

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, October 14, 2025**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 14, 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. Taggart Subdivision, First Amended – PLAT AMENDMENT (6 min.)

PUBLIC HEARING

2. Boundary Line Adjustment – 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, October 14, 2025**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 14, 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 – SEPTEMBER 9, 2025.

ADMINISTRATIVE REVIEW

1. Taggart Subdivision, First Amended – PLAT AMENDMENT

The applicant, Shane Taggart, is requesting approval to realign the property boundary between the Taggart Subdivision and Lot 1 of Indian Springs Creek Subdivision. The property is located at 1342 and 1346 East Rosewood Lane.

PUBLIC HEARING

2. Boundary Line Adjustment – TEXT AMENDMENT

Layton City proposes to amend the Layton Municipal Code to update terminology and procedures for boundary line adjustments in accordance with Utah State code 10-9A-523, and reassign the Land Use Authority for vacating or amending a plat for a standard subdivision.

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
SEPTEMBER 9, 2025**

MEMBERS PRESENT: Commissioners Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT: Chair Trevor Steenblik, Vice Chair Justin Whitworth and Commissioner Peter McDonough

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

Commissioners elected Commissioner Scott Carter as interim Chair for the meetings.

Interim Chair Carter called the work meeting to order at 6:47 p.m.

ADMINISTRATIVE REVIEW

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

Planner Weaver presented the plat amendment for the Young Automotive Group. This property is along Main Street. The purpose for the amendment is for a future Kia dealership in the area. The Ramblin Roads restaurant and office building will be demolished.

The H.I.P. Condominium plat and Lot 15 of the Gill Subdivision, a residential subdivision from the 1950's, will be amended to create the Y.A.G. Commercial Subdivision plat. The new plat will have two lots. Lot 101 will be for Pace's restaurant and Lot 102 will be for the new dealership.

There will be cross access easements for both lots. Both lots meet the minimum size requirements for the zone.

Commissioner Felice noted the cross access but asked if there would be cross parking easements. Planner Weaver affirmed the cross access but noted that Lot 101 will maintain its own parking. Commissioner Felice asked why the development was being phased. Planner Weaver responded that it is anticipated that there will be additional plat amendments to clean up other properties to the north with additional development around the existing KIA dealership.

Interim Chair clarified that the storage unit building would also be demolished with the other two noted buildings. Planner Weaver affirmed.

Commissioner Felice asked if Pace's owned their lot or leased it, and asked if they signed off on this amendment. Planner Weaver affirmed Pace's ownership of the parcel, and stated that they had been involved in the plat process.

ADJOURNMENT:

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



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
SEPTEMBER 9, 2025**

MEMBERS PRESENT: Interim Chair Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT: Chair Trevor Steenblik, Vice Chair Justin Whitworth, and Commissioner Peter McDonough

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Interim Chair Carter conducted the Pledge of Allegiance and offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – August 26, 2025.

Interim Chair Carter called for a motion to approve the minutes. Commissioner Pierce moved to accept the Planning Commission Work and Regular Meeting Minutes for August 26, 2025. Commissioner Felice seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Weaver presented the item.

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 of 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-Inn 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 that 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.*

Planning Commission Discussion:

Commissioner Pierce asked for clarification of the lot boundaries between the two lots. Planner Weaver identified the property lines using the proposed parcel map.

Commissioner Nielsen asked if the identified easements would be maintained or vacated. Planner Weaver affirmed that they would be maintained with the plat amendment.

Public Comment:

NONE

MOTION:

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

ADJOURNMENT

At 7:09 PM, Commissioner Pierce motioned to adjourn. Commissioner Freebairn 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 – Taggart Subdivision, First Amended – 1342 and 1346 East Rosewood Lane

Contact: Whitney Black, Planner II

Background: The applicant, Shane Taggart, is requesting approval to amend the Taggart Subdivision and Lot 1 of the Indian Springs Creek Subdivision. The subject properties are located in the R-1-8 (Single Family Residential) zone surrounded by the R-1-8 and R-M1 (Low/Medium Density Residential) zoning districts.

The purpose of this subdivision amendment is to realign the property boundary between the two subject properties. The subdivision amendment process is necessary, as the proposed change will alter the boundaries of the Taggart Subdivision and the Indian Springs Creek Subdivision.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the amended plat for the Taggart Subdivision, First Amended; or 2) Recommend the City Council deny the amended plat for the Taggart Subdivision, First Amended, finding it is not compliant with the Layton City Municipal Code and Development Standards.

Recommendations: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Taggart Subdivision, First Amended subject to meeting all City requirements as outlined in the Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whitney Black, Planner II

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

DATE: October 14, 2025

RE: Amended Plat – Taggart Subdivision, First Amended –1342 and 1346 East Rosewood Lane

LOCATION: 1342 and 1346 East Rosewood Lane

CURRENT ZONING: R-1-8 (Single Family Residential)

GENERAL PLAN: Neighborhood Residential (Residential Uses)

DESCRIPTION

The applicant, Shane Taggart, is requesting to amend the Taggart Subdivision and Lot 1 of the Indian Springs Creek Subdivision. The subject properties are surrounded by R-1-8 and R-M1 (Low/Medium Density Residential) zoning districts.

BACKGROUND

The purpose of this subdivision amendment is to realign the property boundary between the two subject properties. The subdivision amendment process is necessary, as the proposed change will alter the boundaries of the Taggart Subdivision and the Indian Springs Creek Subdivision. This amendment will result in Lot 3 (currently Lot 1 of the Indian Springs Creek Subdivision) gaining approximately 604 square feet from Lot 2 (currently Lot 1 of the Taggart Subdivision), as the property line shifts to the east. Both properties have existing public utility and drainage easements along the front, rear, and sides. Lot 2 also has a 20' creek access easement in favor of Davis County Flood Control. All easements on both properties will remain as currently established and will not be affected by this amendment.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the Taggart Subdivision, First Amended, subject to meeting all City requirements as outlined in the Staff memorandums.



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

MEMORANDUM

TO: Shane Taggart; dstaggart05@msn.com
Trent Williams; twilliams@ensignutah.com

CC: CED Department; Fire Marshal; Legal Department

FROM: Ryan Bankhead, Senior Staff Engineer

DATE: September 12, 2025

SUBJECT: Taggart Subdivision Amendment – 2nd submittal
1346 E Rosewood Lane

We have reviewed the Plat Amendment and title report submitted on September 2, 2025 for the Taggart Subdivision Amendment located at 1346 E Rosewood Lane. The plans have been stamped "Approved as Corrected." The following comments will need to be addressed prior to the City Engineer signing the plat. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references provided in parenthesis. Items that have been addressed have strikethroughs and new comments based on changes to the drawing are in red.

- ~~1. The plat title will need to indicate that the amendment amends Taggart Subdivision and Lot 1 of Indian Springs Creek Subdivision.~~
- ~~2. The subdivision name in the owner's dedication (Taggart Subdivision) will need to match the plat title.~~
- ~~3. The addresses of the lots will need to be added to the plat.~~
- ~~4. The boundary narrative will need to match the drafted description. (DG 1.08.2) The provided written description appears to be the original boundary description.~~
- ~~5. The area of the development will need to be updated. The current area is the area from the original plat.~~
6. City Council in the signature block will need to be replaced with Land Use Authority. **A signature titles for the City Recorded and the City Mayor will need to be added to the Land Use Authority block.**
- ~~7. The Davis County Flood Control signature block will need to be removed from the plat.~~
- ~~8. The side lot PU&DE on lot 2 will need to be labeled.~~
- ~~9. With the relocation of the existing side lot 10 foot easement the following utility companies will need to be contacted at the email addresses provided below and request a letter/email response stating that they will abandon their existing public utility and drainage easement (PU&DE) along the shared lot lines that are being modified with the new plat. 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 (rbankhead@laytoncity.org). **If the existing 10-foot side lot easement is to remain as originally dedicated with the Indian Springs Creek Subdivision then the letters will not be required.**

- a. ~~Rocky Mountain Power — Shaun.barone@pacificorp.com~~
 - b. ~~Lumen/Century Link — nre.easement@lumen.com (include "Easement Release" in subject line of email)~~
 - c. ~~Enbridge/Dominion Energy/Questar Gas —~~ DEUW/LandServices@dominionenergy.com
10. ~~The first bearing along the south line of Rosewood Lane at lot 2 (N46°00'18"E) does not match the bearing from the Indian Springs Creek Subdivision (N46°00'24"E).~~
 11. ~~The second bearing along the south line of Rosewood Lane at lot 2 (N43°17'51"E) does not match the curve from the Indian Springs Creek Subdivision (Δ05°25'17", R110.59', L=10.46')~~
 12. ~~The dimension (16.58') from the previous lot corner to the centerline of the creek access easement is no longer correct and will need to be revised.~~
 13. ~~The 100-year flood plain limits identified on the Indian Creek Springs plat will need to be added to the plat.~~



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

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

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Taggart Subdivision Amendment @ 1346 E Rosewood Lane

CC: 1) Engineering
2) Trent Williams, twilliams@ensignutah.com
3) Shane Taggart, dstaggart05@msn.com

DATE: October 1, 2025

I have reviewed the plat submitted on September 2, 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 #S25-119 District #33
Project Tracker #LAY2506133462



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: Trent Williams
Shane Taggart
CC: CED Department/Fire Marshal/Engineering Department
FROM: Jadyne Applonie, Assistant City Attorney
DATE: September 30, 2025

Subject: Taggart Subdivision Amendment
1346 E Rosewood Ln

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:

1. Each owner's signature will need to be notarized. Right now, there is only one individual acknowledgment. If you need more space, you could include these on a second page, along with the trust acknowledgments.
2. Please also see the comment from the Engineering Memorandum about signature blocks.

Memorandum

To: Trent Williams, Shane Taggart
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: September 5, 2025
Re: Taggart Subdivision Amendment, Final Approval – 1346 E. Rosewood Ln.
Review: Review 2

The Taggart Subdivision located at 1346 East Rosewood Lane is within the existing neighborhood park service area of Chapel Park and future existing neighborhood park service area of Boynton Park.

The Parks and Recreation Department has reviewed the plans re-submitted on September 2nd and has no comments or concerns regarding the Taggart Subdivision Amendment.

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.





TAGGART SUBDIVISION, FIRST AMENDED

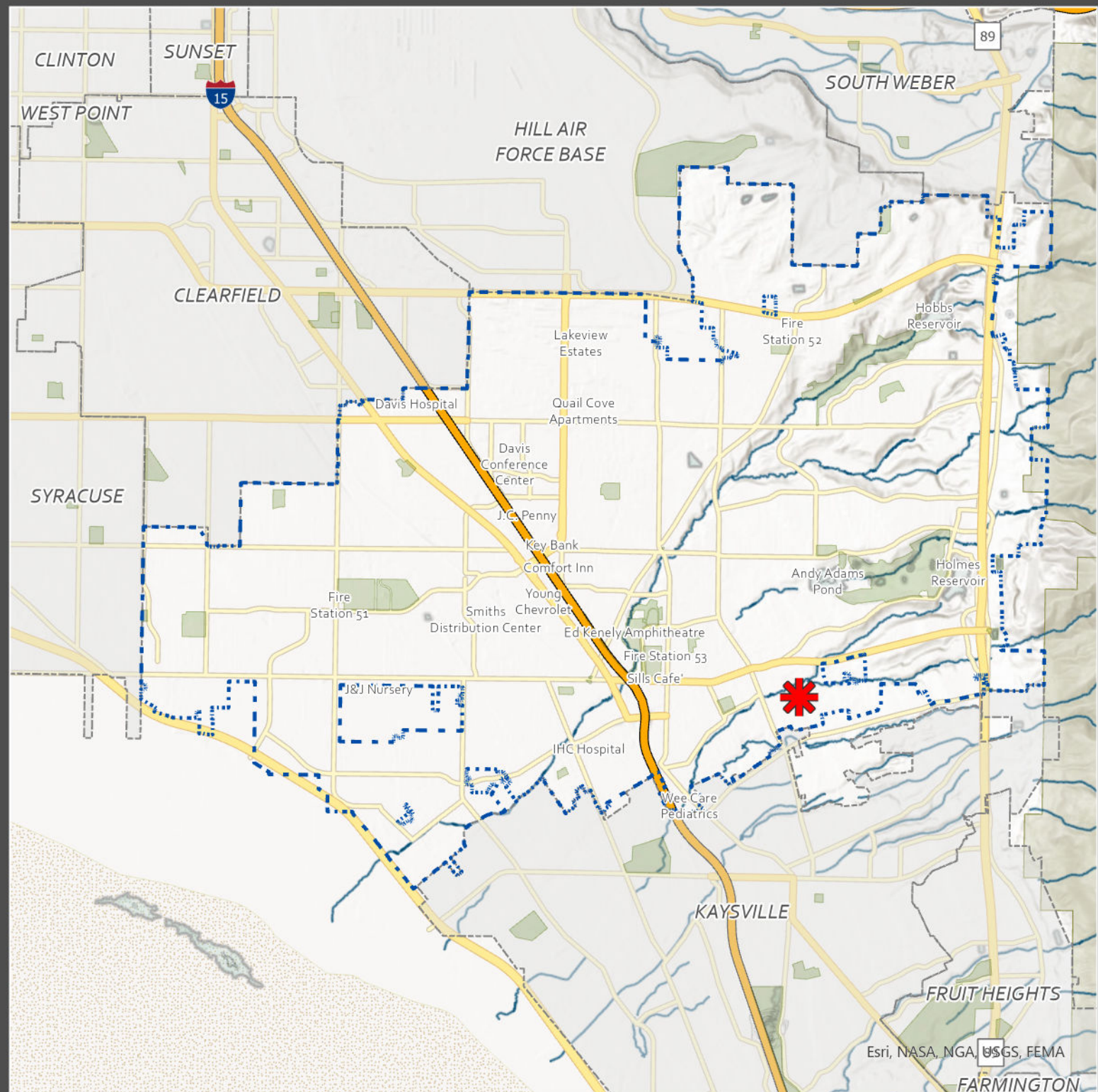
1342 AND 1346 EAST
ROSEWOOD LANE

SUBDIVISION AMENDMENT

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



Map 1





**TAGGART
SUBDIVISION,
FIRST AMENDED**

**1342 AND 1346 EAST
ROSEWOOD LANE**

**SUBDIVISION
AMENDMENT**

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



Map 2





**TAGGART
SUBDIVISION,
FIRST AMENDED**

**1342 AND 1346 EAST
ROSEWOOD LANE**

**SUBDIVISION
AMENDMENT**

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



Map 3



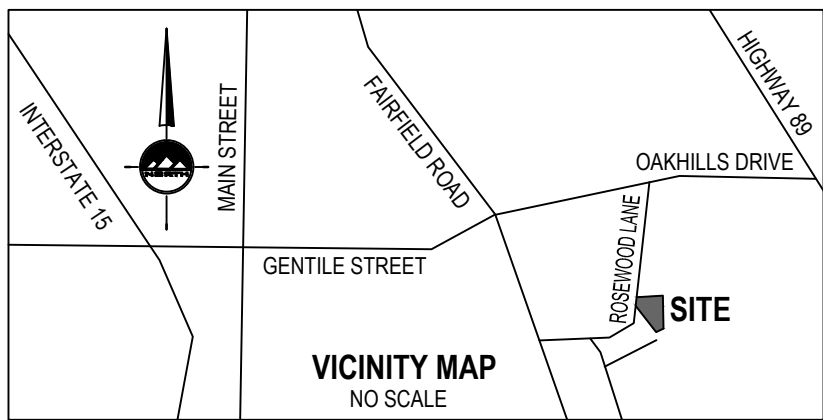
Proposed Subdivision Amendment

TAGGART SUBDIVISION, FIRST AMENDED

AMENDING LOT 1 TAGGART SUBDIVISION AND LOT 1 INDIAN SPRINGS SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 27
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
JULY 2025

11-051-0001
RUSSELL GEORGE & DIANA
RUTH LINDEMAN- TRUSTEES



SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold certificate No. **8034679** in accordance with Title 58, chapter 22, of the Professional Engineers and Land Surveyor's Act, with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located and indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of Davis County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land, being all of Lot 1, Taggart Subdivision and all of Lot 1, Indian Springs Creek Subdivision, also being located in the Northwest Quarter of Section 27, Township 4 North, Range 1 West, Salt Lake Base and Meridian, also being located in Layton City, Davis County, Utah. Being more particularly describes as follows:

Beginning at the southeasterly corner of Lot 1, Taggart Subdivision, said point being South 00°11'10" West 389.52 feet along the Section Line (NAD83 Bearing being South 00°34'08" West between the North Quarter Corner and the Center Quarter Corner of said Section 27 per the Davis County Township Reference Plat) and South 66°01'43" West 11.46 feet from the North Quarter Corner of said Section 27, and running thence:

South 66°01'43" West 100.00 feet along the southerly line of said Lot 1, Taggart Subdivision, to a point on the easterly line of Lot 2, Indian Springs Creek Subdivision;

thence North 26°49'08" West 89.73 feet along said easterly line to the southeasterly corner of Lot 1, Indian Springs Creek Subdivision;

thence along the boundary of said Lot 1 the following four (4) courses and distances:

- 1) South 48°40'01" West 92.97 feet;
- 2) North 26°49'08" West 101.63 feet;
- 3) North 46°00'24" East 83.90 feet;
- 4) northeasterly 10.49 feet along the arc of a 110.59-foot radius non-tangent curve to the left (center bears North 44°00'30" West and the long chord bears North 43°16'31" East 10.48 feet with a central angle of 05°25'58");

thence North 27°28'45" West 1.03 feet to a point on the westerly right-of-way line of Rosewood Lane, also being the westerly corner of Lot 1, Taggart Subdivision;

thence along the boundary of said Lot 1 the following four (4) courses and distances:

- 1) northerly 123.78 feet along the arc of a 180.00-foot radius non-tangent curve to the left (center bears North 52°01'20" West and the long chord bears North 18°16'40" East 121.36 feet with a central angle of 39°24'01");
- 2) North 01°23'18" West 5.19 feet;
- 3) North 79°26'54" East 130.14 feet;
- 4) South 02°58'59" East 280.20 feet to the Point of Beginning.

Contains: 49,758 square feet or 1.142 acres.

Trent R. Williams

Date

License No. 8034679

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

TAGGART SUBDIVISION, FIRST AMENDED

and do hereby dedicate for the perpetual use of the public all public utility and drainage easements and other areas shown on this plat as intended for Public Use.

In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: RICK T. BARLOW

By: D. SHANE TAGGART

By:

By: JANET TAGGART

By: PAUL M. HALLDAY JR.
HALLIDAY & WATKINS P.C.

By:

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH
County of Davis

J.S.S.

On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY.

TAGGART SUBDIVISION, FIRST AMENDED

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 27
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____ 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____

DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER

SHEET 1 OF 1

PROJECT NUMBER : 11664

MANAGER : T.WILLIAMS

DRAWN BY : J.RINDUSBACHER

CHECKED BY : T.WILLIAMS

DATE : 8/26/25

GENERAL NOTES:

1. PROPERTY IS ZONED R-1-8.
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 25'
C. SIDE YARD SETBACK IS 8' MINIMUM AND 16' TOTAL
D. CORNER LOT SIDE YARD SETBACK IS 25' ARTERIAL STREET
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE: 7' ALONG FRONT, 10' ALONG EXTERIOR BOUNDARY PROPERTY LINES, 5' ALONG INTERIOR BACK AND SIDE LOT LINES UNLESS OTHERWISE NOTED HEREON.
3. BEARING AND DISTANCE IN PARENTHESIS ARE EASEMENT INFORMATION.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
5. LOT 1 IS DESIGNATED AS RESTRICTED TO REQUIRE A DAVIS COUNTY FLOOD CONTROL PERMIT. ANY BUILDING WILL NEED TO BE 1 FOOT ABOUT THE BASE FLOOD ELEVATION.
6. PER FEMA FIRM MAP DATED SEPTEMBER 15, 2022 THE BASE FLOOD ELEVATION IS 4418'.
7. A SUBSURFACE DRAIN SHALL BE REQUIRED AS INDICATED IN THE GEOTECHNICAL REPORT COMPLETED BY AGECE DATED AUGUST 31, 2022. THE REPORT IS AVAILABLE AT THE LAYTON CITY OFFICES LOCATED AT 437 NORTH WASATCH DRIVE, LAYTON UTAH AS WELL AS THE AGECE OFFICES LOCATED AT 600 WEST SANDY PARKWAY, SANDY UTAH 84070 801-566-6399.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- SECTION LINE
- ADJACENT CENTERLINE
- ADJACENT RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LOT LINE
- EASEMENTS
- NORTH HOMES CREEK
- SETBACK LINE
- FLOOD PLAIN LINE

STATE OF UTAH
County of Davis

J.S.S.

On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Trust for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY.

STATE OF UTAH
County of Davis

J.S.S.

On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Trust for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

RESIDING IN _____ COUNTY.

CITY ATTORNEY'S APPROVAL

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

LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

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

LAYTON CITY ENGINEER

LAND USE AUTHORITY

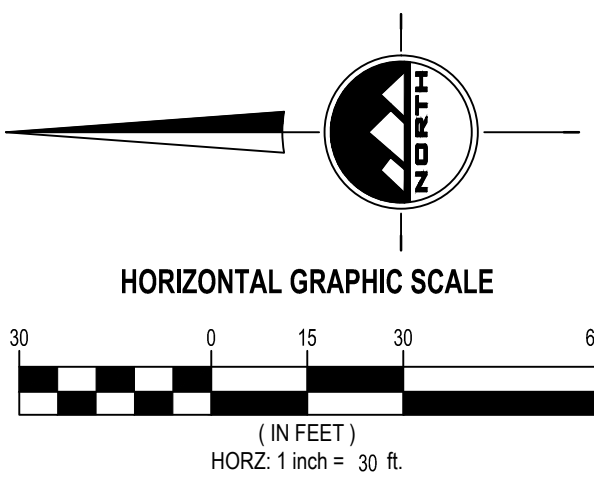
APPROVED THIS _____ DAY OF _____, 20____,
BY THE LAYTON CITY LAND USE AUTHORITY



LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.252.9529
TOOELE
Phone: 435.943.3580
CDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

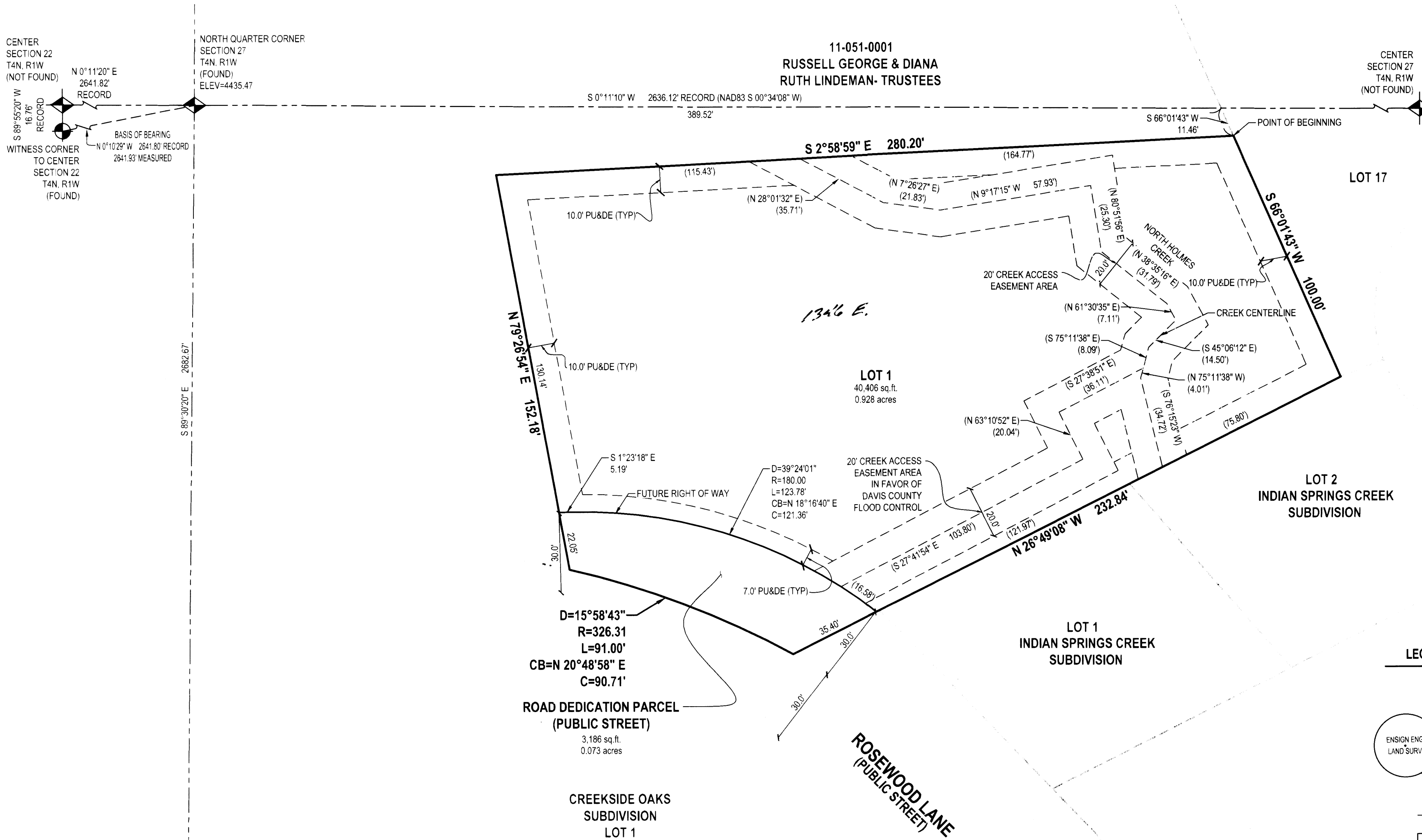
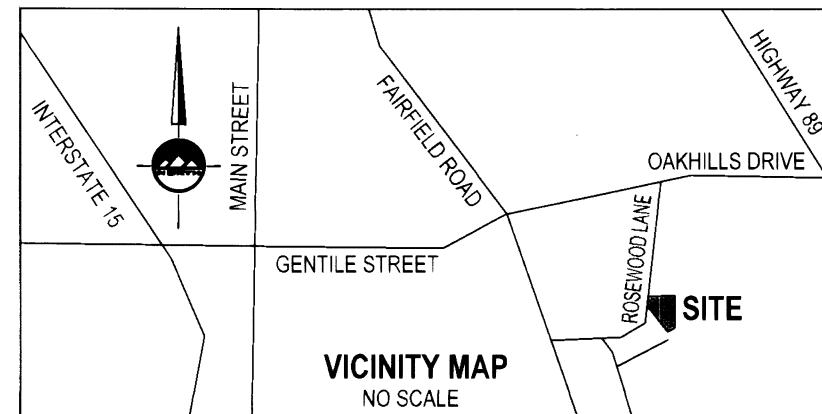
WWW.ENSGNENG.COM



Original Subdivision Plat

TAGGART SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 27
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
AUGUST 2023



GENERAL NOTES:

- PROPERTY IS ZONED R-1-8:
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 25'
C. SIDE YARD SETBACK IS 8' MINIMUM AND 16' TOTAL
D. CORNER LOT SIDE YARD SETBACK IS 25' ARTERIAL STREET
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 7' ALONG FRONT, 10' ALONG EXTERIOR BOUNDARY PROPERTY LINES, 5' ALONG INTERIOR BACK AND SIDE LOT LINES UNLESS OTHERWISE NOTED HEREON.
- BEARING AND DISTANCE IN PARENTHESIS ARE EASEMENT INFORMATION.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- LOT 1 IS DESIGNATED AS RESTRICTED TO REQUIRE A DAVIS COUNTY FLOOD CONTROL PERMIT. ANY BUILDING WILL NEED TO BE 1 FOOT ABOUT THE BASE FLOOD ELEVATION.
- PER FEMA FIRM MAP DATED SEPTEMBER 15, 2022 THE BASE FLOOD ELEVATION IS 4418'.
- A SURFACE DRAIN SHALL BE REQUIRED AS INDICATED IN THE GEOTECHNICAL REPORT COMPLETED BY AGC DATED 01/21/2022. THE REPORT IS AVAILABLE AT THE LAYTON CITY OFFICE LOCATED AT 437 NORTH WAGGART DRIVE, LAYTON, UTAH AS WELL AS THE AGC OFFICE LOCATED AT 600 WEST SANDY PARKWAY, SANDY, UTAH 84080. 801-566-6399.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- NORTH HOMES CREEK
- SETBACK LINE
- FLOOD PLAIN LINE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
On this 1st day of October, 2023, personally appeared before me Lisa Anderson, who being by me duly sworn did say that he/she is the Vice President of First Community Bank, a Member Bank, and that the foregoing instrument was signed in behalf of said national banking association and he/she acknowledged to me that said national banking association executed the same.
NOTARY PUBLIC: Alina Allen, Commission # 722585, My Commission Expires: 01-24-2026, Residing in Davis County.

DAVIS COUNTY FLOOD CONTROL
APPROVED THIS 1st DAY OF November, 2023
BY THE DAVIS COUNTY FLOOD CONTROL
DAVIS COUNTY FLOOD CONTROL

CITY ATTORNEY'S APPROVAL

APPROVED THIS 1st DAY OF November, 2023
BY THE LAYTON CITY ATTORNEY
Layton City Attorney

PLANNING COMMISSION APPROVAL

APPROVED THIS 1st DAY OF November, 2023
BY THE CITY PLANNING COMMISSION APPROVAL
Chairman, Layton City Planning Commission

CITY ENGINEER'S APPROVAL

APPROVED THIS 30th DAY OF October, 2023
BY THE LAYTON CITY ENGINEER
Layton City Engineer

Land Use Authority
CITY COUNCIL APPROVAL

APPROVED THIS 16th DAY OF November, 2023
BY THE LAYTON CITY COUNCIL
City Recorder City Mayor

SHEET 1 OF 1

PROJECT NUMBER: 11664
MANAGER: T.WILLIAMS
DRAWN BY: C.WRIGHT
CHECKED BY: T.WILLIAMS
DATE: 9/8/23

DAVIS COUNTY RECORDER

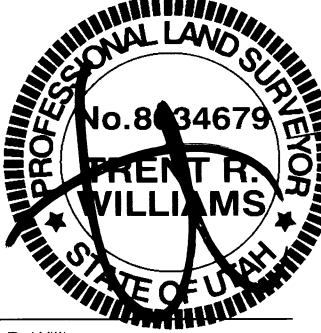
ENTRY NO. _____ FEE _____
PAID _____ FILED FOR RECORD AND
RECORDED THIS DAY OF _____, 20____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE _____
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold certificate No. 8034679 in accordance with Title 58, chapter 22, of the Professional Engineers and Land Surveyor's Act, with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located and indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of Davis County Records Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 27, Township 4 North, RANGE 1 WEST, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:
Beginning at a point on the northerly line of Indian Springs Creek Subdivision, said point being South 00°11'10" West 389.52 feet along the Section Line (NAD83 Bearing being South 00°34'08" West between the North Quarter and the Center Quarter Corner of said Section 27, per the Davis County Township Reference Plat) and South 66°01'43" West 11.46 feet from the North Quarter Corner of said Section 27 and running thence:
South 66°01'43" West 100.00 feet along said northerly line to the easterly line of Indian Springs Creek Subdivision;
thence North 26°49'08" West 232.84 feet along said easterly line;
thence northerly 91.00 feet along the arc of a 326.31-foot radius non-tangent curve to the left (center bears North 61°11'41" West and long chord bears North 20°48'58" East 90.71 feet with a central angle of 15°58'43");
thence North 79°26'54" East 152.18 feet;
thence South 02°58'59" East 280.20 feet to the Point of Beginning.
Contains: 40.446 square feet or 0.929 acres.



September 8, 2023

Trent R. Williams
License No. 8034679

OWNER'S DEDICATION

Known all men by these presents that I/we, the under-signed owner(s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

TAGGART SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I/we have hereunto set our hand(s) this 8th day of September, A.D., 2023.

By: D. Shane Taggart
By: Janet Taggart
By: Lisa Anderson
By: Janet Taggart

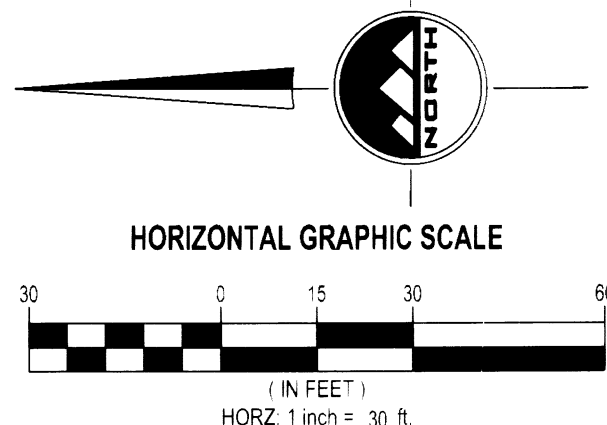
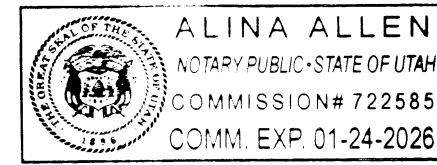
INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)
County of Davis)
On the 8 day of September, A.D. 2023, D. Shane + Janet Taggart, personally appeared before me, the undersigned Notary public, in and for said County of Davis, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, 2 in number, freely and voluntarily for the purposes therein mentioned.
MY COMMISSION EXPIRES: 07-31-2024
Alison Shelby # 713230 RESIDING IN Davis COUNTY.
NOTARY PUBLIC

TAGGART SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 27
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

ENSIGN
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM



2253

SEE AFFIDAVIT 1760-45

Original Subdivision Plan

INDIAN SPRINGS CREEK SUBDIVISION
LOCATED IN THE
NORTHWEST QUARTER SECTION 27
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN

PL DATA
Δ = 05°25'17"
R = 110.59'
L = 10.46'

PL DATA
Δ = 15°50'11"
R = 450.50'
L = 124.52'

100 YEAR FLOOD LIMITS
(FLOOD CHANNEL)

LANE
N 59°50'15" E
90.58'

ROSEWOOD
254.50'

N 81°03'00" E

254.50'

C-26 TOTAL

C-30

C-31

C-32

C-33

C-34

C-35

C-36

C-37

C-38

C-39

C-40

C-41

C-42

C-43

C-44

C-45

C-46

C-47

C-48

C-49

C-50

C-51

C-52

C-53

C-54

C-55

C-56

C-57

C-58

C-59

C-60

C-61

C-62

C-63

C-64

C-65

C-66

C-67

C-68

C-69

C-70

C-71

C-72

C-73

C-74

C-75

C-76

C-77

C-78

C-79

C-80

C-81

C-82

C-83

C-84

C-85

C-86

C-87

C-88

C-89

C-90

C-91

C-92

C-93

C-94

C-95

C-96

C-97

C-98

C-99

C-100

C-101

C-102

C-103

C-104

C-105

C-106

C-107

C-108

C-109

C-110

C-111

C-112

C-113

C-114

C-115

C-116

C-117

C-118

C-119

C-120

C-121

C-122

C-123

C-124

C-125

C-126

C-127

C-128

C-129

C-130

C-131

C-132

C-133

C-134

C-135

C-136

C-137

C-138

C-139

C-140

C-141

C-142

C-143

C-144

C-145

C-146

C-147

C-148

C-149

C-150

C-151

C-152

C-153

C-154

C-155

C-156

C-157

C-158

C-159

C-160

C-161

C-162

C-163

C-164

C-165

C-166

C-167

C-168

C-169

C-170

C-171

C-172

C-173

C-174

C-175

C-176

C-177

C-178

C-179

C-180

C-181

C-182

C-183

C-184

C-185

C-186

C-187

C-188

C-189

C-190

C-191

C-192

C-193

C-194

C-195

C-196

C-197

C-198

C-199

C-200

C-201

C-202

C-203

C-204

C-205

C-206

C-207

C-208

C-209

C-210

C-211

C-212

C-213

C-214

C-215

C-216

C-217

C-218

C-219

C-220

C-221

C-222

C-223

C-224

C-225

C-226

C-227

C-228

C-229

C-230

C-231

C-232

C-233

C-234

C-235

C-236

C-237

C-238

C-239

C-240

C-241

C-242

C-243

C-244

C-245

C-246

C-247

C-248

C-249

C-250

C-251

C-252

C-253

C-254

C-255

C-256

C-257

C-258

C-259

C-260

C-261

C-262

C-263

C-264

C-265

C-266

C-267

C-268

C-269

C-270

C-271

C-272

C-273

C-274

C-275

C-276

C-277

C-278

C-279

C-280

C-281

C-282

C-283

C-284

C-285

C-286

C-287

C-288

C-289

C-290

C-291

C-292

C-293

C-294

C-295

C-296

C-297

C-298

C-299

C-300

C-301

C-302

C-303

C-304

C-305

C-306

C-307

C-308

C-309

C-310

C-311

C-312

C-313

C-314

C-315

C-316

C-317

C-318

C-319

C-320

C-321

C-322

C-323

C-324

C-325

C-326

C-327

C-328

C-329

C-330

C-331

C-332

C-333

C-334

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Proposal to Amend Layton City Municipal Code Title 18 “Land Use Development”, Chapter 18.01 “General Provisions”, Section 18.01.070 “Designation of Land Use Authority, Chapter 18.04 “Definitions”, Section 18.04.010 “Generally”, Chapter 18.32 “Lots”, Section 18.32.080 “Lot Line Adjustment”, and Title 19 “Zoning”, Chapter 19.03 “Land Use Application Requirements and Review Process”, Section 19.03.005 “Applicable Applications”, and Section 19.03.040 “Review of Application” to Update Terminology and Procedures for Boundary Line Adjustments in Accordance with Utah State Code §10-9A-523, and Reassign the Land Use Authority for Vacating or Amending a Plat for a Standard Subdivision

Staff Contact: Whitney Black, Planner II

Background: During the 2025 Utah Legislative Session, Senate Bill 104 was passed, which amended the Municipal Land Use, Development, and Management Act (LUDMA) to revise the terminology and procedures for modifying property boundaries. The previous process – commonly known as a lot line adjustment – has been updated and divided into three distinct sub-processes: boundary establishments, simple boundary adjustments, and full boundary adjustments. The boundary adjustments replace the existing process for lot line adjustments.

Boundary Establishments:

This process is used when a boundary line between adjoining properties is ambiguous, uncertain, or disputed. It is intended to clarify the location of an existing common boundary, not to shift any property lines. The adjoining property owners must agree on the location of the boundary and then record a boundary establishment document with the County Recorder. This process is not subject to municipal land use authority review. Boundary establishments will mostly apply to metes and bounds parcels, where older legal descriptions or missing information can lead to uncertainty.

Simple Boundary Adjustments:

This process will be used to relocate a property line between two adjoining properties when the change is minimal. To qualify as a simple adjustment, the proposed change must not affect any public utility easements, public property, lot restrictions, subdivision boundaries, or create a new lot. Development staff will review these applications administratively. This process does not require review or approval by the Planning Commission or City Council and is compliant with how the City has been handling lot line adjustments that are not affected by a public right-of-way or public roadway.

Full Boundary Adjustments:

This process applies in situations where the adjustment may affect public utility easements, rights-of-way, internal lot restrictions, or subdivision boundaries. In each of these scenarios, the City requires the applicant to complete the plat amendment process, which is compliant with State Code. The City frequently processes subdivision amendment applications that meet these requirements; in this scenario, the boundary adjustment is reviewed internally and then brought before the council for the approval to vacate the PU&DE (Public Utility and Drainage Easement).

The draft amendment also simplifies the approval process for standard subdivision plat amendments. State Law limits the City Council’s involvement in the approval of a standard subdivision once all key legislative actions have taken place. Preliminary plats are reviewed and approved by the Planning Commission, while

final plats are approved administratively by staff. Because plat amendments function as a continuation of those prior approvals, it is logical that they follow a similar review process as a preliminary plat. This change would make it so the Council would no longer need to review plat amendments as well as help streamline the application process, and keep the City's procedures aligned with state regulations.

Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 18 "Land Use Development", Chapter 18.01 "General Provisions", Section 18.01.070 "Designation of Land Use Authority", Chapter 18.04 "Definitions", Section 18.04.010 "Generally", Chapter 18.32 "Lots", Section 18.32.080 "Lot Line Adjustment", and Title 19 "Zoning", Chapter 19.03 "Land Use Application Requirements and Review Process", Section 19.03.005 "Applicable Applications", and Section 19.03.040 "Review of Application" as presented.

18.01.070 Designation of Land Use Authority

Type of Plat	Review Body	Recommending Body	Land Use Authority	Appeal Authority
PRUD Subdivision				
Rezone w/ Concept Plan	Development Staff	Planning Commission	City Council	District Court
Concept Plan (w/existing PRUD zoning)	Development Staff	Development Staff	Planning Commission	Hearing Officer
Preliminary Plat	DRC, Development Staff	Development Staff	Planning Commission	Hearing Officer
Final Plat	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer
Sensitive Lands Subdivision				
Concept	Staff, 3 rd Party Geotech	Planning Commission	City Council	Hearing Officer
Preliminary Plat	Staff, 3 rd Party Geotech	Planning Commission	City Council	Hearing Officer
Final Plat	Development Staff	Planning Commission	City Council	Hearing Officer
Standard Subdivision (A subdivision without a rezone, PRUD overlay, or sensitive lands)				
Preliminary Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Final Plat	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer
Condominium Plat	Development Staff	Development Staff	Planning Commission	Hearing Officer
Vacating or Amending a Plat	Development Staff	Planning Commission Development Staff	City Council Planning Commission	District Court Hearings Officer
Full Boundary Adjustment	Development Staff	Development Staff	Planning Commission	Hearings Officer
Simple Boundary Adjustment	Development Staff	Development Staff	Community and Economic Development Director	Hearing Officer

18.04.010 Definitions

“**Alley**” means a minor way, used primarily for vehicular service access to the back or side or properties abutting on a street.

“**Arterial street**” means a street, existing or proposed, which services or is planned to serve as a principal traffic way, controlled access to highway, parkway, or other equivalent street.

“**Boundary adjustment, full**” means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. This is any type of boundary

adjustment that is not a simple boundary adjustment. It does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel; or is made by the Department of Transportation.

“Boundary adjustment, simple” means an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels. This type of boundary adjustment does not affect a public right-of-way, municipal utility easement, or other public property; affect an existing easement, onsite wastewater system, or an internal lot restriction; or result in a lot or parcel out of conformity with land use regulations. It does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel; or is made by the Department of Transportation.

“Boundary establishment” means any agreement between adjoining property owners to clarify the location of an ambiguous, uncertain, or disputed common boundary. It does not mean a modification of a lot or parcel boundary that creates an additional lot or parcel; or is made by the Department of Transportation.

“Building Official” means...or their designee.

“City” means City of Layton.

“City Council” means...Council.

...

“Land Use Applicant”: a property owner...property owner’s land.

“Land Use Application”: an application...repeal a land use regulation.

~~**“Lot line adjustment”** in a subdivision means the relocation of the property boundary line between two adjoining lots with the consent of the owners of record.~~

“General Plan” means a comprehensive...any amendment thereto.

“Master Transportation Plan” means an analysis...estimated project costs, etc.

~~18.32.080 Lot Line Adjustment~~ **18.32.080 Boundary Adjustments and Establishments**

~~1. The Community and Economic Development Director, as designated by the City Council, shall have the administrative authority to approve lot line adjustments within a subdivision. This approval is based on a recorded agreement between owners of adjoining properties adjusting their mutual boundary and no new lot is created and the adjustment does not result in a violation of the applicable zoning ordinance. If none exist, new PU&DEs may be established along the adjusted lot lines and street frontage. The Development Staff review for a lot line adjustment shall comply with the process and criteria outlined in 19.03 of the Layton Municipal Code.~~

1. Land Use Authority. The land use authority shall be set forth as defined in Section 18.01.070.

2. Simple Boundary Adjustments

- A. A person may propose a simple boundary adjustment to the City. A proposal for a simple boundary adjustment shall:
 - i. include a conveyance document in conformity with state law; and
 - ii. describe all lots or parcels affected by the proposed boundary adjustment.
- B. The land use authority shall consent to the proposed simple boundary adjustment if the land use authority verifies that the proposed simple boundary adjustment;
 - i. meets the requirements of subsection (A); and
 - ii. does not:

- a. affect a public right-of-way, municipal utility easement, or other public property;
 - b. affect an existing easement, onsite wastewater system, or an internal lot restriction; or
 - c. result in a lot or parcel out of conformity with land use regulations.
- C. If the land use authority determines that the proposed simple boundary adjustment does not meet the requirements of subsection (B), a full boundary adjustment is required.

3. Full Boundary Adjustments

A. A full boundary adjustment shall be processed in accordance with the procedures and requirements applicable to a plat amendment and state code.

4. Conveyance Document

A conveyance document shall be submitted with each boundary adjustment application. A complete list of all required documentation for a boundary adjustment shall be included along with the application, located on the City's website, and at the Community and Economic Development Department.

5. Boundary Establishments

- A. The owners of adjoining property may initiate a boundary establishment to:
 - i. Resolve an ambiguous, uncertain, or disputed boundary between the adjoining properties; and
 - ii. Agree upon the location of an existing common boundary between the adjoining properties.
- B. Adjoining property owners executing a boundary establishment shall:
 - i. Prepare an establishment document that complies with Utah State Code; and
 - ii. Record the boundary establishment with the County Recorder, in accordance with applicable state law.

A boundary establishment is not subject to review of a land use authority and does not require consent or approval from a land use authority before it may be recorded. The City may enforce municipal ordinances against property with a boundary establishment that violates a land use regulation.

19.03.005 Applicable Applications

All land use applications including but not limited to annexation, rezone, preliminary plat, final plat, conditional use, site plan, ~~lot-line-adjustment~~ boundary adjustment, conceptual plans, preliminary plan, final plan, general plan amendment, zoning map amendment, and ordinance amendment; shall follow the requirements and review process outlined herein.

19.03.040 Review of Application

1. No later than 15 business days for a preliminary plat application, 14 days for a ~~lot-line adjustment~~ boundary adjustment, and 20 business days for final plats and all other land use

applications, (excluding City observed holidays), the Development Staff shall completed a review of the application. Review times frames shall comply with the following criteria:...