAY THAT HE
IS PRESIDENT OF LAYTON PARK PLAZA CONDOMINIUM OWNER ASSOCIATION
AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ASSOCIATION
BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID
ASSOCIATION EXECUTED THE SAME.

COMMISSION EXPIRES

NOTARY PUBLIC

COUNTY RECORDER

ENTRY NO. 872972 FEE PAID 23.00
FILED FOR RECORD AND RECORDED THIS 24 DAY OF
OCT 1989 AT 9:23 AM IN BOOK
1319 PAGE 235 OF THE OFFICIAL
RECORDS.

DEPUTY

COUNTY RECORDER

plus as given as FF crew 0100 P 6000-001-01

Autarkie

4691

45P1

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 3

Subject: Proposed amendments to Layton City Municipal Code, Title 19 “Zoning”, Chapter 19.02 “Definitions” and Chapter 19.06 “Land Use Regulations” to Establish Definitions and Establish Size Limitations for Commercial Uses within Manufacturing Zones.

Staff Contact: Jeffrey Montague, Planner I

Background:

The City has received a Zoning Ordinance text amendment petition from Trevor Thomas of Innovative Dance Studio. The applicant, is requesting an amendment to the text of Layton Municipal Code 19.06.170 Commercial Uses in Manufacturing Zoning Districts, so as to allow Innovative Dance Studio to obtain a business license at 1435 West Hill Field Road.

On April 7, 2025, the applicant’s business license application for a dance studio was denied because the property, located within the M-2 (Heavy Manufacturing/Industrial) zoning district, already contained an existing commercial use subject to the L4 limitation: “no more than 40% of the total interior building area of a development site shall be occupied by uses listed in Table 6-2 as L4.” The existing tenant occupied enough of the building area to prevent approval of the new studio.

Currently, Staff is aware of at least six licensed dance studios/athletic uses operating within industrial zoning districts. Applications for such uses have increased in recent years, with two denied in 2025 to date—Innovative Dance Studio and A&A International—both proposed along arterials within the M-2 zoning district.

Staff Analysis:

Staff recognizes the importance of the preservation of areas for the development of industrial uses which are not allowed in other zoning districts. However, upon review, the current limitations on commercial uses in the M-2 zoning district may be overly restrictive—particularly for athletic-type businesses located along arterial corridors.

These arterial corridors, including Gordon Avenue and Hill Field Road, connect Layton’s central commercial areas with residential areas to the west. Given their location and the adaptability of industrial and “flex” buildings, these corridors may be appropriate for increased allowance of athletic-oriented commercial uses. Such uses can thrive in industrial-style buildings, which offer large and flexible floor areas. Allowing more athletic-oriented uses in these industrial areas may also ease demand on prime retail and commercial space of the commercial districts.

Proposed Amendment:

To allow for the reasonable development of these athletic uses, while ensuring such development does not compromise the intent of the industrial districts, Staff has prepared a draft text amendment. This proposed amendment includes the following changes: 1) creates an exemption to the L4 limitation for athletic uses located within the M-2 zoning district and along arterial roadways, 2) creates new definitions for existing and new athletic land uses, and 3) adjusts the Land Use Regulation Table 6-2 to identify where these land uses are allowed.

The new exemption to the L4 limitation allows buildings with a footprint located wholly within 275 feet of an arterial roadway right-of-way to dedicate up to 100% of their interior building area to uses identified as L4. Buildings outside the M-2 zoning district, or those that do not meet the 275-foot requirement, must continue to comply with the existing L4 standard, which limits such uses to 40% of the total interior building area.

This targeted allowance supports increased development of athletic uses in the M-2 industrial zone along arterial corridors, where such uses are most appropriate and accessible to nearby residential areas. At the same time, it preserves the majority of the industrial districts for traditional industrial uses.

This proposal creates new definitions for the land use categories of Athletic Center, Sports Facility/Complex, and Studio - Health, Exercise, Dance, Music, Drama, or Similar. These new definitions create a clear distinction between these unique athletic uses, which enables more consistent categorization and simplifies the land use approval process. These new land use categories of Athletic Center and Sports Facility/Complex will be added to the Land Use Regulation Table 6-2, where they will be replacing the existing land use category: Athletic/Tennis/Swim Club. Both Athletic Centers and Sports Facilities/Complexes will now be allowed within the M-2 zoning district. These uses will be subject to the L4 limitation, unless they are otherwise exempted as explained above.

Overall, the function of this amendment is to provide greater flexibility for athletic-related commercial uses within the M-2 industrial zone, while maintaining strict protections for industrial development in non-arterial areas.

Recommendation:

Staff recommends 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 19.06 “Land Use Regulations” as proposed.

INNOVATIVE DANCE COMPANY

1435 W. HILL FIELD RD , LAYTON, UT 84041

June 6, 2025

Re: Zoning Text Amendment Request

Layton City Planning and Zoning Department:

This letter is a request for Layton City to amend the text of zoning ordinance 19.06.170, included below for reference.

Copy of Zoning Ordinance being referenced:

“19.06.170 Commercial Uses In Manufacturing Zoning Districts

In the M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning districts, no more than 40% of total interior building area of a development site shall be allowed with uses listed in [Table 6-2](#) as L⁴.

L⁴ uses shall not be permitted unless there is a sufficient shared or joint use parking supply to support occupancy of all interior building area(s) with uses associated with the development site.”

We formally request that the percentage listed be changed from its current limitation of 40% to 70% going forward. In our specific case, the building use in question sat vacant for over 9 months while the Landlord tried to get a lease from a manufacturing tenant that could use the yard space behind the building. In that time the Landlord turned down leases from users that included indoor pickleball and a gym. The Landlord eventually ended up signing leases with us, a dance studio, and a personal training gym. All of these users fit under the L⁴ exception. Users fitting within the typical M2 allowed users did not want to be at this location on such a busy street (Hill Field Rd.), but many users that fall under the L⁴ use expressed interest.

We additionally request the text be amended to clearly indicate that the development site be defined as the entire site as developed by a single user regardless of phasing, subdivided parcel numbers, etc. Staff currently views the development site as a single building within the site and not the development as a whole. In our case, the entire development has one owner, shared parking and access between users and even shared common area maintenance expenses such as lawncare, dumpsters, snow removal, etc. and we don't feel it's fair to not consider the whole site as the “development site” given the current language of the zoning text. More clearly defining this language will allow us to comply with the zoning standards and operate our business legally as we are trying to do.

Ultimately, while we understand the importance of maintaining some manufacturing uses within Layton City, on these high traffic streets, the market is indicating a need for more flexibility in allowed users than the current zone language allows. We make these requests and recommendations with the hope that Layton City will see the value and logic we present. Vacant buildings due to stringent use requirements are harmful to both the Landlord and Layton City. The changes requested above should help promote more user groups like us being willing to establish business operations in Layton City, which ultimately helps the city grow and provides necessary goods and services to its residents.

Regards,

Trevor Thomas
trevor.matthew8@gmail.com
801-636-2108

19.06.170 Commercial Uses In Manufacturing Zoning Districts

~~In the M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning districts, no more than 40% of total interior building area of a development site shall be allowed with uses listed in Table 6-2 as L⁴:~~

~~L⁴ uses shall not be permitted unless there is a sufficient shared or joint use parking supply to support occupancy of all interior building area(s) with uses associated with the development site.~~

1. L⁴ use requirements:

- a. No more than 40% of total interior building area shall be allowed to be occupied with uses listed in Table 6-2 as L⁴.
- b. Land uses shall comply with applicable parking regulations outlined in LMC 19.12.
- c. The following uses are exempted from the 40% interior building area limitation if the building is located within the M-2 zoning district and is entirely within 275 linear feet of the public right-of-way of an arterial roadway:
 - i. Athletic Center;
 - ii. Sports Facility/Complex; and
 - iii. Studio – Health, Exercise, Dance, Music, or Similar.

19.02.020 Definitions

"Athletic ~~Center, Tennis, or Racquet Club~~": An indoor establishment providing facilities for physical exercise, sports training, and general recreation. These facilities may include the following: weight rooms, cardiovascular equipment, indoor courts, fitness classrooms, swimming pools, saunas, locker rooms, sales of athletic equipment, and an accessory restaurant or snack bar. Operations may include group fitness programs, and personal training services, while allowing for both structured activities and open use. ~~establishment providing facilities for physical development, exercise, sports, or recreation. Facilities may include exercise equipment, indoor and/or outdoor racquetball or tennis courts, jogging track, swimming pools, skating rink, indoor bathing, restaurant or snack bar, and sales of athletic equipment. Facilities may be open to the public for a fee, or available only to persons holding membership.~~

"Sports Facility / Complex": An establishment offering indoor and/or outdoor facilities for sports-based recreation, training, or competition. Such facilities may be designed to accommodate organized athletic competitions, recreational league play, tournaments, and other such sports related activities. Facilities may include fields, courts, arenas, spectator seating, and concession areas.

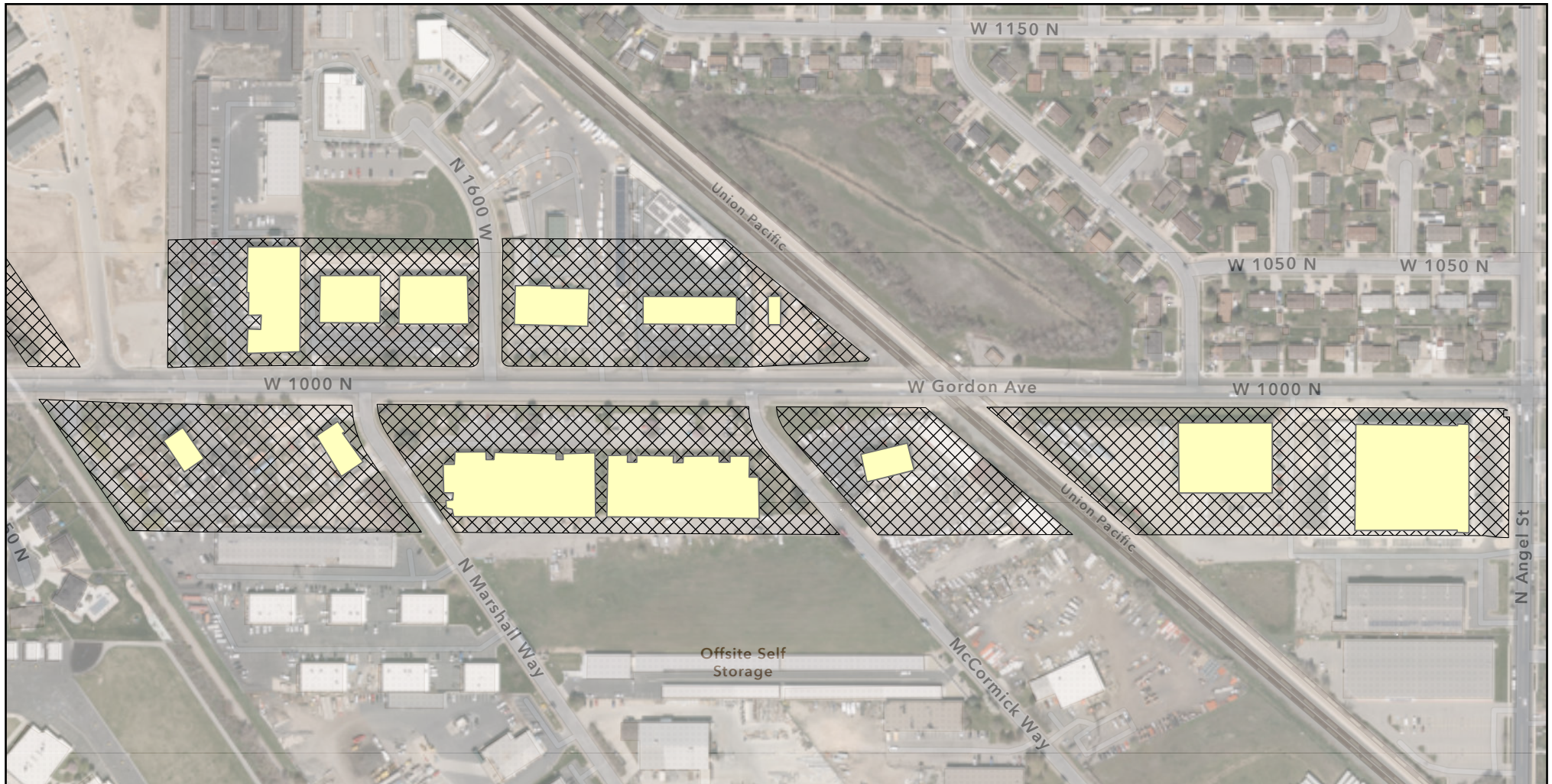
"Studio - Health, Exercise, Dance, Music, Drama, or Similar": An establishment primarily used for the instruction, rehearsal, or personal practice of health, fitness, performing arts, or

similar disciplines. Typical activities include yoga, pilates, weight training, martial arts, dance, music lessons/production, acting classes, or other similar instructional uses.

19.06.000 Tables 6-1, 6-2 And 6-3

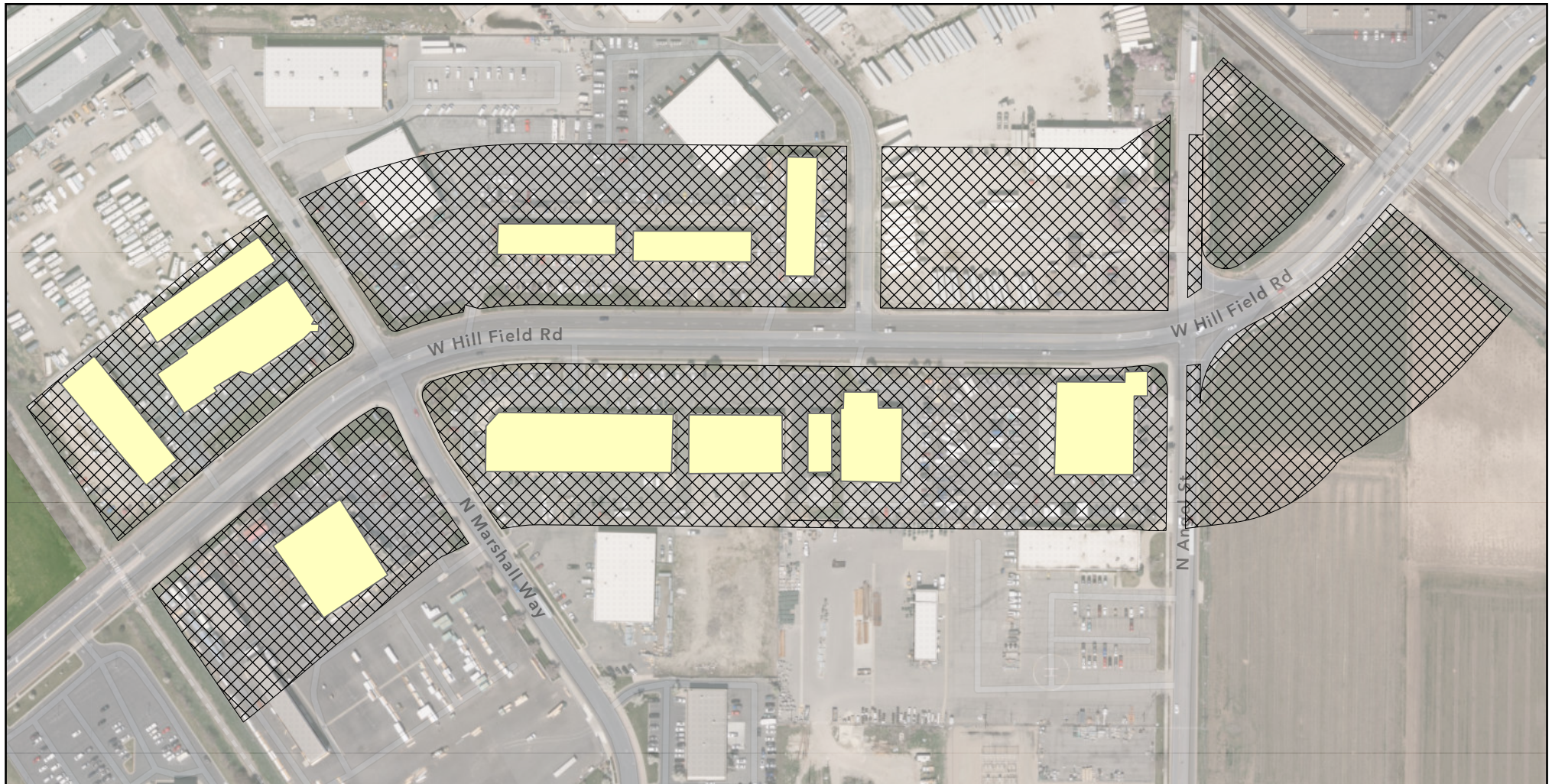
TABLE OF LAND USE REGULATIONS																							
Land Use Classification	ITE Classification	TABLE 6-1										TABLE 6-2											
		A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
UTILITY RELATED SERVICES																							
Commercial Radio or TV Trans. Station														C			P	P	C	P	P		
Electric Power Plant																		C	C	P	P		
Electric Substation		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P	C	P	P	C	C
Fire Station		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P	P	P	P	C	C
Gas Metering & Transmission Station		C	C	C	C	C	C	C	C	C	C		C	P	C	P	P	P	P	P	P	C	C
Local Utility Distribution Line		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P
Radio, TV, or Microwave Tower		C											C	C	C	C	C	P	P	P	P	C	C
Railroad Tracks & R.O.W		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C		C	C
Sewage/Water Pumping/Control Station		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C
Telecommunications Facility at Community Uses		C	C	C	C	C	C	C	C	C	C		C							P	P		
Telecommunications Antenna, Roof Mounted at Community Uses		C	C	C	C	C	C	C	C	C	C		C					P	P	P	P		
Telecommunications, Antenna, Wall Mounted at Community Uses		C	C	C	C	C	C	C	C	C	C		C					P			P		
Telephone Business Office														P	C	C	P	P	P	P	P	C	C
Telephone Switching, Relay & Transmission Equipment		C	C	C	C	C	C	C	C	C	C		C	C	C	C	P	P	P	P	P		
Public/Private Utility, Other than Listed		C											C	P	C	C	P	P	P	P	P	C	C
Utility Shops, Storage Yards & Bldgs.																		C	C	P	P		C
Water Treatment Plant		C	C										C			C	P	P	C	P	P	C	C
Water Wells, Reservoir, or Storage Tank		C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	P	P		
RECREATIONAL USES																							
Indoor Commercial Amusement																P	P	P	P	P		L3	L3
Outdoor Limited Comm. Amusement														C		C	C	C	C	C	C	C	C
Outdoor Commercial Amusement																C	C	C	C	C			
Athletic Center/Tennis/Swim Club											C			C		P	P	C			L4	C	G
Golf Course		C	C	C	C	C	C	C	C	C	C		C						C	C			
Sports Facility/Complex											C		C		P	P	P	C			L4		
Studio - Health, Exercise, Dance, Music, Drama, or Similar														P	P	P	P	P	P	L4	L4	L3	L3
Theater, Indoor																	P	P	P	C		C	C
Theater, Live														C		C	P	P	P			C	C
Theater, Outdoor																		C	C	C			

Buildings within 275 ft. Buffer Along Gordon Avenue



-  Eligible for L4 Exemption
-  275 ft. from Arterial

Buildings within 275 ft. Buffer Along Hill Field Road



N



Eligible for L4 Exemption

275 ft. from Arterial