

**AMENDED Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, September 9, 2025**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 9, 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. Y.A.G. Commercial Subdivision Phase 1 – PLAT AMENDMENT (11 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.

**AMENDED Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, September 9, 2025**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 9, 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 26, 2025.

ADMINISTRATIVE REVIEW

1. Y.A.G. Commercial Subdivision Phase 1 – PLAT AMENDMENT

The applicant, Dave Whitaker representing G42 LLC, is requesting an amendment to both the H.I.P. Commercial Condominiums Amendment Subdivision and part of Lot 15 in the Gill Subdivision to create the Y.A.G. Commercial Subdivision Phase 1. The property is located at 344 North Main Street.

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 26, 2025**

MEMBERS PRESENT: Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Zach Heslop, Peter McDonough, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT: Chair Trevor Steenblik and Commissioner Chase Freebairn

OTHERS PRESENT: Staff: Director Weston Applonie, City Planner Brad McIlrath, Planner Jeffrey Montague, Secretary Michelle Williams, and Assistant City Attorney Jady Applonie

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

ADMINISTRATIVE REVIEW

1. Top Tine Freezedry – CONDITIONAL USE

Planner Montague presented the conditional use permit request for a high-impact home occupation at 2835 West 1425 North. Conditional use permits are allowed uses in the designated zone, and the purpose of the meeting is to determine whether there are impacts from the business that need to be mitigated by the implementation of conditions.

The applicant, Chet Cloward, proposes to operate a high-impact home occupation that will provide freeze-drying services for velvet antlers and occasionally small reptiles. This is classified as a high-impact home occupation due to clients visiting the home between 7:00 a.m. and 8:00 p.m. to drop off antlers or small animals for freeze-drying.

The applicant is proposing to use 138 square feet of their garage for the business, which meets Code restrictions. The applicant stated that no animal carcasses would be dropped off or processed at the home, nor would any live animals be part of the business operations. The applicant has also stated that the business doesn't cause any noise or odor impact beyond the premises of the home. Mr. Cloward acknowledged that any expansion would require additional approvals. The appointments would be spaced so as not to overlap, and all parking requirements have been met.

Commissioner McDonough asked if Staff received any comments from the neighbors. Planner Montague responded that no comments had been received, and Mr. Cloward had tried to obtain neighbor consent signatures; however, one of the homes is rented, and then decided to move forward with the conditional use approval process.

PUBLIC HEARINGS

2. Layton Park Plaza Condominium Subdivision – PLAT AMENDMENT

City Planner McIlrath presented the Layton Park Plaza Condominium – 2nd Amendment located at 195 East Gentile Street. This property is within the MU (Mixed-Use) zone. There aren't any issues with the zoning of the property. The proposed amendment is to close off a common passageway between Units 8 and 9 to expand the business currently in Unit 9. The passageway doesn't provide access to any other units in the complex. The condominium owners have approved the amendment.

Commissioner Nielsen asked if Unit 8 had access without the hallway. City Planner McIlrath affirmed and stated there were exterior doors on the front and back side.

Vice Chair Whitworth asked if this was just a dead alleyway. City Planner McIlrath affirmed and noted that it was an enclosed hallway with doors on either side for interior access to the two units. Vice Chair Whitworth asked if this proposal could be brought before the Commission, receive approval, and then have the other condo members not approve the expansion. City Planner McIlrath responded that it could happen but shouldn't be a problem as the condo owners will have to sign the amended plat.

Commissioner Pierce asked if this amendment triggered any landscaping rules. City Planner McIlrath stated the condominium plat amendment does not trigger any landscaping requirements; however, the building permit would trigger landscaping evaluation, which is based on the improvement valuation. The ordinance requires that the property needs to be brought into landscaping compliance based on a calculation of the increased property valuation.

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

Planner Montague presented the request for a text amendment to amend Layton Municipal Code 19.06.170 "Commercial Uses in Manufacturing Zoning Districts". The request was from Trevor Thomas, owner of Innovative Dance Company, for the intent of allowing business license approval for the dance company at 1435 North Hill Field Road.

In April 2025, the dance studio had their business license denied due to the L4 code limitation for studio-type uses in the M-2 (Heavy Manufacturing/Industrial) zone. The L4 limitation states: No more than 40% of the total building area of a development site shall be occupied by uses listed in Table 6-2 as L4.

The applicant's business license was denied because within the building there already was an existing studio-type use that utilized a portion of the floor area, and by adding the dance studio it would put the combined usage of the building over the 40% limit.

In response to the denial, the applicant proposed a text amendment to change the L4 limitation to allow up to 70% of a building area to allow L4 uses. They also proposed that the calculated building area be able to be counted across property lines as part of an overall development site.

Staff preformed an in-depth analysis of the request and concluded that the current limitations on commercial uses in the M-2 zone may be overly restrictive along arterial roadways and for athletic type uses. Staff is aware of six athletic-type uses in a manufacturing zone, and there is an increased demand for this type of use in manufacturing zones. Just this last year, Staff denied two athletic-type businesses along Gordon Avenue and along Hill Field Road due to the limitation.

Staff believes that decreasing the L4 limitation may be appropriate along arterial roadways in the M-2 zone because Gordon Avenue and Hill Field Road both provide connections from residential areas to the west and the commercial core of Layton to the east. Allowing more of this commercial mixing may be appropriate along those arterial corridors to enable people from those residential areas to more easily access these type of uses. Another reason to consider this amendment is that these industrial or flex-type buildings particularly lend themselves to athletic-type uses due to the large floor area. They also tend to be more easily modifiable and have a lower rent cost. Another benefit would be that if these uses were allowed in the M-2 zone, it might free up larger, prime retail spaces in the existing commercial zones. Staff also recognizes that it is crucial to preserve the industrial intent in the industrial zones and limit the extent which other land uses can exist in those zones.

For the reasons stated, Staff recommends a text amendment that is different from what the applicant requested. However, the proposed amendment still addresses the applicant's issue and is more appropriate for the zone.

Text changes were shared with the Commission along with the map designations that identified the 275' buffer along Gordon Avenue and Hill Field Road that would be affected by the text amendment.

1. L⁴ use requirements:
 - a. No more than 40% of the 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.

As part of the Staff analysis, another recommended text change includes the clean up some of the athletic use definitions. These clarifications make identifying and distinguishing the athletic uses easier, as well as

making the land use approval process more consistent. The last change is in Table 6-2, which will designate which uses will be subject to the L4 limitation.

Commissioner Pierce questioned whether the tennis and swim clubs use would be disallowed or are they not being called out but rather included in the larger category. Planner Montague responded that the definition is being changed to Athletic Center, which historically has been Athletic/Tennis/Swim Club, however, it was unclear when applying the definition to a gym-type facility or to something like an indoor tennis or racquetball type use.

Commissioner Heslop expressed concern that these are industrial buildings and designed for storage or factory occupancy, whereas athletic facilities are an assembly occupancy. They have two vastly different requirements in terms of life-safety. The assembly occupancy has a higher occupancy load than what the industrial building was designed for. Commissioner Heslop questioned how, if an assembly occupancy moves into the building without a building permit, the City offset the potential allowance for a use that isn't conforming to the building code. Director Applonie responded that the applicant would still need to obtain a fire inspection, whether they get a building permit or not. As far as parking is concerned, while there are buildings that generally fit within the 275' allowance, there still may be uses that don't work because there isn't sufficient parking.

Vice Chair Whitworth asked if the dance studio rented the building and didn't realize they couldn't get a business license for it. Planner Montague affirmed and stated that the other approved use had put in their application at about the same time, and the applicant wasn't aware of the L4 limitation. Vice Chair Whitworth asked if the building has remained vacant or has the applicant has been operating its business. Director Applonie responded that the dance studio has been operating as they continued to work with Staff through this process.

Planner Heslop questioned why a rezone wasn't considered instead of a text amendment. If the City wants those arterials in the M-2 zone to be available to athletic uses, shouldn't the properties be rezoned to allow the uses. This could be precedent-setting where a different business may come to the City that doesn't fit into a zone and decided to ask for a text amendment rather than a rezone. City Planner McIlrath responded that Staff determined that they didn't want to rezone the area and potentially take away from other commercial areas in the City, and it was important to maintain the integrity of the primary use, which is manufacturing/industrial. There would be a lesser impact by allowing the athletic uses in the buildings that are located only along the arterials. The buildings could still be used for industrial purposes.

Commissioner Felice stated that when it is determined that something is wrong with the Code, it's not appropriate to approach it from another angle; the Code just needs to be changed. The fact that there have been several applicants and there is clearly a market for it, a text amendment is appropriate.

Director Applonie stated that Planner Montague conducted research on this topic, and Staff took a holistic view of this and would not recommend this if it wasn't a benefit for the City.

Commissioner Nielsen noted there have been others who have proposed text amendments that didn't receive approval. This is the process, and if it isn't approved, there are other avenues for change.

City Planner McIlrath responded to Commissioner Heslop's point, either way would have addressed the situation; however, Staff believed this is the appropriate approach, especially based on Staff's research.

ADJOURNMENT:

At 6:57 p.m., Vice Chair Whitworth adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
AUGUST 26, 2025**

MEMBERS PRESENT:

Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Zach Heslop, Peter McDonough, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT:

Chair Trevor Steenblik and Commissioner Chase Freebairn

OTHERS PRESENT:

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Vice Chair Whitworth conducted the Pledge of Allegiance and Commissioner McDonough offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – August 12, 2025.

Vice Chair Whitworth called for a motion to approve the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting Minutes for August 12, 2025. Commissioner Pierce seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Montague presented the item.

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 that 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.

Planning Commission Discussion:

NONE

Public Comment:

NONE

MOTION:

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

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.

City Planner McIlrath presented the item.

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 Condominium – 2nd Amendment; or 2) Recommend the City Council not approve the amended plat for Layton Park Plaza Condominium – 2nd Amendment finding it is not compliant with Layton City Municipal Code and Development Standards.

Recommendation: *Staff recommends that 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.*

Planning Commission Discussion:

Commissioner McDonough asked that the Engineering recommendations be followed. City Planner McIlrath stated that those recommendations will be followed prior to the recording of the plat.

Public Comment:

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

NONE

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

MOTION:

Commissioner Piece motioned 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 memorandum. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Montague presented the item.

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

Recommendation: *Staff recommends that the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 "Zoning", Chapter 19.02 "Definitions" and Chapter 19.06 "Land Use Regulations" as proposed.*

Planning Commission Discussion:

Vice Chair Whitworth clarified that there are 4 or 5 of these uses already operating. Planner Montague responded that there are 6, 4 in the M-2 zone and 2 in the M-1 (Light Manufacturing/Industrial) zone. Vice Chair Whitworth clarified that those already operating are at or under the 40% restriction. Planner Montague stated that 2 already existed, they are classified as "existing, non-conforming". Vice Chair Whitworth asked if they could expand under this new Code. Planner Montague responded that it would only apply if they are on the arterial and within the 275' exception. Vice Chair Whitworth noted that the Athletic Centers are being excluded from the MU-TOD (Mixed-Use, Transit Oriented Development) zone. Planner Montague affirmed and explained that through the analysis, Staff determined that considering the changes to the athletic-type uses as they were defined, Athletic Center uses aren't appropriate MU-TOD land use because it doesn't lend itself to the urban character that is being established in the MU-TOD. There currently aren't any athletic centers in the MU-TOD, removing it from the Table doesn't create any nonconformity.

Commissioner Heslop referred to his Work Meeting comments regarding life-safety inspections by the Fire Marshall, and asked if those inspections include more than checking exit signs and fire extinguishers, but do they check to see if the building is over its fire area in terms of its fire barriers or firewalls. City Planner McIlrath responded that they do look at the business license and make sure the use aligns with the International Fire Code and occupancy. As part of their inspection, they check those things you mentioned. Commissioner Heslop added that by allowing more commercial uses in this area, are there any concerns that the buildings would be overused for commercial purposes and then run out of industrial use space. Planner Montague stated the intention is to limit to the M-2 zoning district and adding the 275' buffer from the arterial roadway. The M-1 zone won't have the decreased capacity for availability and anything further from the roadway will have the same 40% limitation.

Public Comment:

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

TJ Wall, property owner, shared his approval for the text amendment. Mr. Wall stated that prior to leasing to the dance studio; he had the 16,000-square foot building available for industrial uses but couldn't get an occupant. As he waited for an industrial use he turned down interest from a pickleball business and another athletic coaching facility. When no industrial user came forward, mainly because it is along the arterial road, the building was reconfigured to accommodate the athletic uses. This is a good change. There is demand for it, especially along the arterial routes.

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

MOTION:

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

ADJOURNMENT

At 7:27 PM, Commissioner Felice motioned to adjourn. Commissioner Pierce 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: Amended Plat – Y.A.G Commercial Subdivision Phase 1 – 344 North Main Street

Contact: Kem Weaver, Planner II

Background: The applicant, Dave Whitaker representing G42 LLC, is requesting an amendment to both the H.I.P Commercial Condominiums Amended Subdivision and the remaining part of Lot 15 of the Gill Subdivision. The amendment of these two subdivisions will create the Y.A.G. Commercial Subdivision Phase 1, which includes 3.2 acres.

The purpose for amending the two existing subdivisions and creating the new subdivision is to remove existing commercial buildings within the two existing subdivisions for redevelopment of the area. Lot 101 will include the existing Pace's Drive-In restaurant and Lot 102 will be for the new Young Kia dealership. Cross access easements will be recorded as part of the plat between both lots.

Alternatives to the Motion: Alternatives are to: 1) Recommend the Council approve the amended plat for Y.A.G Commercial Subdivision Phase 1; or 2) Recommend the Council deny the amended plat for Y.A.G Commercial Subdivision Phase 1, finding it is not compliant with the 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 Y.A.G Commercial Subdivision Phase 1 subject to meeting all City requirements as outlined in Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: September 9, 2025

RE: Y.A.G Commercial Subdivision Phase 1

LOCATION: 344 North Main Street

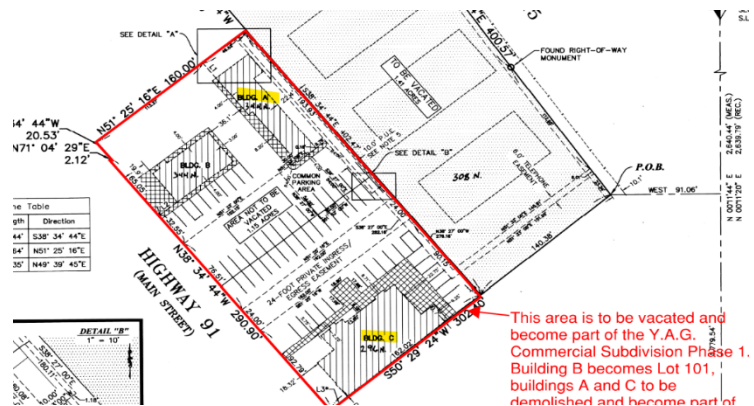
ZONING: C-H (Planned Highway Commercial)

DESCRIPTION

The applicant, Dave Whitaker representing G42 LLC, is proposing to amend both the H.I.P. Commercial Condominium Amended Subdivision and the remaining part of Lot 15 of the Gill Subdivision, which creates the Y.A.G. Commercial Subdivision Phase 1. The proposed amended subdivision is adjacent to MU-TOD (Mixed Use Transit Oriented Development) zone to the south, commercially zoned properties to the north with the same C-H zone. To the west, across Main Street, is R-MH (Mobile Home Parks and Subdivisions) zoning with the I-15 (Interstate 15) corridor to the east.

BACKGROUND

The purpose for amending the two existing subdivisions and creating the Y.A.G. Commercial Subdivision Phase 1 is for future redevelopment of the subdivision properties. The existing H.I.P. office building shown as Building A and the Ramblin Roads Restaurant shown as Building C in Figure 1 will be demolished.



Building B in Figure 1 will remain as a Pace's Drive-In restaurant and become Lot 101 within the proposed Y.A.G. Commercial Subdivision Phase 1 plat. Lot 102 will be the new location for the Young Kia car dealership as shown in Figure 2.

Cross access easements will be part of the new plat for vehicular access between Lots 101 and 102.

On April 22, 2025, the Planning Commission gave approval of a conditional use permit for a car dealership within the Y.A.G. Commercial Subdivision Phase 1, which will be the future home of Young Kia.

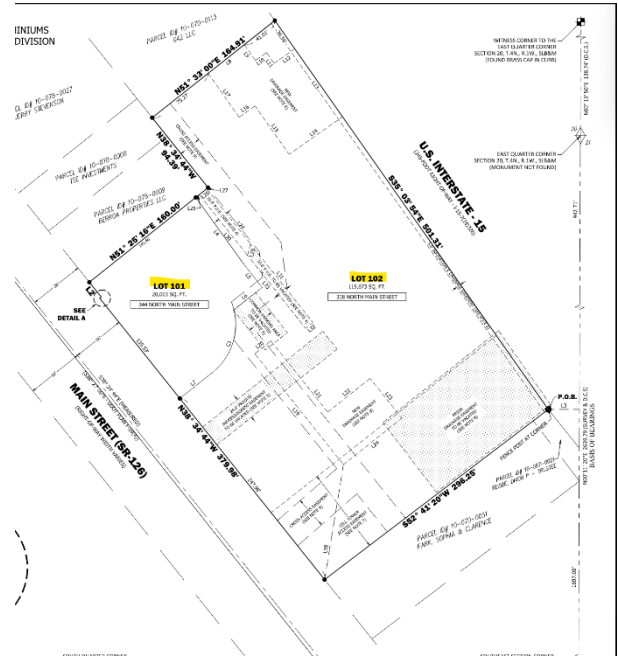


Figure 2 - YAG Commercial Subdivision Phase 1

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the Y.A.G Commercial Subdivision Phase 1, 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: Dave Whittaker; dave@pjfcorp.com
Scott Argyle; sargyle@entellus.com
Trevor Gold; tgold@pjfcorp.com

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: August 27, 2025

SUBJECT: YAG Commercial Subdivision Phase 1 – 3rd Submittal
296 North Main Street

I have reviewed the Dedication Plat and title report received in Engineering on August 25, 2025 for the YAG KIA Subdivision Amendment located at approximately 296 North Main Street. The plat has been stamped "Approved as Corrected." The following comment will need to be addressed prior to submitting the mylar for City signatures and recording.

Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis. Items that have been addressed have strikethroughs and new comments based on changes to the drawings are in red. Items addressed in the previous submittal have been removed.

- ~~1. Not Addressed – The Entry Number Book and Page for the Rocky Mountain Power Easement will need to be added to Note 4 and 5.~~
- ~~2. Partially addressed – The existing detention basin is protected by an easement. With the removal of the basin, the easement will need to be vacated and the easement removed from the title report. New private detention easements will need to be established to protect the new basins. The lengths and bearings to establish the location and area of the new drainage easements will need to be added to the plat.~~
- ~~3. Partially Addressed – Based on the site plan submitted on March 11 June 27, 2025, the existing proposed 6 foot wide telephone easement and existing 10 foot wide PUE will run under the proposed building and there is a note indicating the easements will be abandoned with the recording of the KIA plat. This is in conflict with plat note 6 5 that indicates the telephone easement will perpetuate with the plat and note 5 6 that provides the PUE Entry, Book and Page. The easements will need to be vacated and/or relocated as directed by the respective utility company. To vacate the PUE, the utility companies will need to be contacted and a letter/email response stating that they will abandon their existing easement will need to be provided. It is helpful to include the PDF file of the drawing in your request, to allow them to easily identify the property and the location of easement(s) to be vacated. Also include the property address, subdivision name, your contact info, and the reason for the request. You may forward their responses to me, or ask them to include me on their response emails (shansen@laytoncity.org).~~

Rocky Mountain Power—lan.barker@rockymountainpower.net

Lumen/Century Link—nre.easement@lumen.com (include “Easement Release” in subject line of email)

Enbridge/Dominion Energy/Questar Gas—DEUWILandServices@dominionenergy.com

- ~~4. Not Addressed—Signature blocks for any remaining easements will also need to be added to the plat.~~
- ~~5. Not Addressed—CCRs will need to be included with the next submittal.~~
- ~~6. The telephone and telecom easements indicate to “See Note 5”. Note 5 is for a Rocky Mountain Power easement rather than a telephone or telecom easement. It is not clear on the plat which easement will be vacated and which will be established with the recording of the plat. It may be helpful to have a sheet for the easements to be abandoned and a sheet for the establishment of new easements.~~
- ~~7. The telephone/RMP easements are located through a drainage easement for a new underground detention facility. DG 6.12.A.1.a(9) prohibits other utilities through or under the subsurface basin. The engineer response memo included with the recent site plan submittal indicates this easement is to be vacated and replaced “See vacation letter.” The referenced vacation letter was not included with either submittal. The vacated easement will need to be removed from the plat and lengths and bearings to establish the new location will need to be added to the new easement.~~
- ~~8. The Drainage Easement in the Legend refers to Note 11. Note 9 references the drainage easements and Note 11 is for a blanket access easement. The hatch in the Legend for this item does not match the hatch used on the plat.~~
- ~~9. There is a random length label of 68.18’ to the right of the last subdivision boundary line that will need to be relocated to the line it is referencing.~~
10. The Owner’s Dedication and Surveyor’s Certificate are indicating the subdividing the parcels into “Units, Private Streets, and Common Area” These are not applicable to this dedication plat that is establishing two lots without units, private streets, common area, and/or open spaces.

UDOT Access Easement - The recent submittal of the Young Kia site plan (June 27, 2025) included a UDOT access easement that has not been included on the plat. The following comments regarding the easement have been included on both reviews due to the potential impact to the site plan and the dedication plat.

- ~~1. The 13th call after the point of beginning in the easement description is missing part of the cardinal call.~~
- ~~2. When the site plan is overlayed by the UDOT access easement, the landscaping, curb walls, parking and dumpster on the Pace’s lot 1 will impede access through the easement area outlined in dark blue below.~~



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: YAG Kia Subdivision Amendment @ 296 N Main St

CC: 1) Engineering
2) Dave Whitaker, dave@pjfcorp.com
3) Scott Argyle, sargyle@entellus.com
4) Trevor Gold, tgold@pjfcorp.com

DATE: August 5, 2025

I have reviewed the plat submitted on July 7, 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 #S25-091 District #45
Project Tracker #LAY2503243436

Memorandum

To: Dave Whittaker, Scott Argyle, Trevor Gold
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: July 11, 2025
Re: YAG KIA Subdivision Amendment, Final Approval – 296 N. Main St.
Review: Review 2

The Parks and Recreation Department has reviewed the plans submitted on July 7th for the YAG KIA Subdivision Amendment located at 296 North Main Street and has no comments or concerns regarding the plans submitted by the YAG KIA.

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.





Y.A.G. COMMERCIAL SUBDIVISION PHASE 1

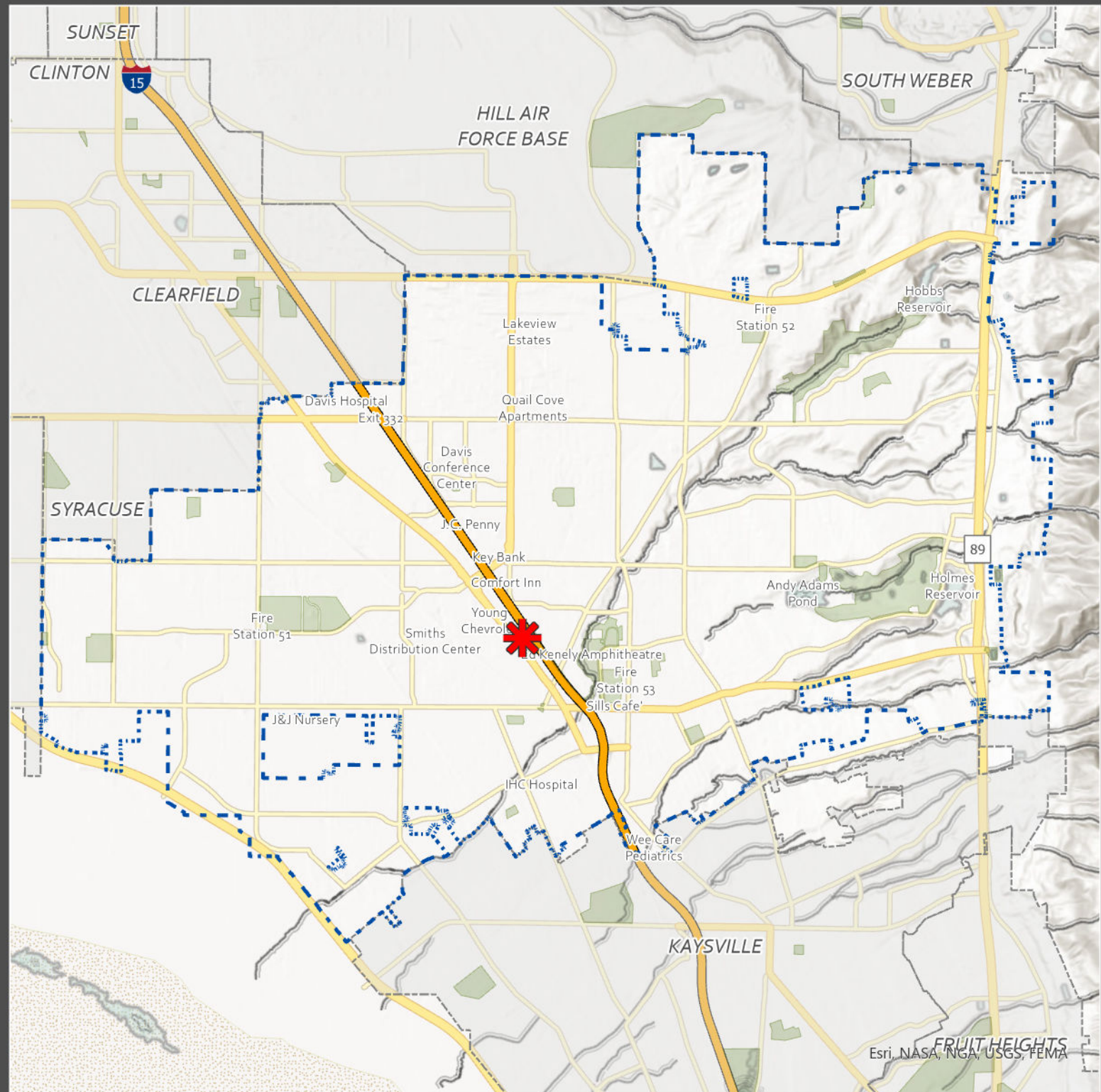
344 NORTH
MAIN STREET

PLAT AMENDMENT

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



Map 1





Y.A.G. COMMERCIAL SUBDIVISION PHASE 1

344 NORTH
MAIN STREET

PLAT AMENDMENT

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



Map 2





Y.A.G. COMMERCIAL SUBDIVISION PHASE 1

344 NORTH
MAIN STREET

PLAT AMENDMENT

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

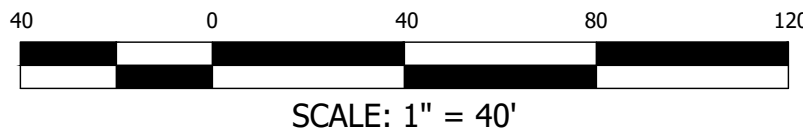


Map 3



Y.A.G. COMMERCIAL SUBDIVISION PHASE 1

A COMMERCIAL DEVELOPMENT VACATING THE H.I.P. COMMERCIAL CONDOMINIUMS
AMENDED SUBDIVISION AND AMENDING A PART OF LOT 15 OF THE GILL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025



LEGEND

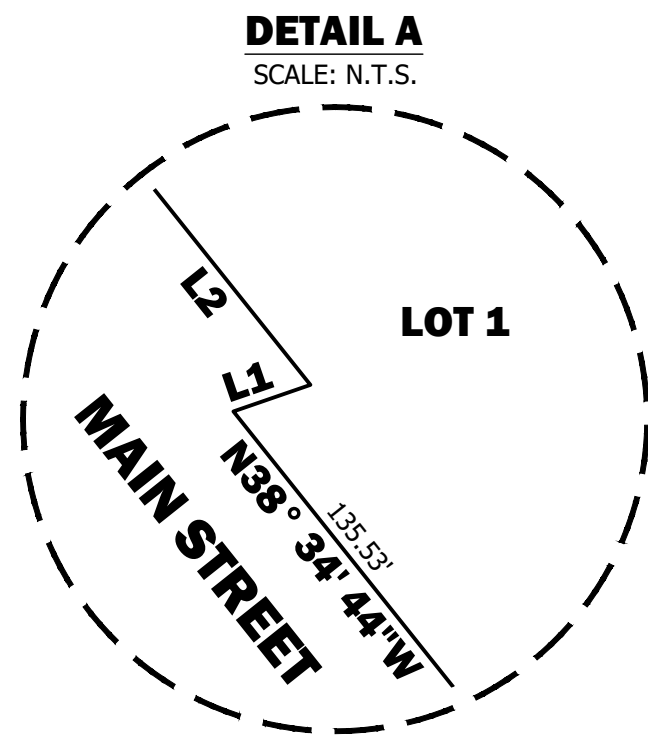
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
LOT LINE	_____
EASEMENT LINE	- - - - -
ROAD CENTERLINE	_____
SECTION LINE	- - - - -
TIE TO MONUMENT	- - - - -
EASEMENT TO BE VACATED	

RECORD CALLS ()	DAVIS COUNTY RECORDER'S (D.C.R.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	DAVIS COUNTY SURVEYOR'S (D.C.S.)
FOUND PROPERTY MARKER (AS NOTED)	SURVEY FILE NO. 8322 PREPARED BY ENTELLUS (SURVEY)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N71° 04' 29"E	2.12'
L2	N38° 34' 44"W	20.53'
L3	N90° 00' 00"W	32.71'
L4	S35° 38' 15"E	86.60'
L5	N38° 21' 43"W	31.40'
L6	S51° 38' 17"W	37.96'
L7	S51° 25' 16"W	42.43'
L8	S51° 33' 00"W	48.63'
L9	S35° 03' 54"E	20.30'
L10	N54° 56' 06"E	14.33'
L11	S35° 03' 54"E	13.84'
L12	N54° 56' 06"E	26.61'
L13	N35° 03' 54"W	87.58'
L14	N54° 56' 06"E	68.86'
L15	S35° 03' 54"E	62.25'
L16	N54° 56' 06"E	20.63'
L17	S35° 03' 54"E	56.60'
L18	N09° 18' 29"E	122.92'
L19	S38° 34' 13"E	149.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L20	S51° 25' 47"W	21.60'
L21	N38° 34' 13"W	96.07'
L22	S51° 25' 47"W	57.00'
L23	N38° 34' 13"W	53.63'
L24	N51° 25' 47"E	78.60'
L25	N51° 25' 16"E	4.59'
L26	N51° 25' 16"E	10.00'
L27	N51° 25' 16"E	1.95'
L28	S38° 27' 00"E	74.19'
L29	S14° 24' 07"W	12.55'
L30	N38° 27' 00"W	81.75'
L31	S38° 27' 00"E	105.91'
L32	S51° 33' 00"W	10.00'
L33	N38° 27' 00"W	98.34'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	65.00'	75.40'	066° 27' 41"	N19° 33' 28"E	71.24'



SOUTH QUARTER CORNER
SECTION 20, T.4N., R.1W., SLB&M
(FOUND BRASS CAP MONUMENT)

N89° 53' 10" E 2636.16' (2636.51' - D.C.S.)
BASIS-OF-BEARING
(S 89° 46' 34" E - STATE PLANE BEARING)

SOUTHEAST SECTION CORNER
SECTION 20, T.4N., R.1W., SLB&M
(FOUND BRASS CAP MONUMENT)

N00°11'20"E 2639.79 (SURVEY & D.C.S.)
BASIS OF BEARINGS

WITNESS CORNER TO THE
EAST QUARTER CORNER
SECTION 20, T.4N., R.1W., SLB&M
(FOUND BRASS CAP IN CURB)

EAST QUARTER CORNER
SECTION 20, T.4N., R.1W., SLB&M
(MONUMENT NOT FOUND)

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9897117 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith SHALL BE SUBDIVIDED INTO TWO LOTS HEREAFTER TO BE KNOWN AS Y.A.G. COMMERCIAL SUBDIVISION PHASE 1.

STEPHEN M. BURT, P.L.S. UT #9897117

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID PARCEL ENCOMPASSES THE H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED SUBDIVISION RECORDED AS ENTRY NO. 2802063; LOT 15 OF THE GILL SUBDIVISION RECORDED AS ENTRY NO. 101753; AND THOSE PROPERTIES CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY NO. 3518015; AND A WARRANTY DEED RECORDED AS ENTRY NO. 2872633 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF U.S. INTERSTATE 15, SAID POINT IS NORTH 00°11'20" EAST 1696.97 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 32.71 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 20 BASED ON SURVEY NO. 8392 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE, AND RUNNING THENCE SOUTH 52°41'20" WEST 296.25 FEET (SOUTH 52°30'00" WEST 301.40 FEET BY RECORD) TO THE EXISTING NORTHEASTERLY LINE OF MAIN STREET (STATE ROAD 126); THENCE ALONG SAID EXISTING NORTHEASTERLY LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 38°34'44" WEST (NORTH 38°27'00" WEST BY RECORD) 379.98 FEET, 2) NORTH 71°04'29" EAST 2.12 FEET, 3) NORTH 38°34'44" WEST (NORTH 38°27'00" WEST BY RECORD) 20.53 FEET; THENCE NORTH 51°25'16" EAST 160.00 FEET; THENCE NORTH 38°34'44" WEST 94.39 FEET; THENCE NORTH 51°33'00" EAST 164.91 FEET TO SAID SOUTHWESTERLY LINE OF U.S. INTERSTATE 15; THENCE SOUTH 35°03'54" EAST 501.31 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 3.206 ACRES.

NOTES

- THIS SUBDIVISION PLAT IS BASED ON SURVEY FILE NO. 8392 IN THE DAVIS COUNTY SURVEYOR'S OFFICE. THE DAVIS COUNTY SURVEYOR'S NAD83 BEARING ALONG THE BASIS-OF-BEARING IS SOUTH 89°46'34" EAST (ROTATE THE PLAT LEGAL DESCRIPTION CLOCKWISE 00°20'16" TO MATCH).
- PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U.&D.E.).
- COMMON AREAS, PRIVATE ROAD & PRIVATE ACCESS EASEMENT AREAS, AND PARKING EASEMENT AREAS ARE ALSO P.U.&D.E.
- A 10.0-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) RECORDED AS ENTRY NO. 664967 IN BOOK 979 AT PAGE 664 IN THE DAVIS COUNTY RECORDER'S OFFICE. THE SOUTHEASTERN PORTION OF THIS EASEMENT IS TO BE VACATED BY THIS PLAT.
- A PARKING EASEMENT AND A CROSS ACCESS EASEMENT SHOWN ON THE H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED PLAT, RECORDED AS ENTRY NO. 2802063 IN THE DAVIS COUNTY RECORDER'S OFFICE, ARE BEING VACATED BY THIS PLAT.
- A 5-FOOT-WIDE IRRIGATION AND DRAINAGE EASEMENT SHOWN ON THE H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED PLAT, RECORDED AS ENTRY NO. 2802063 IN THE DAVIS COUNTY RECORDER'S OFFICE, IS PERPETUATED BY THIS PLAT.
- CELL TOWER ACCESS AND MAINTENANCE EASEMENT RECORDED AS ENTRY NO. 1448118 IN BOOK 2373 AT PAGES 41-44 IN THE DAVIS COUNTY RECORDERS OFFICE. ADDITIONAL BLANKET EASEMENT BENEFITING THE CELL TOWER ARE RECORDED AS ENTRY NO. 1269231 AND ENTRY NO. 2407153 IN THE DAVIS COUNTY RECORDER'S OFFICE.
- TWO NEW DRAINAGE EASEMENTS ARE CREATED BY THIS PLAT TO REPLACE AND VACATE AN EXISTING DRAINAGE EASEMENT RECORDED AS ENTRY NO. 2900238 IN THE DAVIS COUNTY RECORDER'S OFFICE.
- CROSS ACCESS EASEMENTS IN FAVOR OF THE SURROUNDING PARCELS TO GRANT VEHICULAR ACCESS OVER AND ACROSS THIS SUBDIVISION TO MAIN STREET, RECORDED AS ENTRY NO. 3630064 AND 3630065 IN THE DAVIS COUNTY RECORDER'S OFFICE.
- A BLANKET ACCESS EASEMENT, RECORDED AS ENTRY NO. 2802067 IN THE DAVIS COUNTY RECORDER'S OFFICE, OVER THE PAVED PORTIONS OF THE H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED PLAT, RECORDED AS ENTRY NO. 2802063 IN THE DAVIS COUNTY RECORDER'S OFFICE, IS TO BE PERPETUATED OVER THE PAVED PORTIONS OF THIS DEVELOPMENT.
- BASEMENTS ARE NOT PERMITTED AS PART OF THIS DEVELOPMENT.
- ALL LANDSCAPE BUFFERS, DETENTION BASIN(S), AND/OR OTHER AMENITIES SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS.
- AS PRIVATE PROPERTY, THE OWNERS SHALL HAVE THE FIRE HYDRANTS ANNUALLY MAINTAINED, AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT [HTTP://WWW.THECOMPLIANCEENGINE.COM](http://www.thecomplianceengine.com).

LAYTON CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF LAYTON CITY, UTAH, THIS _____ DAY OF _____, 20____.

TITLE: _____
ATTEST: _____
MAYOR: _____

SHEET 1 OF 2

SHEET 1 OF 2



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT #1034034

06/12/2025 SMB
08/06/2025 SMB
08/27/2025 SMB
09/03/2025 SMB

LAYTON CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF LAYTON CITY, UTAH, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.

MAYOR _____

CITY RECORDER ATTEST _____

LAYTON CITY ENGINEER

APPROVED BY THE LAYTON CITY ENGINEER, THIS _____ DAY OF _____, 20____.

LAYTON CITY ENGINEER _____

LAYTON CITY PLANNING COMMISSION

APPROVED BY THE LAYTON CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN _____

LAYTON CITY ATTORNEY

APPROVED BY THE LAYTON CITY ATTORNEY THIS _____ DAY OF _____, 20____.

LAYTON CITY ATTORNEY _____

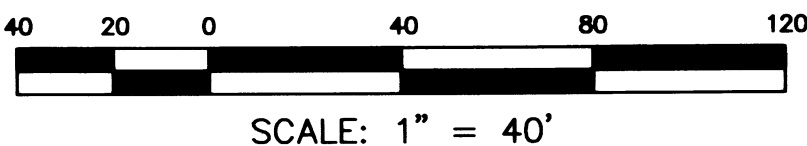
DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED

VACATING A PORTION OF THE EXISTING H.I.P. COMMERCIAL CONDOMINIUMS
LOCATED IN THE SE QUARTER OF SECTION 20, T.4N., R.1W., S.L.B.&M.
ALL OF LOTS 10-14 AND PART OF LOT 15 GILL SUBDIVISION
LAYTON CITY, DAVIS COUNTY, UTAH

DECEMBER 2013



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH AND IN COMPLIANCE WITH PROVISIONS OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM ACT, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND HEREFTER TO BE KNOWN AS H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED CONDOMINIUMS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

V. R. Hill
VON R. HILL
10 FEB 2014

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY LINE OF INTERSTATE 15 (BASED ON A FOUND BRASS CAP RIGHT OF WAY MONUMENT), SAID POINT BEING NORTH 01°11'44" EAST 1,779.54 FEET ALONG THE SECTION LINE AND WEST 91.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING: THENCE SOUTH 50°29'24" WEST 302.40 FEET TO THE EASTERLY LINE OF MAIN STREET (HIGHWAY 91), AS DEPICTED ON U.D.O.T. RIGHT OF WAY PLAN #7642, RECORDED IN 1952; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING THREE (3) COURSES: NORTH 38°34'44" WEST 290.90 FEET, NORTH 71°04'29" EAST AS STATED ON SAID U.D.O.T. RIGHT OF WAY PLAN AT STATION 7+28, A DISTANCE OR 2.12 FEET, AND NORTH 38°34'44" WEST 20.53 FEET TO THE SOUTHWESTERLY CORNER OF LOT 9, GILL SUBDIVISION AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 51°25'16" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 9, A DISTANCE OF 160.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE NORTH 38°34'44" WEST ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 94.39 FEET TO A POINT ON THE EASTERLY LINE OF LOT 8, SAID GILL SUBDIVISION; THENCE NORTH 51°33'00" EAST 164.91 FEET TO SAID WESTERLY LINE OF INTERSTATE 15, THENCE SOUTH 35°03'54" EAST ALONG SAID WESTERLY LINE AND THROUGH SAID EXISTING U.D.O.T. RIGHT OF WAY MARKER 400.57 FEET TO THE POINT OF BEGINNING. CONTAINS 111,297 SQ. FT. - 2.56 ACRES.

OWNERS' DEDICATION

SEE SHEET 5 FOR OWNERS' DEDICATION

CONSENT TO RECORD

SEE SHEET 5 FOR CONSENT TO RECORD

ACKNOWLEDGMENT

SEE SHEET 5 FOR ACKNOWLEDGMENT

H.I.P. COMMERCIAL CONDOMINIUMS - AMENDED
VACATING A PORTION OF THE EXISTING H.I.P. COMMERCIAL CONDOMINIUMS
LOCATED IN THE SE QUARTER OF SECTION 20, T.4N., R.1W., S.L.B.&M.
ALL OF LOTS 10-14 AND PART OF LOT 15 GILL SUBDIVISION
LAYTON CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 5

GENERAL NOTES:

- ALL EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- ALL EASEMENTS FRONTING ROADS ARE 10' WIDE.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- ALL DIMENSIONS ON THIS SHEET ARE TO THE OUTSIDE OF THE CORRESPONDING BUILDING.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.), RECORDED AS ENTRY 664967, BOOK 979, PAGE 664, IN THE DAVIS COUNTY RECORDER'S OFFICE.

LEGEND

SUBDIVISION LINE	---
PUBLIC UTILITY EASEMENT (P.U.E.)	---
ROAD CENTERLINE	---
TIE TO MONUMENT	---
PRIVATE USE	
COMMON USE (ACCESS EASEMENT FOR TRAFFIC AND STORM WATER RUN-OFF)	
LIMITED COMMON USE	
CONDOMINIUM AREA TO BE VACATED	

This area is to be vacated and become part of the Y.A.G. Commercial Subdivision Phase 1. Building B becomes Lot 101, buildings A and C to be demolished and become part of Lot 102.

H & A HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
13-343 02/03/14

CITY ATTORNEY'S APPROVAL

AS TO FORM
APPROVED THIS 13th DAY OF April, 2014 BY THE
LAYTON CITY ATTORNEY

LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF January, 2014 BY THE
PLANNING COMMISSION OF LAYTON CITY.

CHAIRMAN, LAYTON CITY PLANNING COMMISSION
vice-chair

LAYTON CITY COUNCIL APPROVAL

APPROVED THIS 6th DAY OF February, 2014 BY THE
CITY COUNCIL OF LAYTON CITY.

ATTEST:

LAYTON CITY RECORDER

LAYTON CITY MAYOR

CITY ENGINEER'S APPROVAL

APPROVED THIS 18th DAY OF Mar, 2014 BY THE
LAYTON CITY ENGINEER

LAYTON CITY ENGINEER

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20 ____ AT _____
IN BOOK _____ OF _____
COUNTY RECORDER _____
BY _____ DEPUTY

P.T. OF SE 1/4 SECTION 20

TP 4 N

R 1 W

PREFIX 10-078 17

SALT LAKE MERIDIAN

SCALE 100 FEET=ONE INCH

GILL SUBDIVISION

RELEASE OF EASEMENT ENTRY 2811847

U.S. Hy. No. 91.

SEE PG 10-070
HIP COMM. CONDO.
PART VACATED ON PLAT
E# 2802063

A portion of Lot 15 of the
Gill Subdivision to
become part of the
Y.A.G. Commercial
Subdivision Phase 1