

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, November 25, 2025**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 25, 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.

PUBLIC HEARING

1. Stevenson Fields – REZONE (23 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, November 25, 2025**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, November 25, 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 – OCTOBER 28, 2025.

PUBLIC HEARING

1. Stevenson Fields – REZONE

The applicant, Shaun Athey with Destination Homes, is seeking approval for a rezone request to R-1-10 PRUD (Single Family, Planned Residential Development) for 75.66 acres. The property is located at approximately 2073 West Gentile 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
OCTOBER 28, 2025

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Commissioners Scott Carter, Chase Freebairn, and Bret Nielsen

OTHERS PRESENT:

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

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

TEXT AMENDMENT PRESENTATION

1. West Layton Business Park – TEXT AMENDMENT

Director Applonie presented a proposal for a new business park zone text amendment. This area is planned for a business center. The General Plan identifies it as the West Davis Business Park, or simultaneously known as the West Layton Business Park. The area is 150 acres adjacent to the West Davis Corridor, the 2700 West interchange, and Layton Parkway. Eventually, Layton Parkway will extend a connection to Syracuse.

This is a special area and as such this is the purpose of the new code. There is a large quantity of undeveloped property on Layton's west side; however, it will develop quickly. The desire is to have thoughtful and intentional development. The General Plan process was a 5-year process, which looked at this area extensively. A graphic was shown to identify the business park area, the trail connection along 2700 West, and the surrounding developable areas.

The intention is to ensure residential communities are connected to the trails and Layton Parkway. This isn't intended to be a large business center that pushes pedestrians out, but a planned area that meets many needs.

The General Plan states this area is to be planned with efficient land uses and preserved for future employment opportunities, such as:

- Office, industrial flex, recreational/entertainment uses

- Corporate office campuses
- Technology Centers
- Research facilities
- Light manufacturing
- Retail (secondary, not to compete with Town Centers), which is intended to provide local services to the area

Another aspect of the Code will be to elevate the building design standards and landscaping standards. Those building design standards would include:

- Varying uses of materials, such as glass, wood, and brick
- Reliefs in the building that create depth and texture to the building, along with architectural components that create interest and a pedestrian environment

The landscaping design standards should maintain the beauty of the Layton Parkway tree-lined vision. There is a need to use water-wise landscaping, which can be done creatively.

This area will be a key component of the City. The main reason for a new zone is to differentiate this type of development that can flex between tech and business.

Commissioner Pierce asked where this lined up with the Church of Jesus Christ of Latter-day Saints' property development. Director Applonie showed that this area is south of that area that was intended for a village center. The Church's property to the north is still zoned Village Center. The referendum that passed years before only removed the text for that zone. There is the Village Center zone, but no supporting Code. If the Church wants to develop that area, they would need to rezone the property.

Commissioner Heslop asked what was planned for the area between the two. Director Applonie responded that the General Plan identifies the area as residential.

Chair Steenblik noted that there are likely multiple landowners involved. Director Applonie shared that the majority of the property is owned by 2 groups. Both owners are actively looking to develop in accordance with the General Plan. Chair Steenblik asked if the owners are aware of and support the City's intent. Director Applonie affirmed. Chair Steenblik asked if there would be a public posting in the area. Director Applonie stated that sign posting isn't required for the text amendment. The zone is being created; however, the property isn't being rezoned. Posting would occur when the annexation and rezone occurs. The text amendment would be posted in accordance with the State Code.

Chair Steenblik asked how the City would prevent the previous referendum action from happening again. Director Applonie shared that the time for noticing would be during the rezone, but also, the referendum laws have changed to include greater required standards.

ADMINISTRATIVE REVIEW

2. Amber Fields Phase 2 Subdivision – PRELIMINARY PLAT

Planner Weaver presented the Amber Fields Phase 2 Subdivision, which is located at approximately 1550 West Gentile. The developer received approvals for Phase 1, and homes are being built. This area was rezoned to R-1-10 (Single Family Residential) in 2023. There is A (Agriculture) property to the east and south with an R-S (Residential Suburban) development to the west. The lot areas will be R-1-10 averaged which means that together they must average 10,000 square feet. The majority of the lots will average about 12,000 square feet.

Access to the development will be from 250 North, which is the same as Phase 1. The subdivision will have a fire turnaround on the last lot rather than having a temporary cul-de-sac. When the street connects to the south with 75 North, the fire turnaround will be removed. The utilities will come out from the south and connect through the agricultural property with easements established for access and connect to 75 North.

There aren't any landscape requirements because it is a standard subdivision. The vacant property that remains has been master planned for the appropriate street connections.

Chair Steenblik asked if the road would ever punch through the south to Gentile. Planner Weaver responded that it would not as there are homes already in the way.

Planner Heslop inquired if the road would eventually connect to 75 North. Planner Weaver affirmed.

Vice Chair Whitworth clarified that it isn't meant to tie into Weldon Way to the east through 150 North. Planner Weaver explained that the Streets Master Plan has planned for the development of the agricultural property and the connections to subdivision to the east.

Commissioner Felice asked if the grading easement to the south should be noted as a temporary easement on the plat. Planner Weaver stated that the easement is a placeholder for when the street connects. City Planner McIlrath shared that once the other section is platted the easement will be vacated and removed.

Commissioner McDonough asked if the fire turnaround would be paved. Planner Weaver affirmed and stated the property owners are not permitted to use it as a driveway.

PUBLIC HEARING

3. Water Use and Preservation Element – GENERAL PLAN ADDENDUM

City Planner McIlrath presented the General Plan addendum for the Water Use and Preservation Element (Element). This addendum was required by Utah Code 10-9a-403 and must be adopted and implemented by December 31, 2025. The Element must address certain objectives outlined in State Code. The

requirement came about due to the increased interest in the state's drought conditions and the reduced water flow into the Great Salt Lake.

The Element was created in cooperation with the Utah Department of Natural Resources, Layton City Public Works, and Weber Basin Water Conservancy District.

Five main objectives shall be incorporated:

1. Determine the effect of permitted development or development patterns on water demand and water infrastructure.
2. Identify methods of reducing water demand and per capita water use for existing development.
3. Identify methods for reducing water demand and per capita water use for future development.
4. Identify opportunities for the City to modify its operations to reduce and eliminate wasteful water practices.
5. Consider the impact of the City's water use on the Great Salt Lake and ways to support the survival of the vital regional and local resource.

Overview of the Element:

1. City Conservation Efforts:

- Water Conservation Plan (20222)
- Water Master Plan (2017) (Currently being updated)
- Water-wise Landscaping Ordinance (2021)
- Growing Water Smart Workshop (2022)

2. Community/Water Profile (Graphs):

Water by Land Use - depicted the current acre-feet delivery of culinary water by land use development type.

Utah Water Use – depicted the generalized water use for Utah.

Indoor and Outdoor Use for Layton City

- Water Master Plan Update
 - Larger lots have greater outdoor water use
 - Greatest water efficiency – mixed use and transit-oriented developments
- Growth in Centers
- Planned residential development
 - Housing diversity
 - Varying lot sizes

3. Water Use Considerations:

1. Diversity of housing options for new development
2. Water intensive amenities in new residential development
 - Example of ski lakes built into development
3. Turf grass restrictions and water-wise landscaping for all single-family development

- When the 2021 Water-wise Landscaping Ordinance was adopted, Weber Basin Water Conservancy District proposed a limitation of 35% of front yard turf grass. The Council declined to adopt that restriction at the time but applied it to Planned Residential Unit Developments (PRUDs) and commercial areas. This may be an area for reconsideration.
- 4. Water-wise landscaping for existing development
 - This is specific to nonresidential development and non-functional grass areas
- 5. Pool Cover Requirements
 - Covers reduce evaporation up to 90%
- 6. Size of pools and single-family residential lots
 - Las Vegas was looked at as an example
 - 600 square foot pool size restriction
 - Majority of Layton City pool permits are in R-S zone and about 800 square feet in size
- 7. Water-intensive land uses such as data centers

City Planner McIlrath noted a correction on page 65 of the Element that changes “drained and filled annually” as referring to residential pools to “drained and filled over a lifespan”. Commissioner Pierce pointed out a typo on page 61.

Commissioner Pierce noted that if residential pools aren’t adequately treated, there was a tendency to have to refill them more frequently. The City could consider setting treatment standards for pools. Commissioner Felice noted that enforcement would be challenging.

Chair Steenblik clarified the need to address data centers and asked if the City had the capacity to have a data center. City Planner McIlrath affirmed that addressing data centers would be a consideration just like the water-intensive amenities. If a data center proposed to come into the City, they would need to use water-efficient methods. Commissioner Felice asked if data centers were consumptive users or a one-time use. City Planner McIlrath affirmed they were consumptive and noted that although there is some water recycling, there is also water loss due to the heat of the servers and evaporation.

- 4. Water Quality Considerations**
 - 1. Parking Lot Pollution Abatement
 - Bioswales (vegetated drainage)
 - Reduced stormwater runoff and pollution
 - 2. Water Quality in Riparian Corridors
 - Setbacks along creeks
 - Buffers decrease stormwater runoff and pollution
- 5. City Operations**
 - 1. Continued secondary water meter installation
 - 2. Continued advanced metering infrastructure installation
 - 3. A customer portal which encourages water conservation and alerts customers of overconsumption and leaks
 - 4. Evaluation of water rate structures

5. City website water conservation information page
6. Water use reports for City properties and additional customer groups
7. Ongoing water-wise upgrades across Layton City Parks

6. Considerations for Great Salt Lake

1. Lake levels decreasing due to evaporation and human use.
 - Exposed lake bed impacts air quality via toxic dust
 - Cyanotoxins, arsenic, cadmium, lead, copper, and mercury
 - Degrades wildlife habitats damaging local populations
2. Reduced consumption = greater ground water storage = increased stream flow
3. Conservation is not enough
 - Water must be tracked and shepherded to Great Salt Lake

Commissioner McDonough asked if the City was concerned about the toxic chemicals in the air from Great Salt Lake. City Planner McIlrath stated the concern matches the public concern but the State has taken the lead in monitoring the water and toxic air levels.

ADJOURNMENT:

At 7:00 p.m., Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams

Michelle Williams
Planning Commission Secretary

DRAFT

LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
OCTOBER 28, 2025

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Commissioners Scott Carter, Chase Freebairn, and Bret Nielsen

OTHERS PRESENT:

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – October 14, 2025.

Chair Steenblik called for a motion to approve the minutes. Commissioner Pierce moved to accept the Planning Commission Work and Regular Meeting Minutes for October 14, 2025. Commissioner McDonough seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. Amber Fields Phase 2 Subdivision – PRELIMINARY PLAT

The applicant, Russell Wilson, representing Symphony Homes, is requesting preliminary plat approval for the Amber Fields Phase 2 Subdivision, which includes 14 single-family lots. The property is located at approximately 1550 West Gentile Street.

Planner Weaver presented the item.

Background: *The applicant, Russell Wilson, representing Symphony Homes, is requesting preliminary plat approval for the Amber Fields Phase 2 Subdivision, which includes 14 lots. The proposed subdivision is adjacent to similar single-family uses to the west and further east. Vacant agricultural zoned property is immediately to the east and south. Phase 1 of the Amber Fields Subdivision is located to the north.*

On December 21, 2023, the Council approved the rezone of the proposed subdivision from A (Agriculture) to R-1-10 (Single Family Residential). The proposed subdivision phase will include 14 single-family lots

that are to be lot-averaged in the R-1-10 zone. This requires that the average size of all lots within the subdivision be 10,000 square feet. Within the proposed subdivision, the majority of the lots are approximately 12,000 square feet.

Access to the subdivision will be through a stubbed street (75 North) from the Pinehurst Place Subdivision to the southwest. Staff has been working with the applicant on a street master plan for this area should the agricultural property immediately to the east develop in the future and connect with Layton Mary's Meadows subdivision located along Welden Way.

Alternatives to the Motion: Alternatives are to: 1) Grant approval of the preliminary plat of Amber Fields Phase 2 Subdivision subject to meeting all City requirements as outlined in Staff memorandums; or 2) Deny the preliminary plat.

Recommendation: Staff recommends that the Planning Commission approve the preliminary plat for Amber Fields Phase 2 Subdivision, subject to meeting all City requirements as outlined in Staff memorandum.

Planning Commission Discussion:

Commissioner Heslop noted there is a 10-foot irrigation easement along the east side of the development. Planner Weaver affirmed and explained that it was to facilitate the water runoff from the agricultural fields to the east.

Chair Steenblik asked how the runoff would be captured. Planner Weaver stated it was a buried pipe, and the easement requirement would be noted on the final plat.

Public Comment:

NONE

MOTION:

Commissioner Whitworth motioned the Planning Commission approve the preliminary plat for Amber Fields Phase 2 Subdivision, subject to meeting all City requirements as outlined in Staff memorandums. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

PUBLIC HEARING

2. Water Use and Preservation Element – GENERAL PLAN ADDENDUM

The City proposes to update the Layton City General Plan to include a Water Use and Preservation Element in compliance with State Code 10-9a-403.

City Planner McIlrath presented the item.

Background: As part of the 2022 Utah Legislative Session, the Utah Legislature passed Senate Bill (SB) 110 that added language to Utah Code 10-9a-403(2)(a) requiring cities to incorporate a Water Use and Preservation Element as part of the City's General Plan. The passage of the bill set a deadline to adopt the element by December 31, 2025. The element is required to address the following:

- 1. the effect of permitted development or patterns of development on water demand and water infrastructure;*
- 2. methods of reducing water demand and per capita consumption for future development;*
- 3. methods of reducing water demand and per capita consumption for existing development; and*
- 4. opportunities for the municipality to modify the municipality's operations to eliminate practices or conditions that waste water.*

Additionally, the language of the bill requires municipalities that are within the Great Salt Lake watershed to study the impact on the Lake's water resources. To comply with the standards of Utah State Code and SB 110, Staff has prepared the water element in consultation with Layton City Public Works, Weber Basin Water Conservancy District, and the Utah Division of Water Resources.

Planning Commission Discussion:

Vice Chair Whitworth referenced the Water by Land Use graph and asked how City parks were classified. City Planner McIlrath responded that parks are considered "institutional" just like municipal services, schools, and churches. Vice Chair Whitworth asked about agricultural uses. City Planner McIlrath noted that the graph references culinary system use only, not irrigation.

Commissioner Pierce asked if the City had an advanced warning plan in the event of heat waves when there would be an increased likelihood of water main breaks and street buckling in an effort to minimize major water losses. City Planner McIlrath stated he didn't know but could check with the Public Works Department. The Public Works Department was likely aware of those concerns as they monitored the different types of roads throughout the City.

Commissioner Pierce asked if permeable pavement options had been considered. City Planner McIlrath responded that it had been considered; however, permeable asphalt can be tricky because if it isn't maintained it can get clogged and it could lose its efficacy. Permeable pavers are a little better because the pavers themselves are impermeable, and the grout between the pavers can be cleaned out more easily and can last longer. Commissioner Pierce asked if they were allowed by the Code currently. City Planner McIlrath affirmed, but noted they were considered hard surface.

Commissioner Heslop inquired if the 35% turf restriction, for single-family front yards, was proposed by the City or by Weber Basin Water Conservancy District (Weber Basin). City Planner McIlrath affirmed that the calculation was provided by Weber Basin as well as the State. Weber Basin was a helpful resource by providing cities with a template for a water-efficient landscape ordinance. If a city adopted an ordinance that met the proposed restrictions, the residents would be eligible for State rebates. Layton's current landscape ordinance allows residents to qualify for the "Flip Your Strip" rebate; however, they do not qualify for the turf replacement program. This is one area where the City could determine that a slight modification to the current Code would add water-saving measures. Commissioner Heslop asked if it would apply to just new development or existing as well. City Planner McIlrath shared that is what would have to be discussed. It could be for new development or rehabilitated landscapes. There would be challenges with enforcement and monitoring new development landscaping when the developer doesn't install the landscaping, but leaves it for the homeowners.

Chair Steenblik asked if regions like Arizona have these types of restrictions already in place, since turf is rarely seen in those areas. City Planner McIlrath noted that he didn't know specifically, but shared that there could be

different variables that play into it. One might be that the people who live there just know that is how it is or there could also be municipal enforcement.

Commissioner Pierce stated it made sense to use the variable of the annual average precipitation and evaporative transpiration rates. Even within the City of Layton, there are different zones that have more and less water. The areas closer to the mountains can receive more precipitation. In areas like Arizona, where there isn't much precipitation, lawns should be limited.

Chair Steenblik noted this is a legislative item of an addendum to be added to the General Plan; there isn't any Code being proposed but it would be a guide to any future Code amendment. City Planner McIlrath affirmed and noted that the Element encourages the City to consider some action toward water conservation and preservation. Upon adoption, the next step would be conversations with the Mayor and Council to determine which considerations should be prioritized and possibly implemented.

Vice Chair Whitworth pointed out the restrictions themselves aren't concerning; however, denoting specific numbers in the Element, such as the percentage of turf grass or pool size, may lead to Code changes based on figures that were merely provided as examples. Chair Steenblik clarified that by identifying specific numbers, there appears to be an intent for the Code.

Vice Chair Whitworth clarified that the Element uses Las Vegas as an example of restricting pool sizes to 600 square feet; however, when the time comes to create Code addressing pool sizes, then that 600 square foot limitation, as stated in the General Plan Element, could be viewed as the approved limitation when in fact it was just an example.

Commissioners discussed the options of modifying the recommended motion or tabling the item for further revision. City Planner McIlrath stated the item wouldn't need to be tabled due to the time restriction of getting it adopted and implemented, but that the Commission could modify the recommendation and give the Council an opportunity to determine the language. The examples were provided as a starting point for discussion and the numbers were inserted to show the State that Staff researched the considerations. These considerations were pared back and generalized so as not to commit the City to specifics. The Element is intended to be broad. The State had set out the turf limitation of 35%. It was included because it had been proposed before and it was State-initiated.

Commissioner Heslop clarified that the 35% is the amount that qualifies residents for the State rebate. City Planner McIlrath affirmed. Commissioner Felice noted that putting the 35% in the Element isn't enough for residents to qualify for the rebate, it would need to be codified. City Planner McIlrath affirmed and noted that the percentage would need to be examined and codified.

Vice Chair Whitworth restated that if the numbers were in the General Plan when the time came to codify the restrictions, the General Plan would be referenced, and those numbers would be again used, when the original intent was only for them to be an example. City Planner McIlrath shared that Staff would still research the considerations and not purely rely on the General Plan. The General Plan went through a five-year vetting process, this Element has not, and that is also why these are considerations and not recommendations.

Commissioner Pierce suggested a price elasticity of demand analysis if it was deemed appropriate. The City has block pricing for water, many don't look at the details, and if there is no awareness of the price differences for use, then there would be no impact of the reevaluation. City Planner McIlrath stated that the evaluation of water on the rate structures is in the Master Plan. Once the City has the secondary water meter installation

completed, then analysis of use could be completed. Commissioner Pierce stated that besides the different geographic locations within the City, there are people at different points in their lives and whether it is important to have grass or not in their yards. Someone who has little kids or a dog wants them to play in the yard and may need turf grass and yet there are others who are older, retired, and without kids at home who don't mind not having the yard to maintain. City Planner McIlrath affirmed that is exactly what the Council was concerned about in 2021 when the landscape ordinance was presented. People are in different stages of life, where a yard may be more valuable.

Commissioner Heslop stated that most people seem keep their pools covered when not in use. The biggest offenders are likely the PRUD developments that uncover a community pool during the summer months. Commissioner Heslop suggested that the Code differentiate between the two types of pools or have different regulations. City Planner McIlrath stated that it is a possibility, as it is listed as a consideration, but if it were something the Council wanted to examine then differentiating between the two types would be considered.

Vice Chair Whitworth asked if pool covers were required for safety reasons. Commissioner Heslop answered that the only safety requirement is fencing around the pool area. City Planner McIlrath stated that covers are not required, but the Code requires a six-foot fence that can't be climbed with a self-locking gate. The State has standards for community pools but not private residential pools.

Commissioner Pierce suggested the City provide some incentive contests to encourage citizens to improve their landscaping and the implementation of water saving measures.

Commissioner McDonough suggested that the terms be that residents are "encouraged" to make the changes.

Public Comment:

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

Linda Lartigue commented that recently she had spent time with people in the community and never realized the increased interest in turf. She had seen many homes with turf in the front yard and had extensive conversations about the look of turf. If the City is considering setting restrictions on the amount of turf allowed it would be important to discuss the types of turf and quality of turf that would be permitted. Ms. Lartigue noted that the Element's call out of "no turf grass in areas less than 8 feet wide" is concerning because most often residents are choosing to use turf in their front yards because of visibility. Citizens who live in cul-de-sacs have narrow front yards, and that call out automatically disqualifies them from meeting the restriction. No matter our personal opinion when comparing traditional grass and turf, there are a multitude of reasons why folks are looking at this option. One reason for turf is water conservation, but also many residents who have had turf in their front yard are elderly, and their physical ability to maintain a traditional yard likely played into their decision to switch to turf.

Jon Parry shared that he works for Weber Basin and that he read the Water Element. Mr. Parry gave his support for all that was discussed and noted that this is an excellent way to set foundational elements that help the City achieve water sustainability. Many entities that have to make these types of decisions don't understand the complexity of water systems and their own water situation. Layton extracts 50% of its culinary water from groundwater, which is a massive drain on the local aquifers. If there could be mindfulness of the community

goals: growth, environment, Great Salt Lake, and economic benefits; and then have a pragmatic approach, then how those goals can be accomplished with behavioral shifts. Layton can't grow like it has historically. Mr. Parry started he was an advocate for the recommendations being proposed toward the ordinances and how they would look in the future.

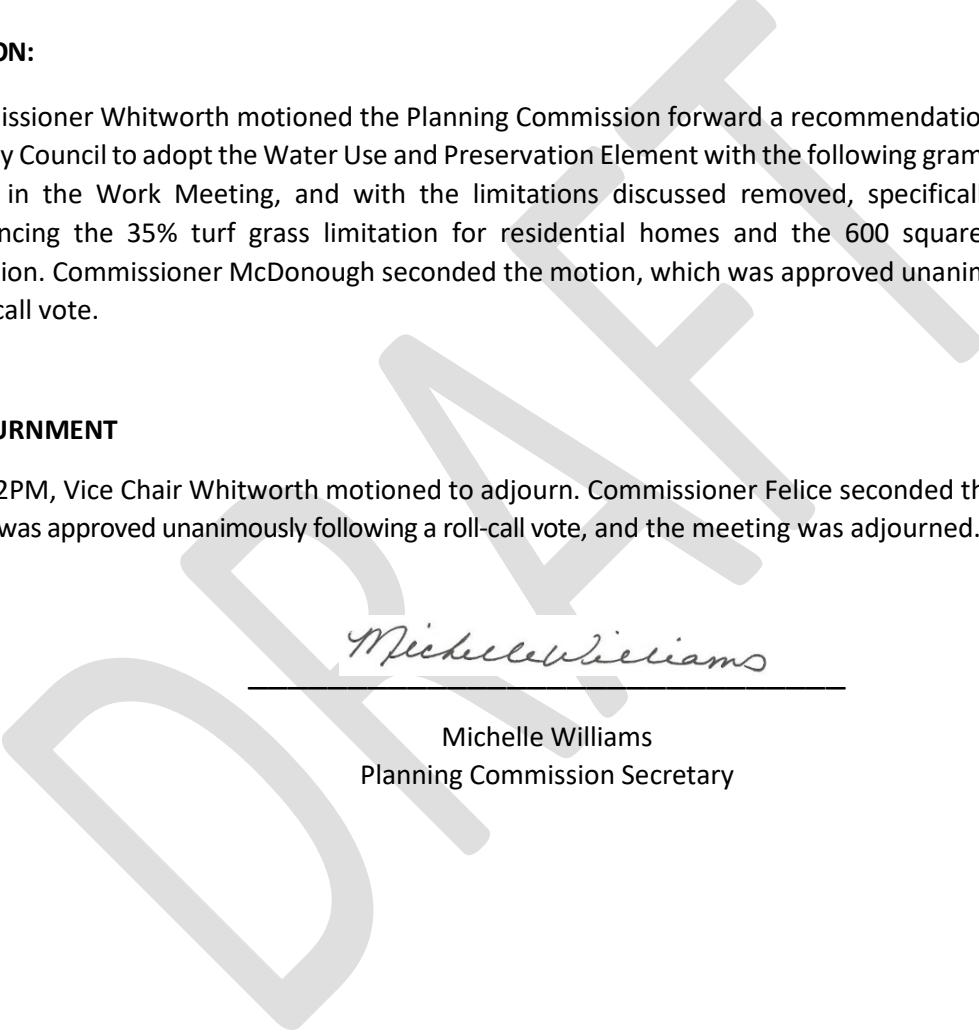
Chair Steenblik called for a motion to close the public hearing. Commissioner Heslop motioned the Planning Commission to close the public hearing. Vice Chair Whitworth seconded, which was approved unanimously following a roll-call vote.

MOTION:

Commissioner Whitworth motioned the Planning Commission forward a recommendation of approval to the City Council to adopt the Water Use and Preservation Element with the following grammar corrections noted in the Work Meeting, and with the limitations discussed removed, specifically the language referencing the 35% turf grass limitation for residential homes and the 600 square foot pool size limitation. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 8:12PM, Vice Chair Whitworth motioned to adjourn. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote, and the meeting was adjourned.



Michelle Williams

Michelle Williams
Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Rezone Request with Development Agreement – Stevenson Fields – R-S (Residential Suburban) and Unincorporated Area to R-1-10 PRUD (Single-Family, Planned Residential Unit Development) – Approximately 2073 West Gentile Street – Ordinance 25-12

Background: The applicant, Shaun Athey with Destination Homes is seeking approval for a rezone request to R-1-10 PRUD to develop the subject properties as a planned residential neighborhood. The total area proposed for the rezone consists of 68.42 acres, 58.428 acres of which is unincorporated and is required to be annexed for development to occur. The subject property is located at the southeast corner of Gentile Street and 2200 West. Properties located to the north along Gentile Street are zoned R-S (Residential Suburban). Properties located to the west and south are zoned A (Agriculture), R-S, and R-1-10 (Single-Family Residential). Properties to the east are unincorporated.

Layton City owns 7.24 acres of land adjacent to the subject area that is used for, and will continue to be used as a regional storm water detention basin. State Code requires that the annexation process not create unincorporated islands. As such, 5.47 acres of the City-owned property that is unincorporated will also need to be annexed into the City. The remaining incorporated area of the detention basin located next to 2200 West is zoned R-S (Residential Suburban). The annexation petition of the unincorporated area was accepted by the Council on May 1, 2025 and certified by the Council on May 15, 2025. Following the Planning Commission's recommendation the Council will review the annexation request and rezone of the subject properties during a public hearing scheduled for December 4, 2025.

The General Plan designates this area as Low Density Residential with the Neighborhood Agricultural Heritage Overlay. The rezone request of R-1-10 PRUD is consistent with the direction of the General Plan. A PRUD is a master planned, architecturally-designed, development in which the regulations of the underlying zone may be modified to allow flexibility and be innovative in site and building design. Modifications of the underlying zoning regulations may only be approved upon execution of a development agreement.

The purpose of the annexation and rezone petition is to subdivide and develop the property in accordance with the development standards of the R-1-10 PRUD zoning and standards included within a development agreement. The proposed subdivision will include a total of 335 homes at a density of 4.89 units per acre as permitted through the use of the PRUD overlay. The residential unit mix includes: 92 single-family front-loaded lots, 170 single-family alley-loaded lots, and 73 townhome lots. The rezone request includes the City-owned properties for the purpose to match the zoning with the adjacent properties. Those properties are not a part of the development and alternatively could be recommended to be zoned A (Agriculture), which would also align with the annexation policy of the City.

Alternatives to the Motion: Alternatives are to: 1) Recommend the Council approve the rezone request from R-S (Residential Suburban) and unincorporated area to R-1-10 PRUD (Single-Family Residential, Planned Residential Unit Development) with a development agreement; or 2) Recommend the Council approve the rezone request from R-S (Residential Suburban) and unincorporated area to R-1-10 PRUD (Single-Family Residential, Planned Residential Unit Development) with a development agreement subject to modifications; or 3) Recommend the Council deny the rezone request with the development agreement.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request and the development agreement.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Brad McIlrath, City Planner 

DATE: Tuesday, November 25, 2025

RE: Rezone Request with Development Agreement – Stevenson Fields – R-S (Residential Suburban) and Unincorporated Area to R-1-10 PRUD (Single-Family, Planned Residential Unit Development) – Approximately 2073 West Gentile Street – Ordinance 25-12

LOCATION: Approximately 2073 West Gentile Street

CURRENT ZONING: R-S (Residential Suburban); and Unincorporated County

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

PROPOSED DENSITY: 4.89 Units Per Acre (335 Dwelling Units – 68.42 Acres)

DESCRIPTION OF ANNEXATION AND REZONE AREA

The proposed property is within an approved expansion area as adopted in the Layton City Annexation Plan. On May 15, 2025, the Council certified the annexation petition for the subject property.

The total area proposed for the rezone consists of 68.42 acres, 58.428 acres of which is unincorporated and is required to be annexed for development to occur. The subject property is located at the southeast corner of Gentile Street and 2200 West. Properties located to the north along Gentile Street are zoned R-S. Properties located to the west and south are zoned A (Agriculture), R-S, and R-1-10. Properties to the east are unincorporated.

State Code requires that the annexation process not create unincorporated islands. As such, a City owned regional detention basin next to the development, which is approximately 7.24 acres, 5.47 acres of which is unincorporated, would also need to be annexed into the City. The remaining area of the detention basin is zoned R-S. The City-owned parcels are not and will not be included as a part of the development. Accordingly, these City-owned parcels are not developable land and cannot be credited towards the project's open-space obligations or used to support any increased densities. The City's annexation policy encourages properties to be annexed and zoned A or to the zone of the properties adjacent to the annexed property. As such, the request is to rezone the City-owned detention basin properties to R-1-10 PRUD to match the surrounding zoning; however, as stated

previously they will not be included as part of the development. Alternatively, the Planning Commission may recommend to the Council that the City-owned properties be zoned A and not R-1-10 PRUD as they are not developable and will not be included as part of the development.

BACKGROUND INFORMATION

The applicant, Shaun Athey with Destination Homes, on behalf of the property owners, is seeking approval for a rezone request to R-1-10 PRUD to develop the subject properties as a planned residential neighborhood. Following the Planning Commission's recommendation the Council will review the annexation request and rezone of the subject properties during a public hearing scheduled for December 4, 2025.

STAFF REVIEW

General Plan

The General Plan designates this area as Low Density Residential with the Neighborhood Agricultural Heritage Overlay. The General Plan identifies the Neighborhood Ag Heritage designation as a tool to provide neighborhoods with housing and lot size variety clustered around common open space amenities. The subject properties are located to the south of the future West Layton Town Center. The General Plan states, "Residential areas south and west of the West Layton Town Center Core should be established as Low Density Residential, with a Neighborhood Ag Heritage Overlay at a maximum gross density of 4.9 units per acres. This would provide for predominantly single-family residential neighborhoods with some housing variety and open space" (P. 36). The purpose of the PRUD overlay is to, "encourage imaginative and effective utilization of land by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces, and the clustering of dwellings" (Municipal Code 19.08).



Figure 1: General Plan & Subject Properties

The rezone request of R-1-10 PRUD is consistent with the direction of the General Plan and is compliant with the Municipal Code. As mentioned above, the proposed subdivision is compliant with the development standards of the PRUD ordinance. The development is a single-family neighborhood with a variety of housing types and lot sizes. The conceptual plan shows 92 front-loaded single-family lots; 170 alley-loaded single-family lots; and 73 attached single-family (townhome lots). The different housing types provide a variety of housing options in the neighborhood that are complemented with a planned network of open spaces. Staff has worked with the applicant to design a subdivision that complies with the development standards outlined in the PRUD ordinance (MC 19.08). As stated

above, the rezone request also includes a development agreement, which outlines specific development standards for the Stevenson Fields Subdivision. A review of the standards that are outlined in the agreement are provided below.

Density and Unit Mix

The R-1-10 zone has a base density of 3.5 units per acre and an allowed maximum density of 4.9 units per acre with the application of the PRUD overlay. Developments with the PRUD overlay must provide elements such as open space, recreation and site amenities, and building materials among others standards outlined in Code to obtain the maximum density of 4.9 units per acre. The development has been designed with elements to meet the requirements for the density increase and will be required to provide additional information and detail upon preliminary PRUD subdivision submittal. This requirement is also acknowledged within the development agreement. The conceptual PRUD site plan has a density of 4.89 units per acre which complies with City standards.

The conceptual PRUD subdivision has a total of 335 homes with a unit mix of 92 single-family front-loaded lots, 170 single-family alley-loaded lots, and 73 townhome lots. The PRUD ordinance allows a maximum of 30% of the residential units to be attached. The 73 townhome lots account for 21.8% of the unit mix within the development which complies with City code.

Open Space, Trail Connections, & Recreation and Site Amenities

The PRUD ordinance requires a minimum open space of 20% for neighborhoods identified in areas in the General Plan with the Neighborhood Ag Heritage Overlay. The purpose of the required open space is to provide for recreational activity and integrated storm water quality throughout a development. Additionally, the provided open space helps elevate the impacts of suburban development in a historically agricultural and natural landscape by providing areas for active and passive recreation. Open space areas do not include buildings, private lots, structures, parking areas, or streets. Areas that are less than 18 feet wide are also not counted towards an open space area. With a total project area of 68.42 acres, a minimum of 13.68 acres of the project area must be provided as open space. The purposed development is providing 15.48 acres of open space which accounts for 22.6% of the project area.

Within the open space provided, City ordinance requires that site amenities, walking paths, and active recreation areas be provided. As part of the overall design of the neighborhood, each residence must be with 900 feet (measured along a walking route) from at least one recreational open space. A thorough analysis of all of the proposed open spaces has been completed to determine compliance with this Code standard. The development will include the construction of the portion of the Utah Power and Light Corridor Trail along the City-owned properties and through the development in accordance with the City's Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan and Active Transportation Plan (See Figure 2). Exact sizing and location of the trail have been coordinated with Parks & Recreation staff. It is important to note, that the



Figure 2: Trail and City Property

construction of the trail on the edge of the regional detention basin does not count towards any increase in density and cannot be used to meet any open space requirements. The neighborhood will include five developed park areas with playground equipment, two developed dog parks, two picnic areas, an outdoor recreational area, all connected with an internal trail system. The open space areas and trails will be provided with pavilions, benches, and trash receptacles throughout the development. The internal trail system will also connect to the Utah Power and Light Corridor Trail and as such will provide convenient access for residents throughout the neighborhood, both to and from their homes. A landscape and amenities plan that includes further details about the site amenities and open space network is included as Exhibit D of the Development Agreement.

Building Design Standards

Buildings within the PRUD overlay zone must comply with specific development standards with relation to setbacks, building separation, height, entrance features, materials, etc. The proposed development design standards are included in a Pattern Book for the Stevenson Fields Subdivision. The use of a Pattern Book will ensure that the subdivision will develop with a consistent and cohesive design. The Pattern Book includes the PRUD development standards required by ordinance as well as additional guidance and flexibility with regards to materials and their applications. The Pattern Book is included as Exhibit C to the Development Agreement and as such is a regulatory document of the development.

For each residential type (Front-loaded, Alley-loaded, & Townhouse) the Pattern Book includes standards for front setbacks that align with the PRUD ordinance (See pages 4-8 of the Pattern Book). For example, all homes located on a front-loaded lot shall comply with the following standards:

- **Minimum Lot Width:** 50 feet
- **Minimum Front Setback:** 14 to the house; 20 feet to the garage
- **Minimum Street Side Yard Setback:** 8 feet on a local street; 12 feet on a collector
- **Minimum Side Yard Setback:** 5 feet
- **Minimum Rear Yard Setback:** 25 feet

Additional standards include allowed architectural projections and building encroachments as well as porch and patio dimensions. Each home is required to provide an outdoor living space which can be accomplished through the use of a porch or patio area that meets the minimum standards outlined in the Pattern Book. All standards include references to City Code or are design standards greater than outlined in Code in order to provide a greater level of architectural design.

A key component of the building design standards outlined in the Pattern Book is the use of four main architectural patterns which include: Arts & Crafts, Colonial Revival, Farmhouse Victorian, and English Romantic styles. These architectural patterns have been chosen based upon in-depth research by the applicant into the historical architectural styles of west Layton and Davis County and in consultation with the property owners. The intent of the architectural patterns is to provide housing styles that are complimentary to the historical character of west Layton and to incorporate design principles that are timeless and perform well in the housing market. Pages 9-26 of the Pattern Book outline the specific standards of each architectural pattern. Each home within Stevenson Fields will be required to comply with the standards of a chosen architectural pattern and as outlined in the Pattern Book, variety is required to avoid repetition with the neighborhood.

Parking

Layton City parking regulations require sufficient off-street parking for residents and visitors of a residential dwelling unit. As outlined in Table 12-1 of MC Section 19.12.060 the following parking standards would apply.

Land Use	Parking Standard	Unit Counts	Required Parking
Single-Family Detached	2 per unit	170 (Alley Load Lots) + 92 (Front Load Lots) = 262 Units	524 Stalls
Townhouse	2.25 per unit	73 Townhomes	164 Stalls
		Total Required:	688 Stalls
		Total Provided:	729 Stalls

Each residence of the subdivision will be provided with a two-car garage that complies with the development standards City Code and as outlined in the Pattern Book. Visitor parking for the front-loaded lots will be provided in a similar way with a standard driveway that is to be no less than twenty feet deep. Visitor parking for the alley-loaded single-family lots and the townhome lots will be provided with parking that has been strategically placed for accessibility and ease of access. As shown on the PRUD conceptual site plan, there will be a total of 151 guest parking stalls provided throughout the subdivision. There is no visitor parking area that provides less than four parking stalls and most visitor parking areas include multiple rows of parking that are centrally located.

Development Agreement

As part of the rezone request, the applicant has worked with Staff to create a Development Agreement for the proposed subdivision. The Agreement is intended to further enforce City ordinance regulations, establish a specific design and development plan for the neighborhood, and outline any modifications from strict compliance of City Code. Overall, the Development Agreement provides greater specificity with relation to project density, open space timing, open space amenities (benches, picnic areas, and trash receptacles), landscaping of park strips and front yards, residential design standards and the Utah Power and Light Corridor Trail. In addition to City standards, the terms of the Development Agreement are legally binding and any modification of those terms would require formal amendment of the Agreement through the public hearing process.

Street Network

The proposed street network has been designed in accordance with Public Works standards to address traffic circulation and access to this neighborhood and from adjacent neighborhoods. Two residential collector streets (Collector Street A & B) will provide access from Gentile Street and 2200 West with connections to adjacent residential neighborhoods. The subdivision includes other residential streets designed to meet City standards and in a manner to provide additional connections to Gentile Street and 2200 West as well as internal connections within the neighborhood. In total, five street connections will be provided from the subdivision to the arterial streets of Gentile Street and 2200 West. To the south, the subdivision will connect to Sugar Pine Drive and Alberta Spruce Drive. The connection to Alberta Spruce Drive will provide a connection for the neighborhood to the south to Gentile Street. All of the street connections will improve traffic circulation and access in this area of west Layton for residents and first responders. Stub streets are also provided for future connections to the east and the north of the subdivision. All of the alley-loaded and townhome lots will have access from alley ways that meet City standards.

STAFF RECOMMENDATION

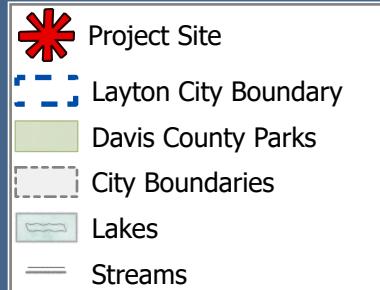
Staff recommends the Planning Commission forward a recommendation of approval to the City Council on the following for the rezone request from R-S (Residential Suburban) and unincorporated area to R-1-10 PRUD (Single-Family Residential, Planned Residential Unit Development) with a development agreement. This recommendation is based on compliance with the City's Annexation Policy, General Plan, City Code, and Development Guidelines and Design Standards (Public Works/Engineering Standards).



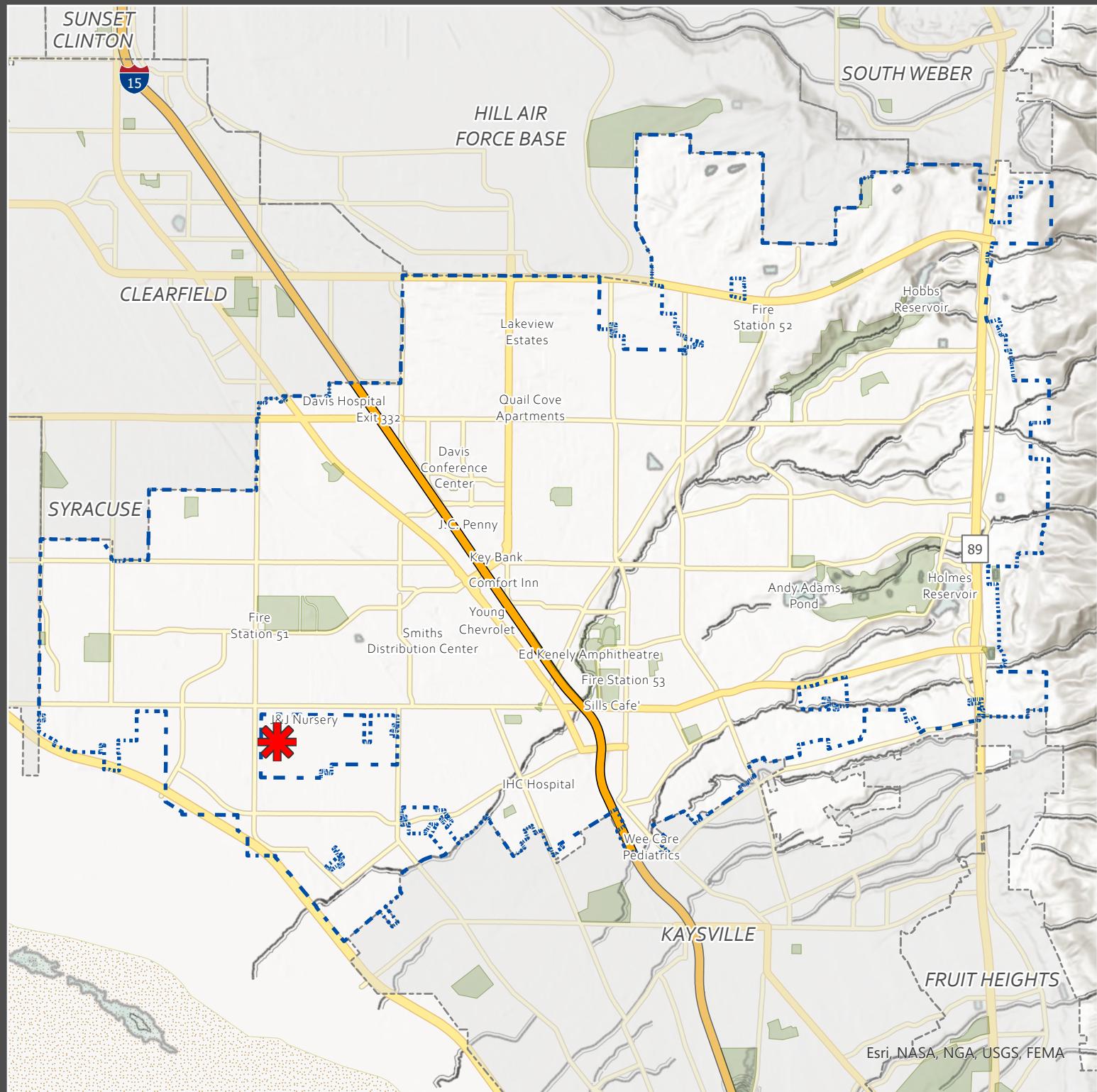
STEVENSON FIELDS SUBDIVISION

APPROXIMATELY
2073 WEST
GENTILE STREET

ANNEXATION &
REZONE
R-S &
UNINCORPORATED
AREA
TO
R-1-10 PRUD



Map 1





STEVENSON FIELDS SUBDIVISION

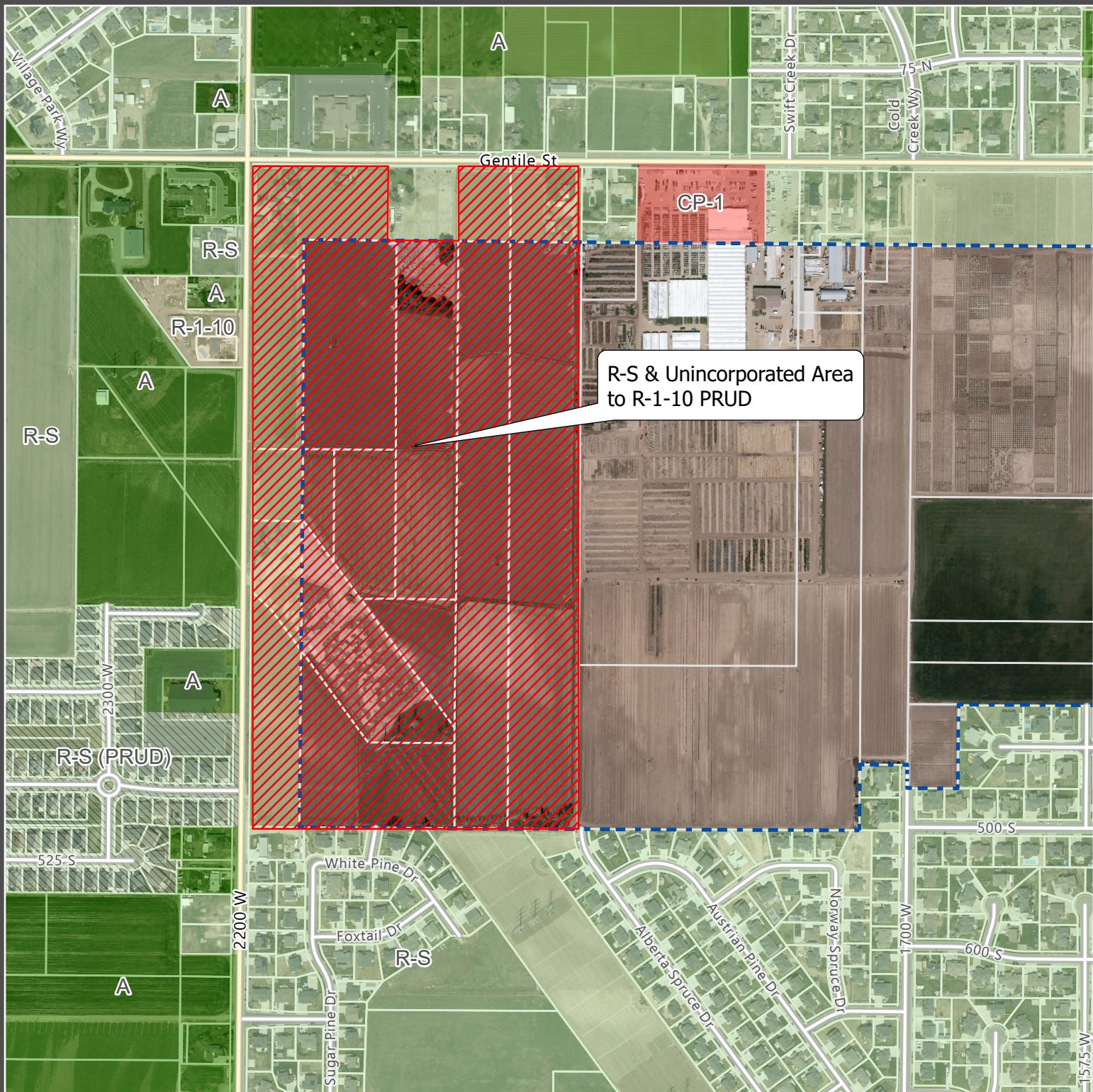
APPROXIMATELY
2073 WEST
GENTILE STREET

REZONE
R-S &
UNINCORPORATED
AREA
TO R-1-10 PRUD

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



Map 2

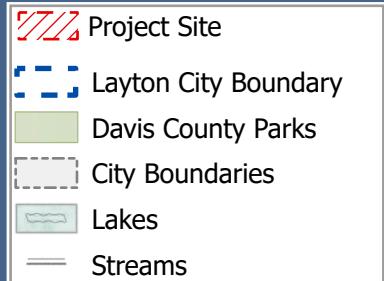




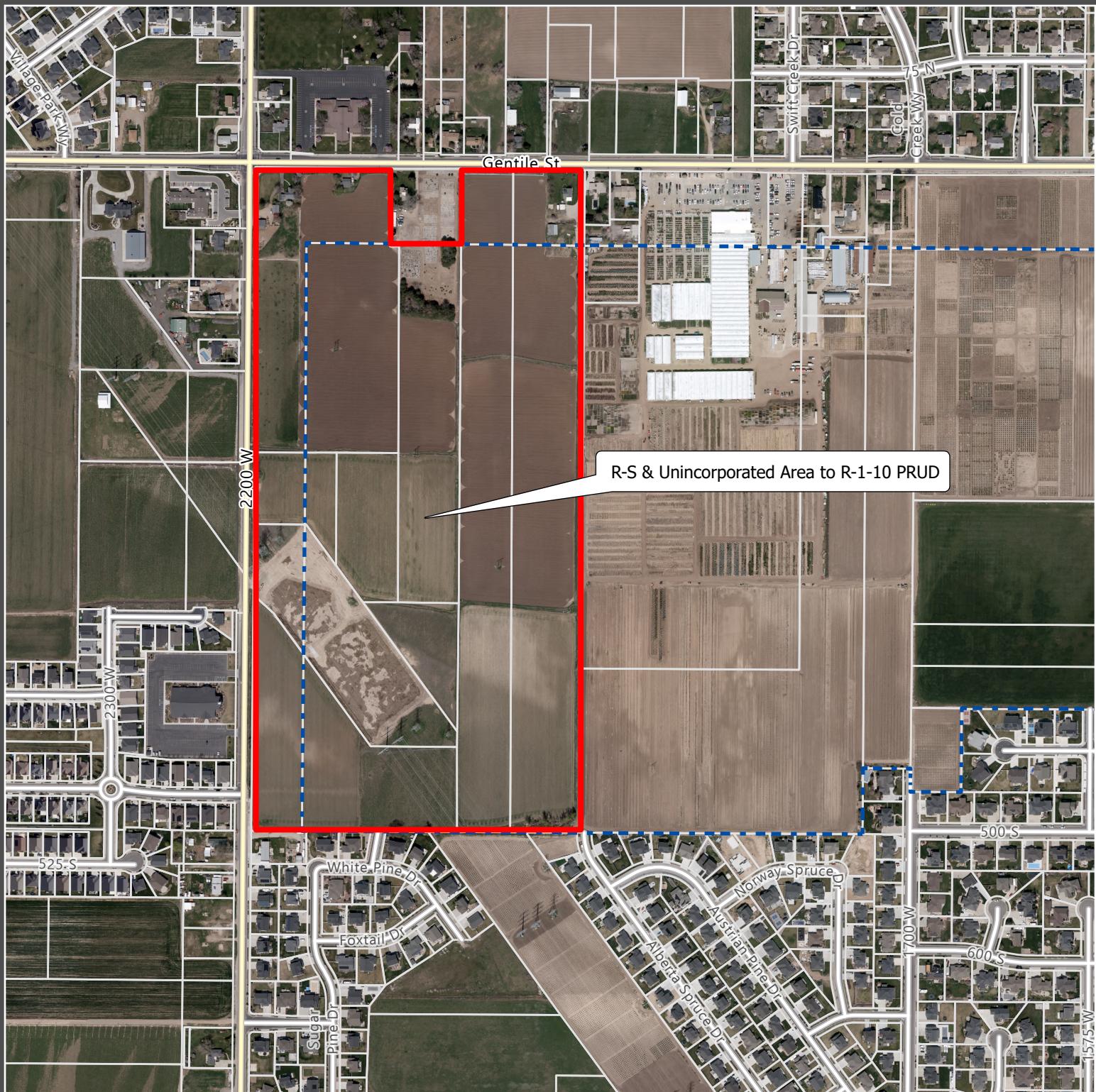
STEVENSON FIELDS SUBDIVISION

APPROXIMATELY
2073 WEST
GENTILE STREET

REZONE
R-S &
UNINCORPORATED
AREA
TO R-1-10 PRUD



Map 3



WHEN RECORDED, RETURN TO:

LAYTON CITY CORPORATION

437 North Wasatch Drive

Layton, Utah 84041

Attn: City Manager

AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND LHM
DEV DSH, LLC FOR THE STEVENSON FIELDS SUBDIVISION

DRAFT

**AGREEMENT FOR ANNEXATION AND DEVELOPMENT OF LAND BETWEEN
LAYTON CITY AND LHM DEV DSH, LLC**

FOR

STEVENSON FIELDS PRUD SUBDIVISION

THIS AGREEMENT FOR ANNEXATION AND DEVELOPMENT OF LAND THE STEVENSON FIELDS PRUD SUBDIVISION (herein referred to as "**Agreement**") is made and entered into this ____ day of _____, 2025, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "**City**"), and LHM DEV DSH, LLC, a Utah limited liability company (hereinafter referred to as "**Owner**"), with City and Owner collectively referred to herein as "**Parties**" and separately as "**Party**."

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan ("**General Plan**"), City has considered an application for annexation and rezone for certain property located at approximately Gentile Street and 2200 West Street in the City (hereinafter the "**Subject Area**") from A (Agriculture) to R-1-10 PRUD (Single Family Residential, Planned Residential Unit Development) as depicted in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, Parties desire to enter in to this Agreement to provide for the development of the Subject Area consisting of approximately 68.42 acres of privately owned land to be developed (hereinafter the "**Development Area**" as depicted on Exhibit A), in a manner consistent with the City's General Plan, and generally in accordance with the conceptual PRUD plan attached hereto as Exhibit B ("**PRUD Conceptual Site Plan**"); and

WHEREAS, Parties desire to connect the Development Area into the City trail network by developing a portion of the Utah Power and Light Corridor Trail located within the City-Owned parcels consisting of approximately 7.24 acres as shown on the conceptual PRUD plan and the landscaping and amenities plan both included as part of Exhibits B & D; and

WHEREAS, City is willing to grant approval of R-1-10 PRUD on the Subject Area, subject to Owner agreeing to certain limitations and undertakings described herein, which Agreement will provide protection to surrounding property values and will enable the City Council (the "**Council**") to consider the approval of such development at this time; and

WHEREAS, City finds that entering into this Agreement with the Owner is in the vital interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree as follows:

ARTICLE I **DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

1.1 **“Applicable Law(s)”** means the laws of the City, State of Utah and the United States that are in effect as of the Effective Date, including the laws, ordinances, policies, standards, guidelines, directives, procedures, and processing fee schedules of the City as of the Effective Date.

1.2 **“City’s Undertakings”** shall mean the obligations of the City set forth in Article III.

1.3 **“Development Activity”** as defined in Utah Code § 11-36a-102(3) as amended means any construction or expansion of a building, structure, site, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for Public Facilities.

1.4 **“Homeowners Association” or “HOA”** shall mean an incorporated nonprofit organization operating under the direction of the shared property owners.

1.5 **“Owner’s Undertakings”** shall mean the obligations of the Owner set forth in Article IV.

1.6 **“Pattern Book”** means those certain design and development standards attached hereto as Exhibit C.

1.7 **“Project Improvements”** as defined in Utah Code § 11-36a-102(15) as amended means site improvements and facilities that are: (i) planned and designed to provide service for development resulting from a Development Activity; (ii) necessary for the use and convenience of the occupants or users of development resulting from a Development Activity; and (iii) not identified or reimbursed as a System Improvement.

1.8 **“Public Facilities”** as defined in Utah Code § 11-36a-102(17) as amended means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity: (a) water rights and water supply, treatment, storage, and distribution facilities; (b) wastewater collection and treatment facilities; (c) storm water, drainage, and flood control facilities; (d) municipal power facilities; (e) roadway facilities; (f) parks, recreation facilities, open space, and trails; (g) public safety facilities; (h) environmental mitigation as provided in Section 11-36a-205; or (i) municipal natural gas facilities.

1.9 **“R-1-10 (PRUD)”** zoning shall mean a single family and townhome residential use district with a planned residential unit development overlay. The use, maximum density, site and building design standards of the R-1-10 (PRUD) zoning are regulated by Titles 18 and 19 of Layton Municipal Code (“**City Code**”).

1.10 **“System Improvements”** as defined in Utah Code § 11-36a-102(22) as amended means (i) existing Public Facilities that are: (A) identified in the impact fee analysis under Utah Code § 11-36a-304; and (B) designed to provide services to service areas within the community at large; and (ii) future Public Facilities identified in the impact fee analysis under Utah Code § 11-36a-304 that are intended to provide services to service areas within the community at large.

ARTICLE II **CONDITIONS PRECEDENT**

2.1 **Approval by Resolution.** This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Council (the “**Effective Date**”).

2.2 **Annexation and Designation as R-1-10 (PRUD).** The Annexation Property shall be annexed into the City in accordance with Utah Code 10-2-401 et seq. and all Applicable laws. R-1-10 (PRUD) zoning shall be applied to the Development Area consistent with Exhibit A is a condition precedent to Owner’s Undertakings.

ARTICLE III **CITY’S UNDERTAKINGS**

3.1 **Zoning.** Subject to the satisfaction of the conditions set forth in Article IV, City shall approve the rezone of the Subject Area from its present zoning to R-1-10 PRUD, as depicted on Exhibit A, with an effective date of no sooner than the Effective Date and adoptions of this Agreement by the Council. Any zoning amendment shall occur upon finding by the Council that it is in the best interest of the health, safety, and welfare of the citizens of the City to make such a change at this time. All permits and site plan reviews and approvals shall be made pursuant to City ordinances. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance. The proposed zoning changes are as reflected on Exhibit A for the Development Area.

3.2 **Vested Rights Granted by Approval of the Agreement.** To the fullest extent permissible under Applicable Law, as of the Effective Date, this Agreement grants and vests in Owner all rights, consistent with the City Code, to develop the Development Area according to the PRUD Conceptual Site Plan and under Applicable Law, which rights shall continue for the duration of this Agreement. The Parties intend that the rights granted to Owner and the entitlements for the Development Area under this Agreement are both contractual and provided under the common law concept of vested rights.

ARTICLE IV **OWNER’S UNDERTAKINGS AND RIGHTS**

After the Effective Date, and conditioned upon City’s performance of its undertakings set forth in Article III, and provided Owner has not terminated this Agreement pursuant to Section 7.8, Owner agrees to the following:

4.1 **Development Size.** The Development Area contains approximately 68.42 acres consisting of the following parcels:

Parcel ID: 110830004

Parcel ID: 110830005

Parcel ID: 110830021

Parcel ID: 110830022

Parcel ID: 110830051

Parcel ID: 110830052

Parcel ID: 110830057

Parcel ID: 110830067

Parcel ID: 110830068

Parcel ID: 110830069

Parcel ID: 110830070

Parcel ID: 110830071

Parcel ID: 110830072

4.2 Applicable Laws and Regulations. Except as otherwise set forth in this Agreement, all development and improvements of any sort, on-site or off-site, relating to the Development Area shall comply with the Applicable Laws.

4.3 Not Considered Approvals. Except as otherwise provided herein, these enumerations are not to be construed as approvals thereof, as any required approval process must be pursued independent hereof.

4.4 Amendments. Owner agrees to limit development to the uses and requirements provided herein unless any of the Subject Area is rezoned. In such event, City and Owner mutually agree to amend this Agreement in writing to reflect such rezoning.

4.5 Zoning. Zoning and development of the Development Area shall comply with Article III. Once the Subject Area is zoned in accordance with Article III, development of the Development Area shall comply with all applicable City rules, regulations, and codes.

4.5.1 Owner agrees that each phase of the Development Area approved by City must comply with all the requirements of the City Code prior to the approval of any phase in the subdivision.

4.5.2 Any proposal to rezone the Development Area from R-1-10 (PRUD) as depicted on Exhibit A to another zone shall require a rezone petition and amendment to this Agreement.

4.6 Density. The maximum density of residential units shall not exceed 4.9 units per acre with a total of three hundred thirty-five (335) units within the Development Area (“**Maximum Density Entitlement**”) and shall be located approximately in the same locations as shown in the PRUD Conceptual Site Plan. The Maximum Density Requirement is conditioned upon satisfaction of the requirements of this Agreement, including the Open Space Amenities provided for in

Section 4.9, and as otherwise provided for in Chapter 19.08 Planned Residential Unit Development (PRUD) Over Zone (“**PRUD Ordinance**”).

4.7 Open Space. As used, herein the term “**Open Space**” shall include those areas designated as Open Space on the PRUD Conceptual Site Plan. Location of the Open Space shall be approximately in the same locations as shown in the PRUD Conceptual Site Plan. The Open Space shall be initially maintained by Owner and after the HOA is established by Owner, maintained by the HOA. The construction of Open Space and development amenities shall coincide with the construction of residential units. The percentage of Open Space and associated amenities provided shall be no less than twenty percent (20%) for the Development Area per each phase completed. Each phase of the Development Area shall stand on its own relative to the Open Space and amenities provided to ensure that if the entirety of the Development Area is not constructed, the completed phases of the Development Area have the necessary Open Space and amenities provided as intended by the PRUD Ordinance and this Agreement. Furthermore, building permits shall not be issued for subsequent phases until 75% of the amenities of the prior phase are installed. Additionally, construction of open space amenities shall commence construction no later than after 50% of the residential structures have commenced construction.

4.8 Open Space Amenities. Each open space amenity shall be provided with the following improvements as necessary for each amenity.

4.8.1 Benches. Each developed park and dog park shall be provided with no less than three (3) benches per amenity which are spaced appropriately for the residents using those parks. Benches shall also be placed along proposed trails throughout the development to encourage the use of outdoor recreation by residents as shown on the Landscape and Amenities Plan. For each new segment of trail there shall be a minimum of one (1) bench provided.

4.8.2 Picnic Areas. The areas identified as picnic areas with pavilions shall be provided with permanent tables and seating. At a minimum, one picnic table shall be provided per picnic area pavilion. Additional picnic tables shall be added proportionate to the size of the pavilion for larger pavilion areas.

4.8.3 Trash Receptacles. Trash receptacles shall be placed throughout the development at the location of site amenities. At a minimum, there shall be one trash receptacle placed at each developed park, dog park, outdoor recreation area, picnic area, and adjacent to most benches along the trail system. Dog refuse stations shall be provided in conjunction with the trash receptacles at dog parks and with trash receptacles near open spaces throughout the development where a reasonable need could be anticipated.

4.9 Landscaping. Park strips and front yards shall be installed prior occupancy. Alternatively, if between November 1 and March 31, or if inclement weather or other acts of God, such as severe drought, precludes the installation of landscaping, a guarantee equal to the amount of 125% of the total landscaping may be submitted to the City to secure the completion of the landscaping. The deferral period shall not extend beyond six months or until secondary water providers approve the installation of new landscaping.

4.10 Pattern Book. The Pattern Book provides for certain design and development standards for the Development Area, including without limitation, the architectural and design theme, setbacks, encroachments, driveway restrictions, and other items related to Owner's Undertakings. Unless otherwise outlined in this Agreement, the Development Area shall comply with the standards outlined in the Pattern Book. In the event of any conflicting development standards between the Pattern Book and the City Code, the Pattern Book shall govern. If the Pattern Book is silent on any development standards, the City Code shall govern. Additionally, the Pattern Book shall not govern over any municipal code standard related to fire, building, or any other life-safety regulation. Pattern Book shall not be altered or changed without written consent of the City and requires a formal amendment of this Agreement in accordance with Section 7.1.

4.10.1 Residential Design Standards. All units within the Development Area shall comply with the requirements provided for in the PRUD Ordinance and the standards outlined within the Pattern Book, provided, however, for the avoidance of doubt, unless otherwise expressed herein, in the event of a conflict between the City Code and Design Standards and the Pattern Book, the Pattern Book shall govern. All residential units shall have an architectural style that is similar in design, quality, and materials as shown in the Pattern Book. All residential units shall have a front porch, stoop, or other front entrance feature. Front entrance feature dimensions shall be consistent with the Pattern Book. All residential structure finishes shall be consistent with the Pattern Book.

4.10.2 All single-family detached large lots shall be the same number, type, and in approximately the same locations as shown in Exhibit C.

4.10.3 Building plan submittals shall identify the type of home style for review of the applicable Pattern Book standards.

4.10.4 Building Setbacks. The building setbacks and related requirements for the Development Area shall be consistent with the Pattern Book. For clarity, porches, stoops, flatwork concrete, stairs and similar features may project into setback spaces. Cantilevers may similarly project into setback spaces; provided, however, all cantilevers shall be consistent with the Pattern Book.

4.11 Utah Power and Light Corridor Trail. Owner shall construct a 10' wide asphalt trail ("UP/LC Trail") that shall be dedicated to the City and that runs adjacent to and be part of the Development Area, as identified in the PRUD Conceptual Site Plan. Such trail shall include the provision of a wider sidewalk along Street F, as identified in the PRUD Conceptual Site Plan, to 2200 West to facilitate a future trail connection on the west side of 2200 West.

4.12 Homeowners Association. Owner shall provide for and record enforceable covenants, conditions, and restrictions ("CCRs") providing architectural design consistency for the Development Area. Owner shall cause a Homeowners Association to be constituted as part of CCRs with the responsibility for the care, maintenance, and upkeep of all common elements of the Development Area. The HOA shall be managed by a professional management company to ensure efficient, timely, and complete administration of HOA duties and responsibilities. The CCRs shall establish the City with a controlling interest in the HOA for the matter of voting to dissolve the HOA.

4.12.1 The homeowners within the Development Area may elect to have the HOA maintain other portions of their private property, specifically the side and rear yards.

4.12.2 The HOA shall be responsible for the ownership and maintenance of all private utilities, private streets, Open Space areas including landscape buffers, detention basins, trails (except for the UP/LC Trail which will be the responsibility of the City following dedication thereto), pathways, park strips along Open Space areas, fencing, and any other amenities.

4.13 Issuance of Building Permits. Provided Owner and Owner's builders and subcontractors are in compliance with this Agreement, the City Code, the terms of PRUD subdivision approval, and the City's engineering requirements, City will issue building permits and/or occupancy permits in approved phases of the Development Area in line with the required Open Space percentage approved for the Development Area. Owner agrees to defend and hold City harmless for any cause of action arising out of City's restriction on the issuance of building permits and/or certificates of occupancy that cannot be issued because Owner fails to install the amenities and Open Space according to the terms of this Agreement.

4.13.1 If phased, each development phase shall provide not less than the percentage required for the overall Development Area per each phase completed. The City will not be required to issue building permits that would result in the percentages of Open Space for the overall Development Area or per phase to be less than the percentage required for the Development Area.

4.14 Public Utilities. Public utility infrastructure shall be developed in accordance with this Section. Owner shall develop all public utility infrastructure in accordance with all Applicable Law as of the Effective Date.

4.14.1 **Street Connection.** The public streets within the R-1-10 (PRUD) zone shall be residential streets with either a 62 foot wide residential collector or a 58 foot wide residential street. All alleys shall have a minimum width of 26 feet of asphalt. Right of way and utility connections must be made to Alberta Spruce to service lots 28-34 of the concept plan. Owner shall provide documentation to City indicating the willingness of the property owner of parcel 11-083-0061 to sell the property to the Owner for the construction and dedication of a public street and associated utilities.

4.14.1.1 To meet the maximum block lengths, it is anticipated that three connections will be made to 2200 West and two connections will be made to Gentile. Three connections shall be stubbed to the properties to the east of the Development Area. One of the 2200 West connections must line up with Field Stone Way (475 South).

4.14.1.2 Street improvements along the east side of the entirety of 2200 West must be constructed with the Development Area.

4.14.2 **Culinary Water.** Any townhome unit or rear load single family lot shall be serviced by a master meter(s) as determined by the City Engineer. Individual services shall only be provided to front load single family lots. Two sampling stations shall be constructed on

public waterlines within the Development Area. The final locations will be determined by the Layton City Water Supervisor.

4.14.3 Sanitary Sewer. There is an existing Payback Agreement (defined below) for sanitary sewer on the Development Area. City shall collect \$2,407.64 per acre from any development that benefits from the sanitary sewer main installed in 2200 West as outlined in resolution Entry 2401311, Bk 4645, Pg. 542-556.

4.14.4 Storm Drain. The regional detention facility within the Development Area has the capacity to detain 8.39 acre feet of water. The land contained within the northwest quarter of Section 30 to the north and east of the basin is designed to drain into this detention basin. City requires that the pipes be sized to address the storm water from the J and J Produce, Incorporated (“**J&J**”) property to the east (Parcels 11-083-0023, 11-083-0038, 11-083-0042, 11-083-0061, 11-083-0075). The ground south and west of the basin may drain into the 21 inch outfall line from the basin.

4.14.5 Land Drain. The land drain system must have sufficient capacity to service the foundation drains for any structures that extend below ground level. There is an 8 inch land drain in 2200 West that terminates at the shared lot line of the homes at 521 South (Parcel ID 11085-0053) and 533 South (Parcel ID 11-747-0148). The land drain must be extended from this manhole north in 2200 West. At a minimum a land drain main will need to be installed in Collector Street A to the south street stubbing into J&J parcel 11-083-0061 to provide access to land drain system for the property to the east.

4.14.6 Secondary Water. The Development Area is within the Layton City secondary water service area. Secondary water services shall be extended to all front load single family home lots and all Open Space areas.

4.14.6.1 There is an 18 inch secondary waterline that terminates in 2200 West at the south corner of the LDS chapel property (Parcel ID 12-739-0201). Per the water master plan, this line must be extended north in 2200 West to Gentile. Also per the water master plan, a 10 inch water main must be constructed through the center of the properties running east and west. The final location will be determined with the preliminary plans. There are existing water impact funds available to help facilitate the installation of these lines. Any costs above and beyond the collected amounts shall be the responsibility of the Owner.

4.15 Water Exactions. Owner shall be responsible for complying with the City’s water exaction requirements as of the Effective Date. The estimated water exaction amount for the R-1-10 (PRUD) component is 108 acre feet. The final amounts shall be determined upon review of the final development plans, provided, however, water exaction fees shall be calculated using the applicable rates and methodology in effect as of the Effective Date, unless Owner, in its sole and absolute discretion, agrees to other rates or methodology. Owner shall provide proof and demonstrate water rights availability through water share certificates prior to preliminary plat approval. Parcels 11-083-0057 and 11-083-0058 (9.83 acres) are part of a trilateral water agreement. A portion of parcel 11-083-0057 (approximately 7.078 acres) is located within the subdivision boundary. The Owner will pay a fee to the City for the trilateral water (as determined by Weber Basin) as part of the subdivision fees (currently \$4,200 per acre foot) rather than

providing shares for this portion of the property with a maximum of 24 acre feet available for these parcels only. The amount available for the portion of property within the subdivision boundary is approximately 2.44 acre feet per acre for a total of 17.28 acre feet.

4.16 Development Area and System Improvements – Payback. Except as otherwise provided herein, Owner shall bear the entire cost of constructing Project Improvements needed to service the Development Area.

4.16.1 In the event that the City requires oversizing of storm drain systems to address storm water runoff from the adjoining properties (collectively, “**Required Upsizing**”), Owner may seek a payback agreement. In the event of future development of a benefiting parcel within ten years, City and Owner shall enter into a payback agreement consistent with Section 18.36.145 of the City Code (“**Payback Agreement**”) for the installation of any Required Upsizing.

4.16.2 The amount of the payback to the Owner for any Required Upsizing shall be determined by considering the improvements of facilities required or benefitting the Development Area, and those facilities or improvements that are specifically oversized to provide for future development or to address storm water runoff from adjoining properties.

4.17 Annexation Property a Part of the City. Following the annexation of any applicable portion of the Development Area, the entire Development Area shall remain, for all purposes, including government, taxation, municipal services and protection, and consideration in all municipal matters, a part of the City. Except as otherwise provided herein, development within the Development Area, and the residents and occupants thereof, shall be treated in all respects as any other development, resident, or occupant of the City is treated.

4.18 Precedence of this Agreement. This agreement shall take precedence over any contrary provisions of any City staff memorandums or representations.

ARTICLE V **GENERAL REQUIREMENTS AND RIGHTS OF CITY**

5.1 Issuance of Permits – Owner. Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits and/or occupancy permits in connection with Owner’s Undertakings and shall make application for such permits directly to the appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner’s Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

5.2 Completion Date. Owner shall, in good faith, diligently pursue completion of the development of any portion of the Development Area where construction is commenced.

5.3 Access to the Development Area. For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Development Area without charges or fees during the period of performance of Owner’s Undertakings; provided, however, City shall not materially interfere with Owner’s work at the Development Area.

5.4 Façade Inspections. Prior to the date of a final inspection by the City Building Division (“**Date of Final Inspection**”) for each of the Owner’s Undertakings within the Development Area, City will conduct an inspection of the façade and landscaping (“**Façade Inspection**”) to verify compliance with approved development plans and the approved design standards for such Owner Undertakings. City shall notify Owner of any discrepancies found during the Façade Inspections prior to the Date of Final Inspection. In the event of a dispute related to the Façade Inspection, the Parties shall and confer to resolve any disputes related to the Façade Inspection.

ARTICLE VI REMEDIES

6.1 Remedies for Breach. In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30)-day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

6.2 Enforced Delay Beyond Parties Control. For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3 Extensions. Either Party may extend, in writing, the time for the other Party’s performance of any term, covenant, or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not eliminate any other obligations and shall not constitute a waiver with respect to any other term, covenant, or condition of this Agreement nor any other default or breach of this Agreement.

6.4 Rights of Owner. In the event that Owner’s assignee defaults, Owner may, at its sole discretion, choose to cure the assignee’s default; in such case, the period for Owner to cure shall be extended by thirty (30) days.

6.5 Appeals. If Owner desires to appeal a determination made hereunder by Staff, said appeal shall be to the Planning Commission, whose decision shall be final. If the appeal is regarding the interpretation of this Agreement the appeal shall be to the Council with a recommendation from the Planning Commission and Staff.

ARTICLE VII GENERAL PROVISIONS

7.1 **Amendments.** This Agreement may be amended or modified only by a written instrument duly authorized and executed by the Parties.

7.2 Successors and Assigns of Owner. This Agreement shall be binding upon Owner and its successors and assigns, and where the term "Owner" is used in this Agreement it shall mean and include the successors and assigns of Owner, except that City shall have no obligation under this Agreement to any successor or assign of Owner not approved by City. Notwithstanding the foregoing, City shall not unreasonably withhold or delay its consent to any assignment or change in ownership (successor or assign of Owner) of the Development Area. Upon approval of any assignment by City, or in the event Owner assigns all or part of this Agreement to an assignee, Owner shall be relieved from further obligation under that portion of the Agreement for which the assignment was made and approved by City.

7.2.1 City hereby approves the sale or assignment by Owner of any portion of the Development Area to any entity substantially controlled by Larry H. Miller Company, Larry H. Miller Real Estate, or Destination Homes (each, a “**Developer**”) following the date of this Agreement. Each such transferred portion of the Development Area shall be developed by the Developer in accordance with and subject to the terms of this Agreement.

7.3 Notices. All notices, demands, and requests required or permitted to be given under this Agreement (collectively the “**Notices**”) must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below. Notices sent pursuant to this Section 7.4 shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three business days after deposit in the mail if mailed. The addresses of the Parties shall be:

Owner: LHM DEV DSH, LLC
9350 South 150 East, Suite 800
Sandy, Utah 84070
Attn: Brandon Ames

with a copy to:

Ballard Spahr LLP
201 South Main Street, Suite 800
Salt Lake City, Utah 84111
Attn: Steven P. Mehr

City: LAYTON CITY CORPORATION
437 North Wasatch Drive
Layton, Utah 84041
Attn: Alex R. Jensen, City Manager
801/336-3800, 801/336-3811 (FAX)

Upon at least ten days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.4 Third-Party Beneficiaries. Any claims of third-party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.5 Governing Law. It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceeding for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.6 Integration Clause. This Agreement constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the Parties.

7.7 Exhibits Incorporated. Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.8 Attorney's Fees. In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements, or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

7.9 Termination. Except as otherwise expressly provided herein, the obligation of the Parties shall terminate upon the satisfaction of the following conditions:

7.9.1 With regard to Owner's Undertakings, performance of Owner's Undertakings as set forth herein.

7.9.2 With regard to City's Undertakings, performance of City's Undertakings as set forth herein.

Upon either Party's request (or the request of Owner's assignee), the other Party agrees to enter into a written acknowledgment of the termination of this Agreement, or part thereof, so long as such termination (or partial termination) has occurred.

7.10 **Recordation.** This Agreement shall be recorded in reference to the Subject Area and shall run with the land and be binding upon all successors in interest of the Subject Area.

[Remainder of this page intentionally left blank; signature pages follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives as of the Effective Date.

LAYTON CITY CORPORATION

By: _____
JOY PETRO, Mayor

ATTEST:

By: _____
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

By: _____
CLINTON DRAKE, City Attorney

SUBMITTING DEPARTMENT

By: _____
WESTON APPOLONIE, Director
Community & Econ. Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ____ day of _____, 20____, personally appeared before me _____, who being duly sworn, did say that he/she is the Mayor of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Agreement was signed in his/her capacity as Mayor on behalf of the City for approval of the Agreement.

Notary Public

OWNER SIGNATURE AND ACKNOWLEDGMENT

OWNER:

LHM DEV DSH, LLC,
a Utah limited liability company

By: _____
Name: _____
Its: _____

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2025, personally appeared before me _____
_____, who being duly sworn, did say that they are the _____ of the LHM
DEV DSH, LLC as the legal property owner of record of the property subject to this Agreement
and that he has executed this Agreement with full authority to do so.

Notary Public

**J AND J PRODUCE INCORPORATED
SIGNATURE AND ACKNOWLEDGEMENT**

J&J:

J AND J PRODUCE, INCORPORATED, a
Utah corporation

By: _____

Name: _____

Its: _____

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2025, personally appeared before
me _____, who being duly sworn, did say that he/she is the _____
of J and J Produce, Incorporated, a Utah corporation, and that he/she/they
has executed this Agreement with full authority to do so.

Notary Public

List of Exhibits

Exhibit A – Legal Description of Subject Area

Exhibit B – PRUD Conceptual Site Plan

Exhibit C – Pattern Book

Exhibit D – Landscape and Amenities Plan

EXHIBIT A

Legal Description of the Subject Area

By: TRW
Date: November 8, 2023
Project: 11032

AS-SURVEYED DESCRIPTION

A parcel of land, situate in the Northwest Quarter of Section 30, 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 southerly line of Gentile Street said point also being North 89°55'40" East 33.00 feet along the Section Line and South 00°11'01" West 33.00 feet from the Northwest corner of Section 30, and running thence:

North 89°55'40" East 518.50 feet along said southerly right-of-way line of Gentile Street;
thence South 0°11'01" West 384.56 feet;
thence North 89°55'40" East 281.43 feet;
thence North 0°01'50" East 384.56 feet;
thence North 89°55'40" East 495.25 feet;
thence South 0°00'03" West 2608.67 feet to the northerly line of Evergreen Farms Subdivision – Phase 3F;
thence South 89°57'45" West 1302.46 feet to along and beyond said northerly line to the easterly right-of-way line of 2200 West Street;

thence North 00°11'01" East 932.74 feet along said easterly line of 2200 West Street the Layton City parcel;

thence along the perimeter of the Layton City Parcel the following six (6) courses and distances:

- 1) South 47°46'19" East 109.59 feet;
- 2) South 36°25'47" East 648.46 feet;
- 3) South 89°48'59" East 340.86 feet;
- 4) North 0°11'01" East 61.16 feet;
- 5) North 36°25'47" West 1011.26 feet;
- 6) North 89°48'57" West 205.87 feet to the easterly right-of-way line of 2200 West Street;

thence North 0°11'01" East 1396.19 feet the Point of Beginning.

EXHIBIT B

PRUD Conceptual Site Plan

11-083-0008
LEGRANDE & COLEEN
SIMMONS
TRUSTEES11-083-0023
LEGRANDE &
COLEEN SIMMONS
TRUSTEES11-083-0042
J AND J PRODUCE
INCORPORATED11-083-0061
J AND J PRODUCE
INCORPORATED

LOT 1 * LOT 2 * LOT 3 * LOT 4 * LOT 5 * LOT 6 * LOT 7 * LOT 8 * LOT 9 * LOT 10

LOT 11 * LOT 12 * LOT 13 * LOT 14 * LOT 15 * LOT 16 * LOT 17 * LOT 18 * LOT 19 * LOT 20

LOT 21 * LOT 22 * LOT 23 * LOT 24 * OPEN SPACE
PARCEL A

LOT 25 * LOT 26 * LOT 27 * LOT 28 * LOT 29

LOT 30 * LOT 31
11-083-0079
J AND J
PRODUCE INC

COLLECTOR STREET A

COLLECTOR STREET A

LOT 328 * LOT 329 * LOT 330 * LOT 331 * LOT 332 * LOT 333 * LOT 334 * LOT 335

OPEN SPACE
PARCEL BB

UNIT 327 * UNIT 326 * UNIT 325 * UNIT 324 * UNIT 323 * UNIT 322

OPEN SPACE
PARCEL AA

LOT 321 * LOT 320 * LOT 319 * LOT 318 * LOT 317 * LOT 316

STREET H

LOT 306 * LOT 305 * LOT 304

LOT 307 * LOT 303

LOT 308 * LOT 302

LOT 309 * LOT 301

LOT 310 * LOT 300

LOT 311 * LOT 299

LOT 312 * LOT 298

LOT 313 * LOT 314 * LOT 315

PARCEL 8
11-083-0058
SHAWN K. & TERESA F.
MELDRUM TRUSTEE

STREET D

LOT 292

LOT 293

LOT 294

LOT 295

LOT 296

LOT 297

LOT 270 * LOT 271

LOT 272 * LOT 273

LOT 274 * LOT 275

LOT 276 * LOT 277

LOT 278 * LOT 279

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LOT 434 * LOT 435

LOT 435 * LOT 436

LOT 436 * LOT 437

LOT 437 * LOT 438

LOT 438 * LOT 439

LOT 439 * LOT 440

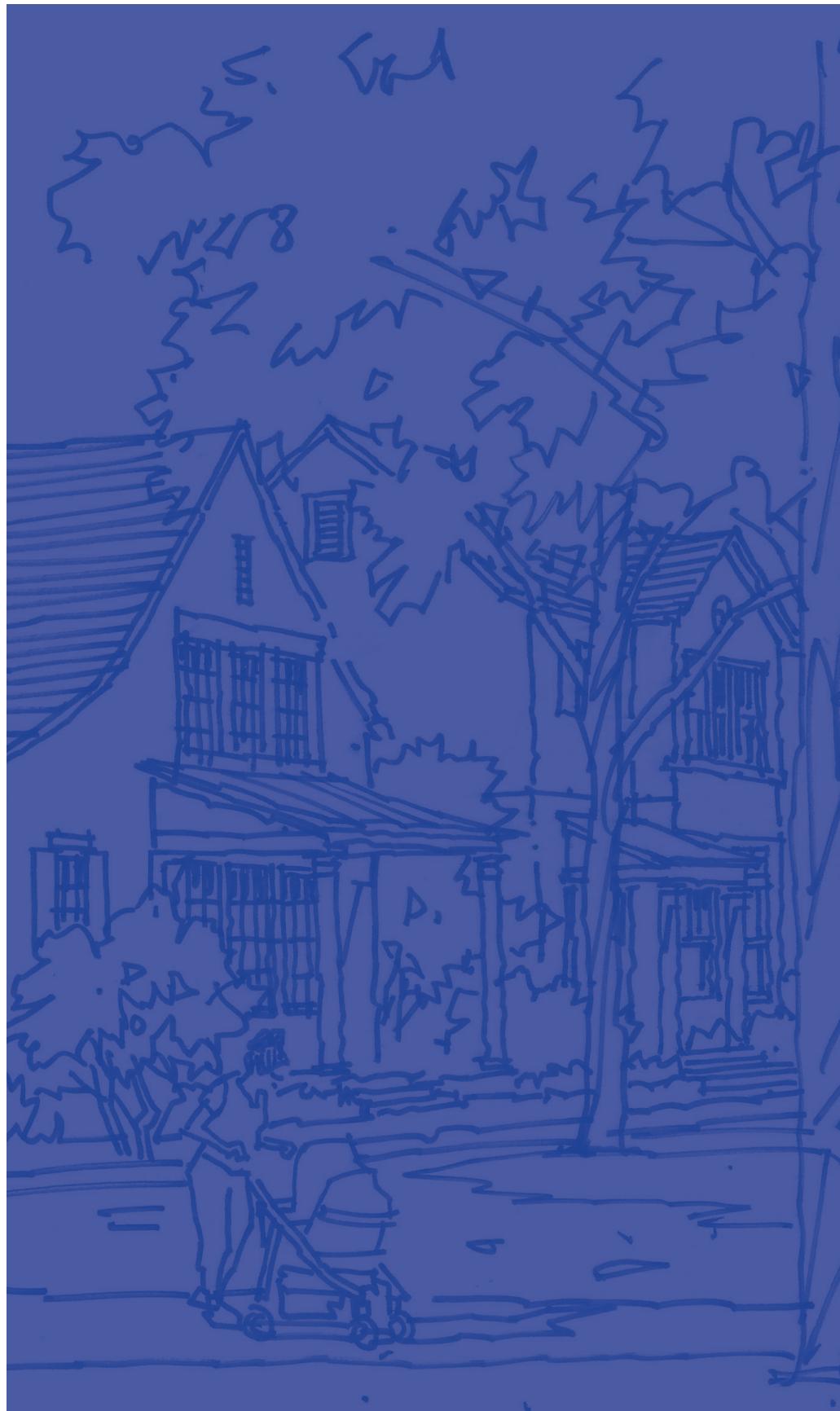
LOT 440 * LOT 441

LOT 441 * LOT 442

LOT

EXHIBIT C

Pattern Book



STEVENSON FIELDS

Pattern Book

**Destination
Homes**

 *Say H. Miller*
REAL ESTATE

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Single-Family Attached Lot Requirements

General Conditions

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Single-Family Detached Large Lot Requirements

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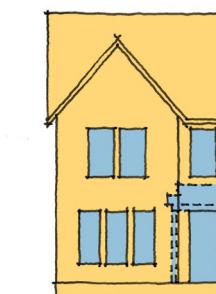
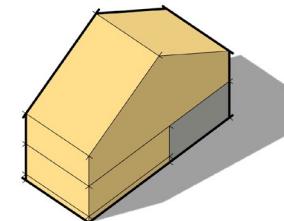
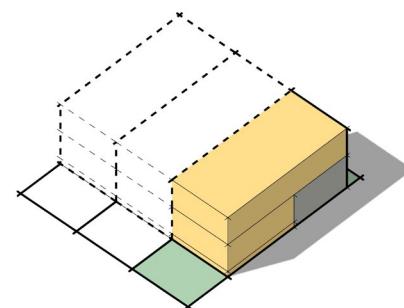
Material Palette 27



INTRODUCTION

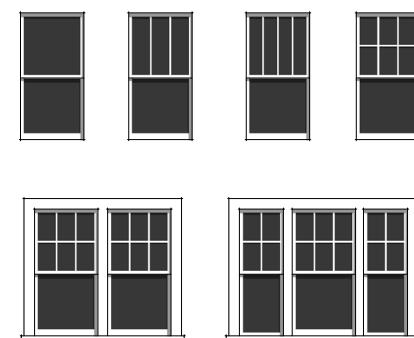
HOW TO USE THIS DOCUMENT

This page provides an overview of the product development process described in this Pattern Book. The process begins with the basic building program for the house, establishing the overall size and plan of the shape. Once an appropriate style has been selected, the architecture is progressively developed to reinforce the characteristics of the style, moving from general shape and composition to details and materials.



STEP 1: BASIC PLAN & MASSING

Establish the program and basic floor plan shape for the house, then pick an appropriate architectural style.

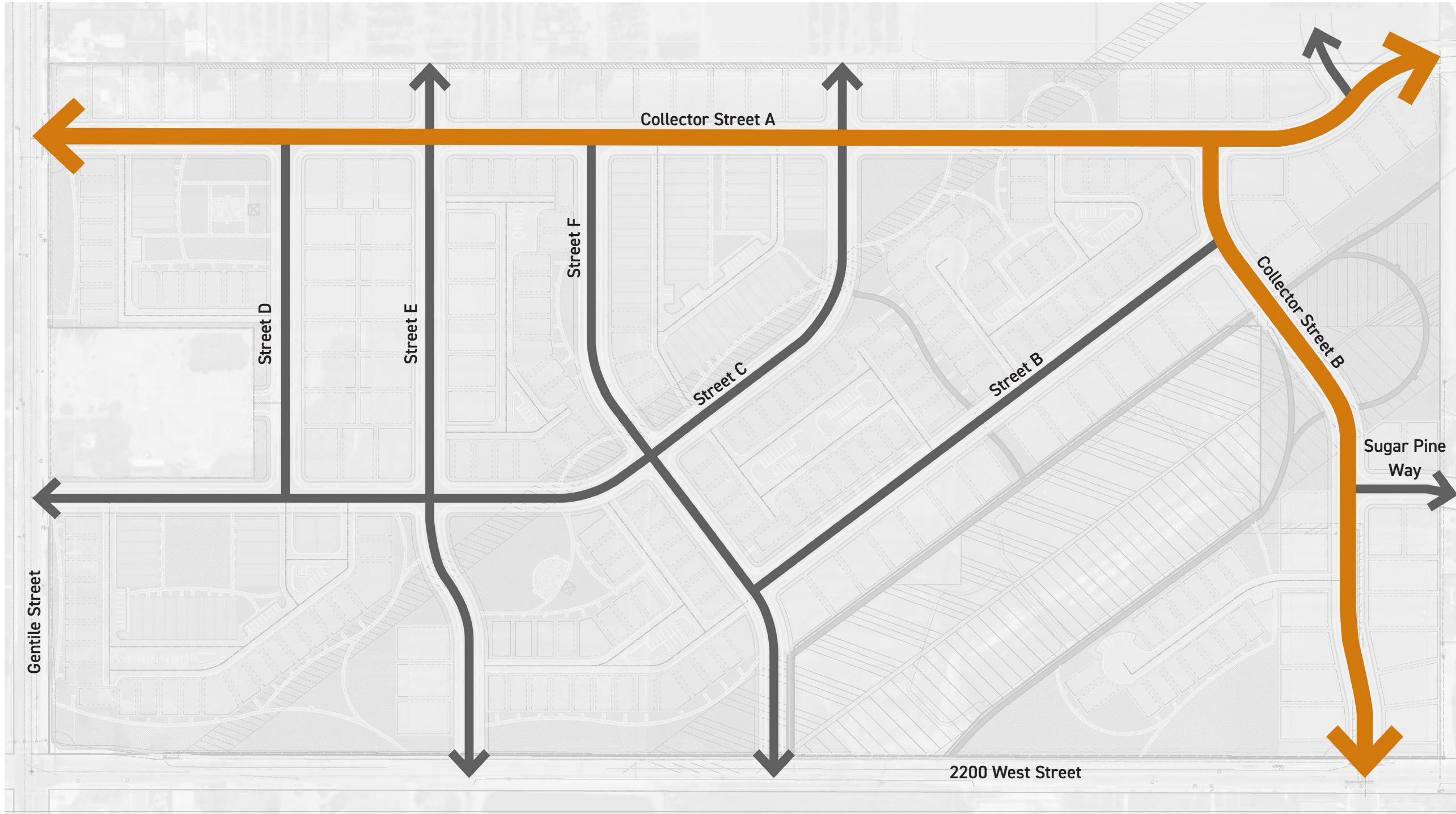


STEP 4: DETAILS & MATERIALS

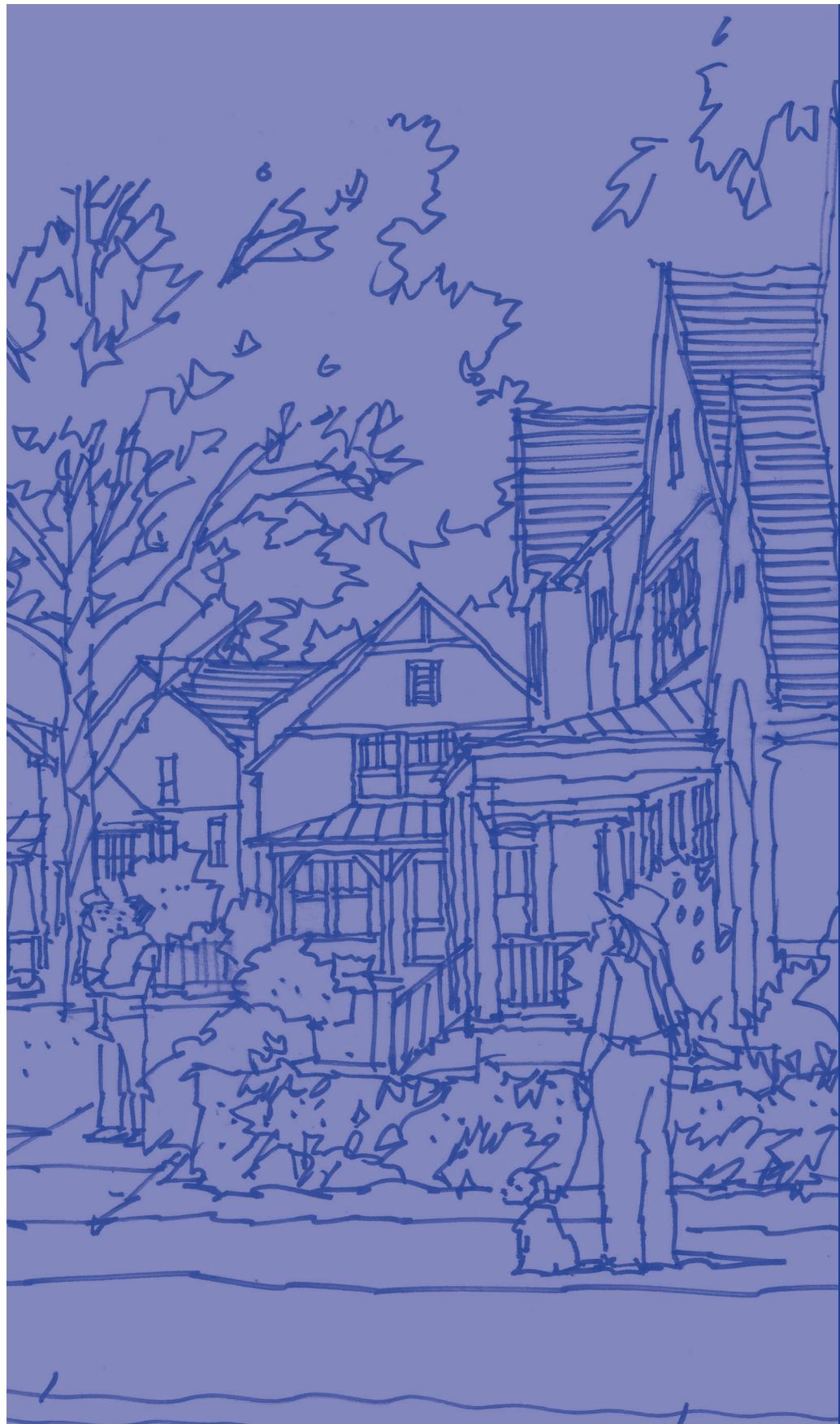
Refer to the style-specific section of the Pattern Book to select window, door, porch, and eave details to apply to the house. Style-appropriate materials should be selected from the matrix found at the end of the Pattern Book.

STEP 5: CREATING A HOME

STREET TYPES



■ COLLECTOR STREETS (62 FOOT R.O.W.)
■ STREETS (58 FOOT R.O.W.)



COMMUNITY PATTERNS

OVERVIEW OF LOT TYPES

Destination Homes wants to create real communities, not just development projects.

Real communities are made up of many kinds of people, all with different housing wants and needs. Providing a larger variety of housing choices allows for more freedom in how and where people want to live. Today's housing market craves choices, and the variety provided by increased choices can be integrated into the design of diverse and complete neighborhoods for everyone.

To address the broad needs of future and current residents of Stevenson Fields, the master plan provides a variety of lot types and sizes.



SINGLE-FAMILY ATTACHED

These lots are attached products that use land efficiently. In Stevenson Fields, the front elevation is critical to creating great streets which buyers would be proud to live on. These require high-quality design on street-facing elevations with a strategic mix of color and materials and a high-quality entry experience from the street.

SINGLE-FAMILY DETACHED NARROW LOTS

Narrow lot houses have the efficiency and livability of a single family home with larger side yard use for families. The efficient layout of the home and yard design help the functionality of traditional single-family living while achieving a price point families are able to afford.

SINGLE-FAMILY DETACHED LARGE LOT

The single-family detached large lot is a key single-family lot in the design of Stevenson Fields. The building shape (massing) is critical to the design of the home, and the experience on the street. The relationship of the house to the garage and the site is critical. Stevenson Fields blends front-loaded and rear loaded design to fit the community and demographic. For front-loaded designs, garages sit back away from the front facade of the home by a minimum of 5 feet.

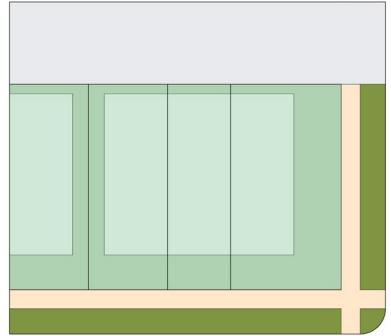
HOUSE SCRIPTING & REPETITION

Homes in Stevenson Fields are not subject to MC 19.24. However, the following rules about repetition do apply.

- No floor plan with the same elevation may be repeated within 4 homes on the same side of the street for single family homes.
- No same color can be used within 3 lots of the same side of the street
- Single-Family Attached homes are exempt from the repetition rule in the pattern book and city code.

GENERAL CONDITIONS

Single-Family Attached Lot Requirements



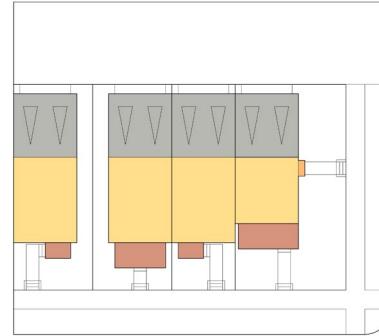
Zones and Setbacks

- » **Front Yard**
 - › 14 feet, min. to house
- » **Side Street Yard**
 - › Local: 8 feet, min.
 - › Collector: 12 feet, min.
- » **Side Yard**
 - › 5 feet, min.
- » **Rear Yard**
 - › 7 feet, min. to house or garage
- » Review final plat documents to identify any additional easements or other constraints on buildable lot area

Allowable Projections

- » Ordinary projections may project up to two feet into required front, rear, and side yard spaces.
- » **Window wells** may project up to three feet into required front, rear, and side yard spaces.
- » Window wells located in easements must be covered and must be 7 feet minimum away from any other window well
- » **Eaves, gutters, and roof overhangs** may project up to four feet into required front, rear, and side yard spaces.
- » **Cantilever architectural features** shall not exceed 20% of any wall length and shall not project into any required yard space more than two feet. Said yard areas are to be measured from the fascia.

Reference: MC 19.05.030.7



Elements of the House

Garage Configurations

- » Rear-loaded

Garage Requirements

Dimensions

- » Minimum 2-car garage required
- » Width: 20 feet, min. (interior)
- » Depth: 20 feet, max. (Interior)

Reference: 19.12.110.3

Encroachments

- » No encroachments are allowed within these min. areas
- » **Exception:** the depth of one parking space in a double garage and triple garage may be reduced to a min. of 18 feet to accommodate mechanical equipment

Reference: MC 19.12.110.3b



Driveway Requirements

Dimensions

- » 5 feet or less, or greater than 18 feet unless there is a grade change needing more than 5 feet

Porch Requirements

The porch is an open air front entrance feature.

Dimensions

- » Width: 7 feet, min
- » Depth: 7 feet, min
- » An area 3 feet wide and running the length of the entry feature shall not be counted toward the dimensions of the entrance feature

Encroachments

- » 5 feet into front yard setback

Patio Alternative

- » A patio space that is at least 70 square feet may be used as an alternative to the front entry feature
- » The patio shall be clearly identified as a separate area using borders, landscape, hardscape, or semi-pervious material
- » If the patio is not directly adjacent to the porch or entrance walkway, there will be a minimum 4 foot wide walkway connecting the patio to the front entrance

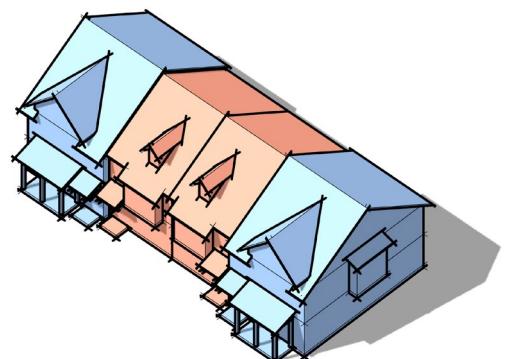
GENERAL CONDITIONS

Townhome Building Composition Strategies

There are several compositional strategies to use when designing a multi-unit townhome building in Stevenson Fields. The three recommended strategies are:

Unified Assembly

- » Unified color or material palette
- » Combines repetition with points of individual emphasis or hierarchy
- » Some symmetrical elements



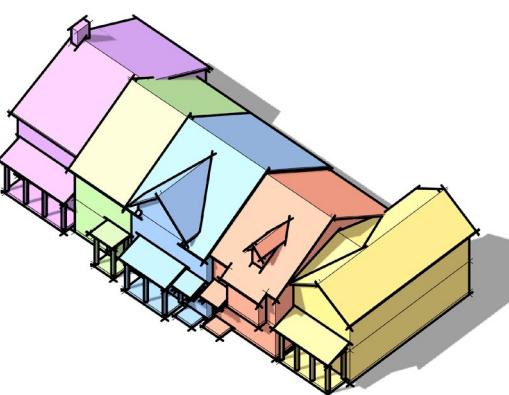
Unified Assembly



Example Townhome Assembly in Stevenson Fields

Picturesque Assembly

- » Well-composed combination of elements overall



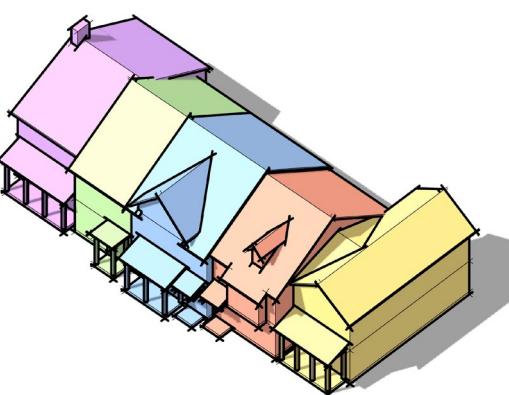
Picturesque Assembly



Example Townhome Assembly in Stevenson Fields

Repeating Assembly

- » Uses repetition as primary compositional device
- » Moderate variety of colors or materials
- » Can use both mirror-image and directly-translated repetition



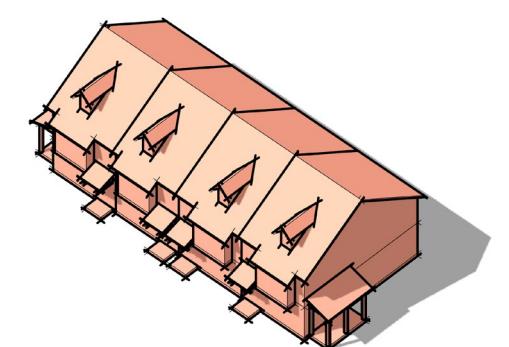
Repeating Assembly



Example Townhome Assembly in Stevenson Fields

MASSING AND DETAILS

Details such as dormers, gables, bays, and masonry should reflect the townhome building assembly strategy holistically. This allows for a diverse townhome designs with and without these details to provide variety to the streetscape.



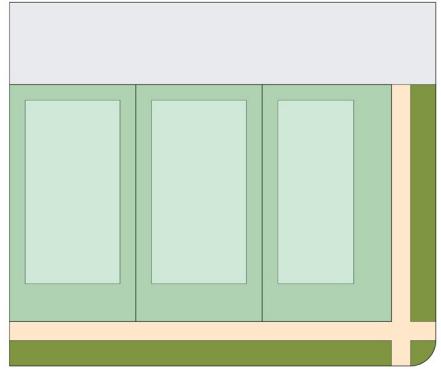
Repeating Assembly



Example Townhome Assembly in Stevenson Fields

GENERAL CONDITIONS

Single-Family Detached Narrow Lot Requirements



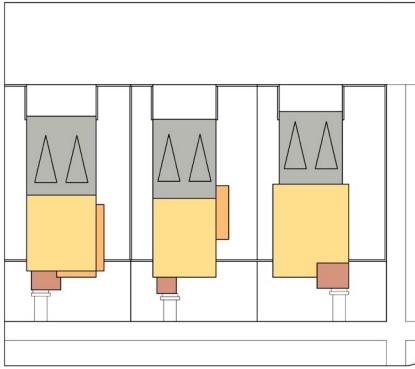
Zones and Setbacks

- » **Front Yard**
 - » 12 feet, min. to house
- » **Side Street Yard**
 - » Local: 8 feet, min.
 - » Collector: 12 feet, min.
- » **Side Yard**
 - » 5 feet, min.
- » **Rear Yard**
 - » 5 feet, min. to house or garage
- » Review final plat documents to identify any additional easements or other constraints on buildable lot area

Allowable Projections

- » Ordinary projections may project up to two feet into required front, rear, and side yard spaces.
- » **Window wells** may project up to three feet into required front, rear, and side yard spaces.
- » Window wells located in easements must be covered and must be 7 feet minimum away from any other window well
- » **Eaves, gutters, and roof overhangs** may project up to four feet into required front, rear, and side yard spaces.
- » **Cantilever architectural features** shall not exceed 20% of any wall length and shall not project into any required yard space more than two feet. Said yard areas are to be measured from the fascia

Reference: MC 19.05.030.7



Elements of the House

- MAIN BODY
- PORCH
- WING
- GARAGE
- PARKING SPACE/DRIVeway

Garage Configurations

- » Rear-loaded

Garage Requirements

Dimensions

- » Minimum 2-car garage required
- » Width: 20 feet, min. (interior)
- » Depth: 20 feet, max. (interior)

Reference: MC 19.12.110.3

Encroachments

- » No encroachments are allowed within these min. areas
- » **Exception:** the depth of one parking space in a double garage and triple garage may be reduced to a min. of 18 feet to accommodate mechanical equipment

Reference: MC 19.12.110.3b

Driveway Requirements

Dimensions

- » 5 feet or less, or greater than 18 feet unless there is a grade change needing more than 5 feet

Porch Requirements

The porch is an open air front entrance feature.

Dimensions

- » Width: 7 feet, min
- » Depth: 7 feet, min
- » An area 3 feet wide and running the length of the entry feature shall not be counted toward the dimensions of the entrance feature

Encroachments

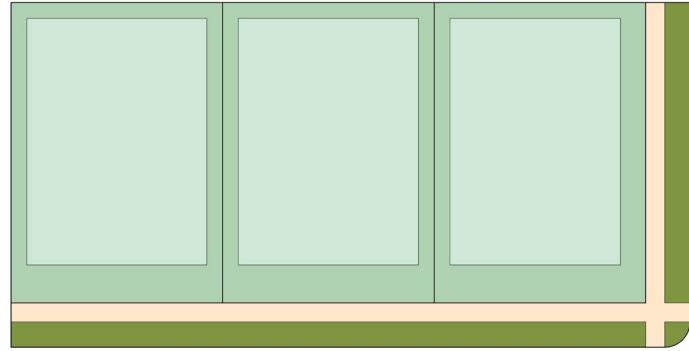
- » 5 feet into front yard setback

Patio Alternative

- » A patio space that is at least 70 square feet may be used as an alternative to the front entry feature
- » The patio shall be clearly identified as a separate area using borders, landscape, hardscape, or semi-pervious material
- » If the patio is not directly adjacent to the porch or entrance walkway, there will be a minimum 4 foot wide walkway connecting the patio to the front entrance

GENERAL CONDITIONS

Single-Family Detached Large Lot Requirements



Zones and Setbacks

Lot Width

- » 50 feet, min.

Setbacks

Front Yard

- » 14 feet, min. to house
- » 20 feet, min. to garage

Side Street Yard

- » Local: 8 feet, min.
- » Collector: 12 feet, min.

Side Yard

- » 5 feet, min.

Rear Yard

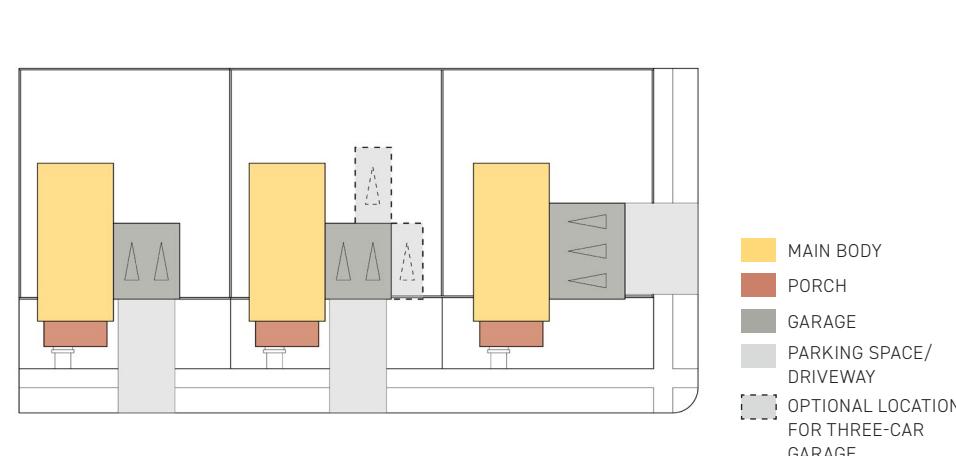
- » 25 feet, min. to house

» Review final plat documents to identify any additional easements or other constraints on buildable lot area

Allowable Projections

- » Ordinary projections may project up to two feet into required front, rear, and side yard spaces
- » Window wells may project up to three feet into required front, rear, and side yard spaces
- » Window wells located in easements must be covered and must be 7 feet minimum away from any other window well
- » Eaves, gutters, and roof overhangs may project up to four feet into required front, rear, and side yard spaces
- » Cantilever architectural features shall not exceed 20% of any wall length and shall not project into any required yard space more than two feet. Said yard areas are to be measured from the fascia

Reference: MC 19.05.030.7



Elements of the House

Garage Configurations

Driveway Requirements

- » Front-loaded
- » Side-Loaded

Porch Requirements

- » Dimensions
- » 20 feet for front and side-loaded garages

Dimensions

- » Minimum 2-car garage required
- » Width: 20 feet, min. (interior)
- » Depth: 20 feet, max. (interior)

Reference: MC 19.12.110.3

Encroachments

- » Dimensions
- » No encroachments are allowed within these min. areas
- » Exception: the depth of one parking space in a double garage and triple garage may be reduced to a min. of 18 feet to accommodate mechanical equipment

Encroachments

- » 5 feet into front yard setback

Reference: MC 19.12.110.3b

Patio Alternative

- » A patio space that is at least 70 square feet may be used as an alternative to the front entry feature
- » The patio shall be clearly identified as a separate area using borders, landscape, hardscape, or semi-pervious material
- » If the patio is not directly adjacent to the porch or entrance walkway, there will be a minimum 4 foot wide walkway connecting the patio to the front entrance



ARCHITECTURAL PATTERNS

ARCHITECTURAL STYLES

NOTES

- Material transitions shall happen a minimum of 18 inches from external corners

	ARTS & CRAFTS	COLONIAL REVIVAL	FARMHOUSE VICTORIAN	ENGLISH ROMANTIC
SINGLE-FAMILY ATTACHED LOTS	 EXAMPLE ONLY	 EXAMPLE ONLY	 EXAMPLE ONLY	
SINGLE-FAMILY DETACHED NARROW LOTS	 EXAMPLE ONLY	 EXAMPLE ONLY	 EXAMPLE ONLY	 EXAMPLE ONLY
SINGLE-FAMILY DETACHED LARGE LOTS	 EXAMPLE ONLY	 EXAMPLE ONLY	 EXAMPLE ONLY	 EXAMPLE ONLY

ARTS & CRAFTS COVER SHEET



REGIONAL INSPIRATION



ARTS & CRAFTS

Massing and Composition

BASIC MASSING

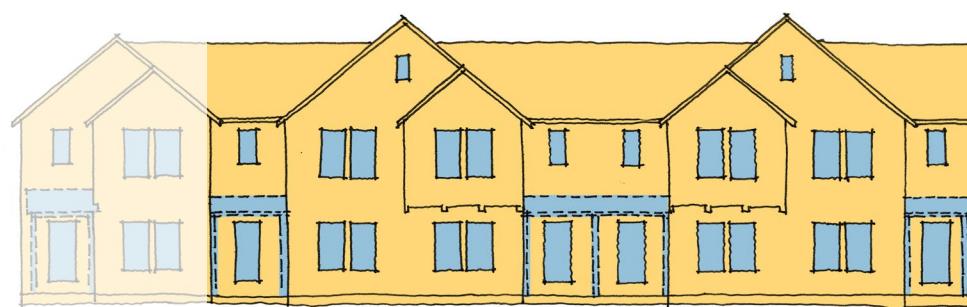
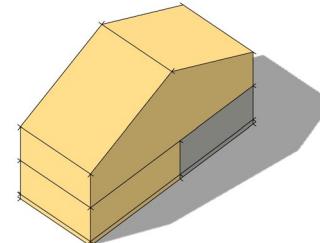
Massing and Elevation Composition is the starting point in the design of a beautiful house. The examples presented here are pre-approved. Deviations from these samples are encouraged, if they are within the spirit of the style. Proposals may be accompanied by examples of historical precedents or skillful implementation in Stevenson Fields, or elsewhere.

Homes in Stevenson Fields are limited to two- to three-stories or 35 feet in height as measured to the midpoint of the roof peak. Porch widths and depths may vary depending on the architectural style of the home.

Townhomes are thoughtfully arranged to create unique building compositions. Individual townhome elevations may be repeated in a composed building. For more information on townhome building composition, see page 5.

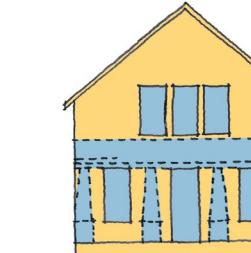
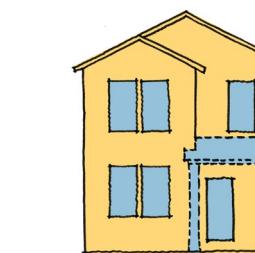
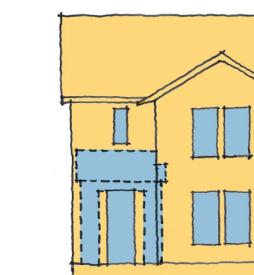
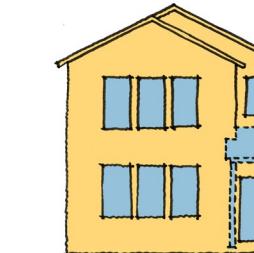
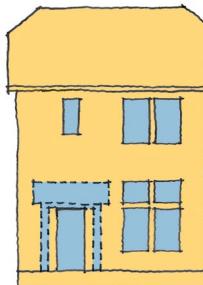
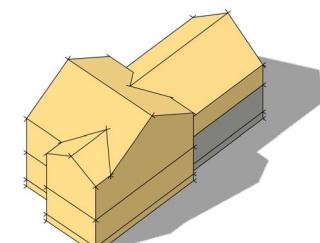
SAMPLE FRONT ELEVATIONS

SINGLE-FAMILY ATTACHED LOTS



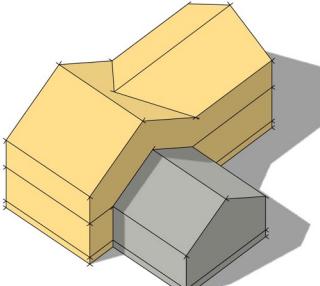
NOTE: blue porch and window locations are examples only and built work may be different than shown

SINGLE-FAMILY NARROW LOTS

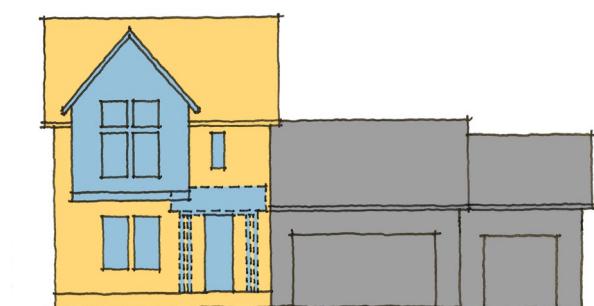
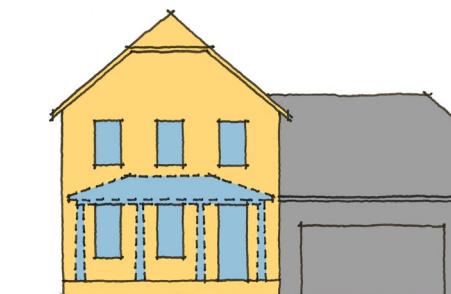
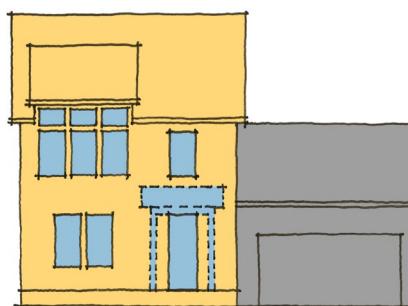


NOTE: blue porch and window locations are examples only and built work may be different than shown

SINGLE-FAMILY DETACHED LARGE LOTS



» Garages can be 2 stories tall with livable space above the garage



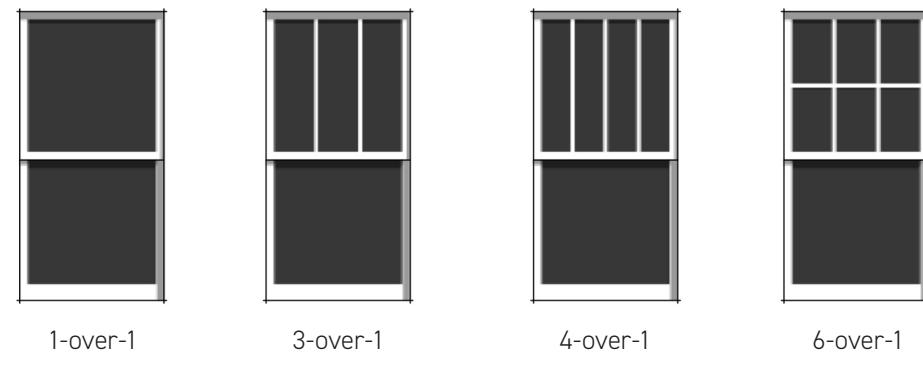
NOTE: blue porch and window locations are examples only and built work may be different than shown

ARTS & CRAFTS

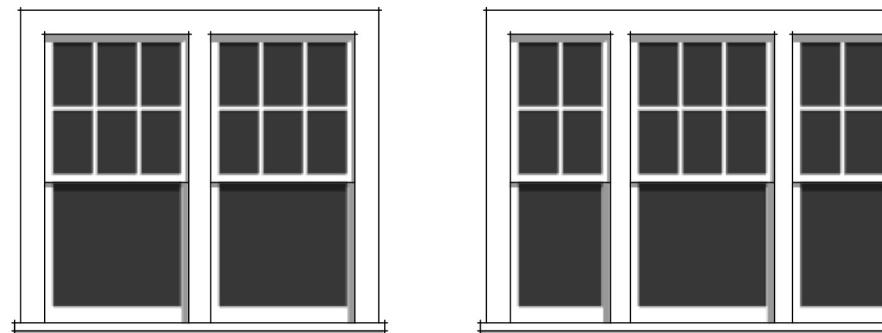
Windows and Trim

WINDOWS

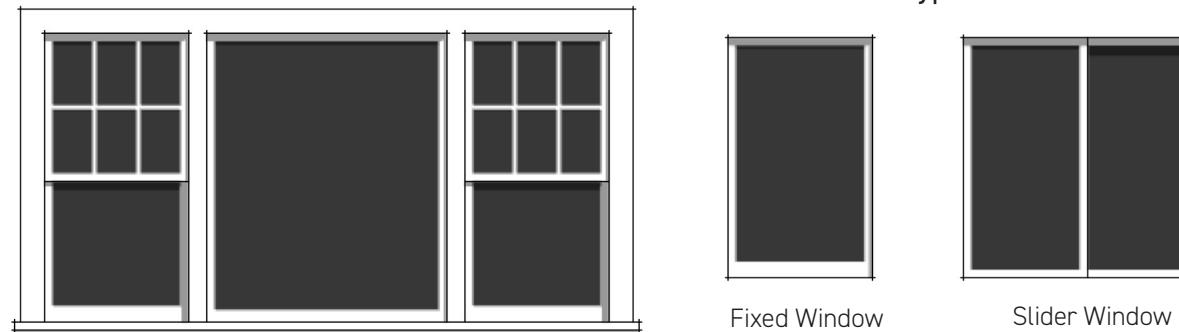
Window Muntin Configuration Options



Window Assemblies — Muntins Optional



Other Window Types



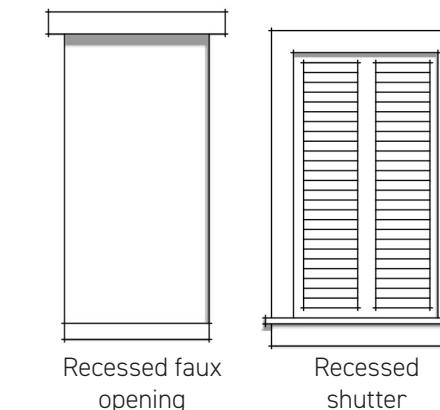
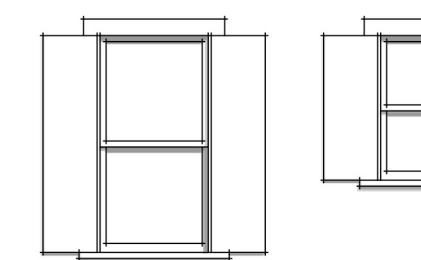
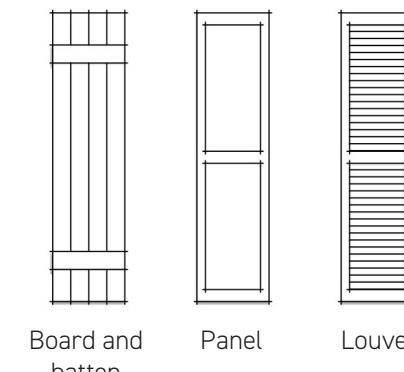
» Double-hung or casement are most common to this style

» Use the same window design and proportion throughout except in special locations such as gables and dormers

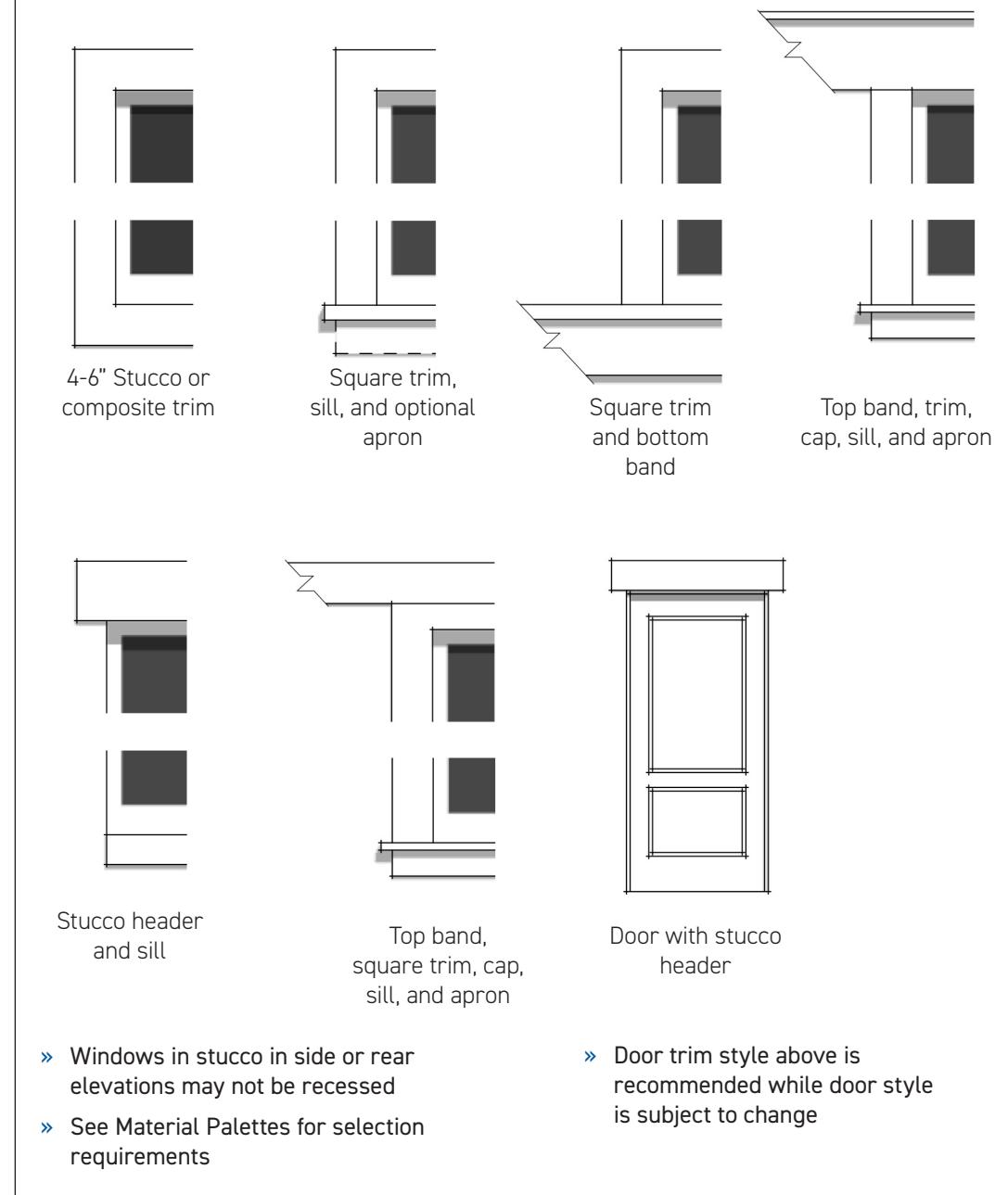
» First-floor are typically taller than second and third floor

» Appropriately spaced windows and glazing will be applied on all street or park facing sides

SHUTTERS



WINDOW, VENT, AND DOOR TRIM



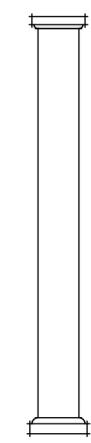
ARTS & CRAFTS

Cladding, Porches, and Roof Elements

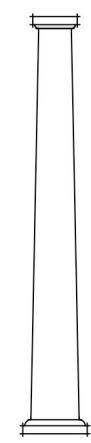
CLADDING



PORCH COLUMNS



Square straight
5.5"x5.5"
Post* Min.



Square tapered
10"-14" Base



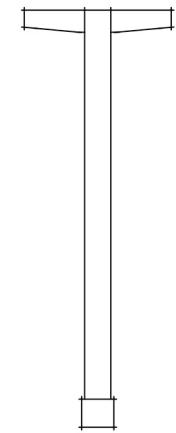
Round tapered
10"-14" Base



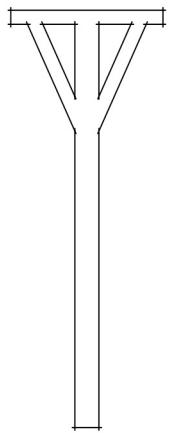
Square posts with brackets
5.5"x5.5"
Post* Min.



Brick or stucco pier
4"x10" Min.



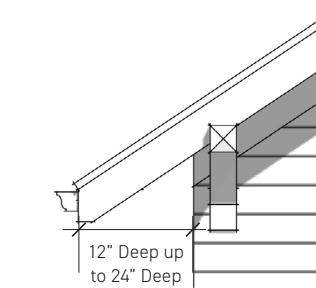
Square posts with decorative brackets
5.5"x5.5"
Post* Min.



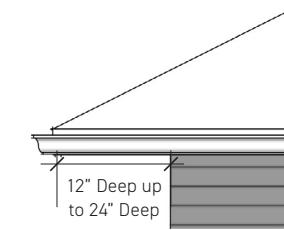
Square posts with decorative brackets
5.5"x5.5"
Post* Min.

*Commonly referred to as a 6x6

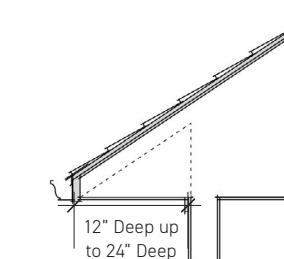
EAVE DETAILS



Raking eave,
gable elevation



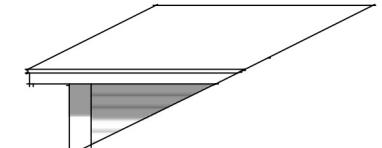
Flat eave,
hip elevation



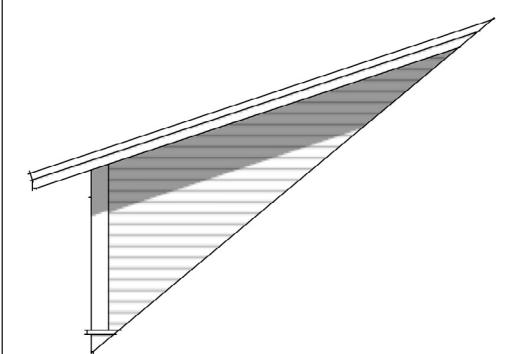
Flat eave, closed soffit
(raking eave, closed soffit)

» See Material Palettes for selection requirements

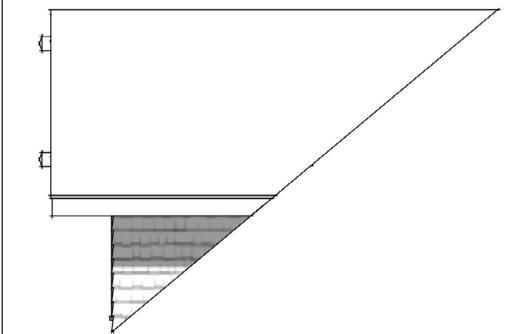
DORMERS



Hip dormer (vent)

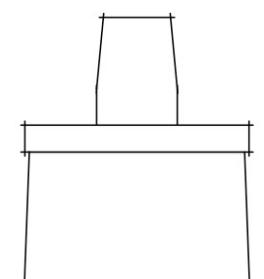


Shed dormer



Gable dormer

CHIMNEYS

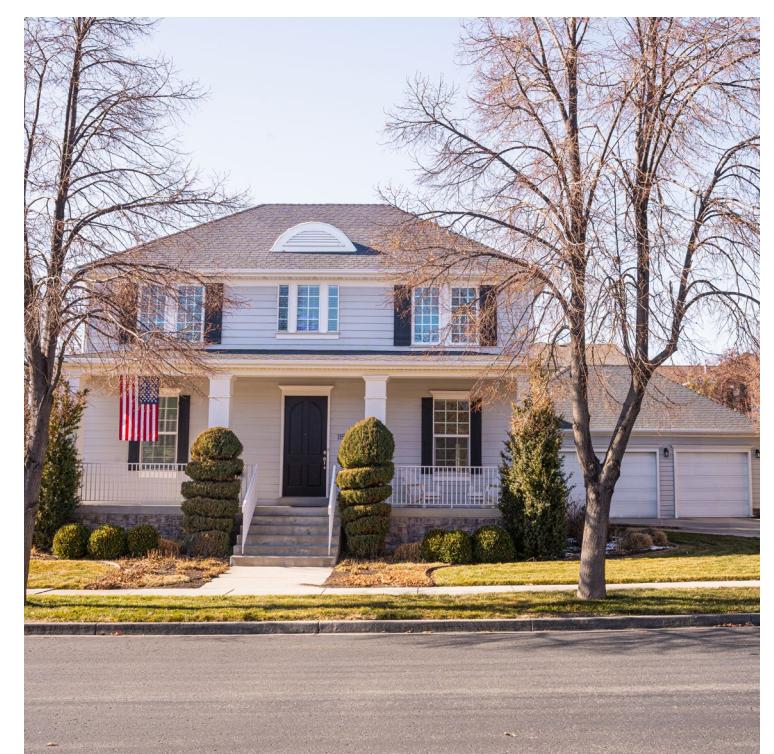


Simple, round or square,
clay pot

COLONIAL REVIVAL COVER SHEET



REGIONAL INSPIRATION



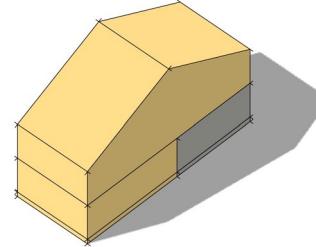
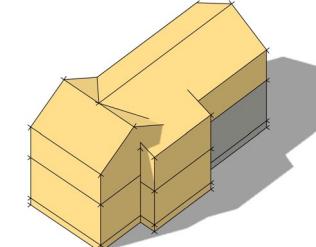
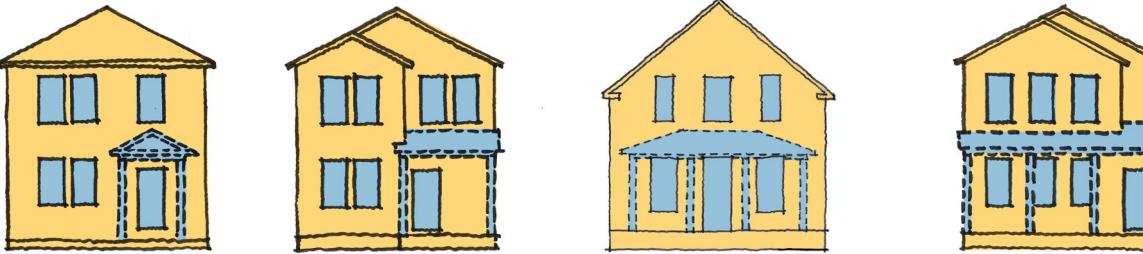
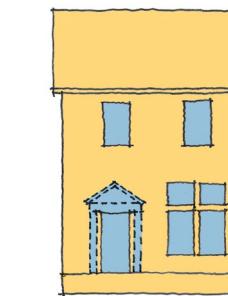
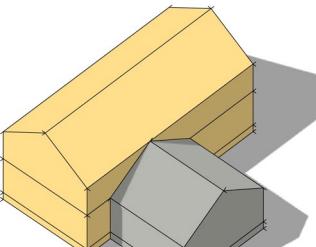
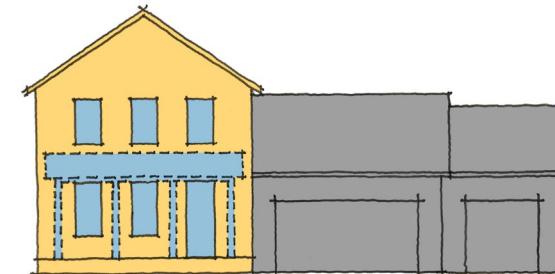
COLONIAL REVIVAL

Massing and Composition

Massing and Elevation Composition is the starting point in the design of a beautiful house. The examples presented here are pre-approved. Deviations from these samples are encouraged, if they are within the spirit of the style. Proposals may be accompanied by examples of historical precedents or skillful implementation in Stevenson Fields, or elsewhere.

Homes in Stevenson Fields are limited to two- to three-stories or 35 feet in height measured to the midpoint of the roof peak. Porch widths and depths may vary depending on the architectural style of the home.

Townhomes are thoughtfully arranged to create unique building compositions. Individual townhome elevations may be repeated in a composed building. For more information on townhome building composition, see page 5.

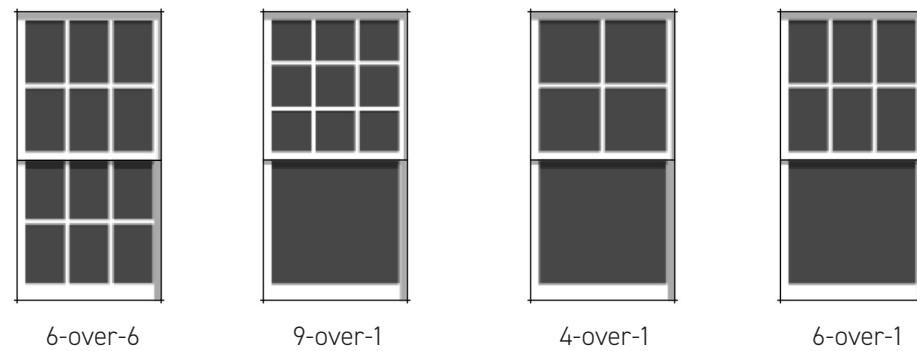
BASIC MASSING		SAMPLE FRONT ELEVATIONS		
SINGLE-FAMILY ATTACHED LOTS				<p>NOTE: blue porch and window locations are examples only and built work may be different than shown</p>
SINGLE-FAMILY DETACHED NARROW LOTS				<p>NOTE: blue porch and window locations are examples only and built work may be different than shown</p>
SINGLE-FAMILY DETACHED LARGE LOTS				<p>» Garages can be 2 stories tall with livable space above the garage</p> <p>NOTE: blue porch and window locations are examples only and built work may be different than shown</p>

COLONIAL REVIVAL

Windows and Trim

WINDOWS

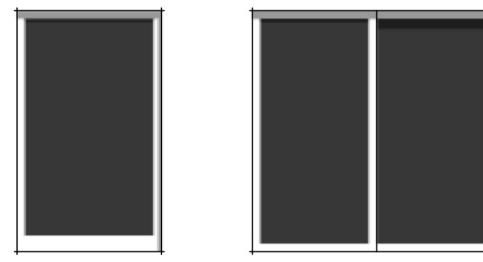
Window Muntin Configuration Options



Window Assemblies – Muntins Optional

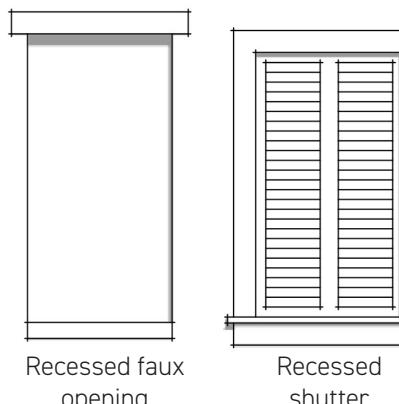
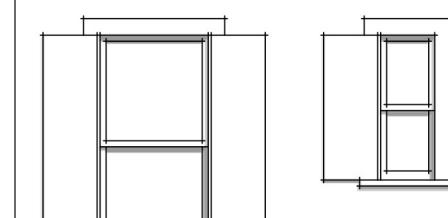
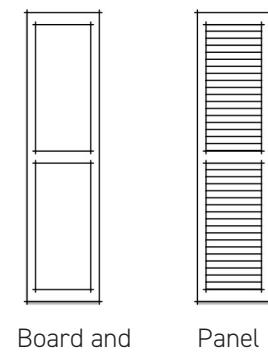


Other Window Types

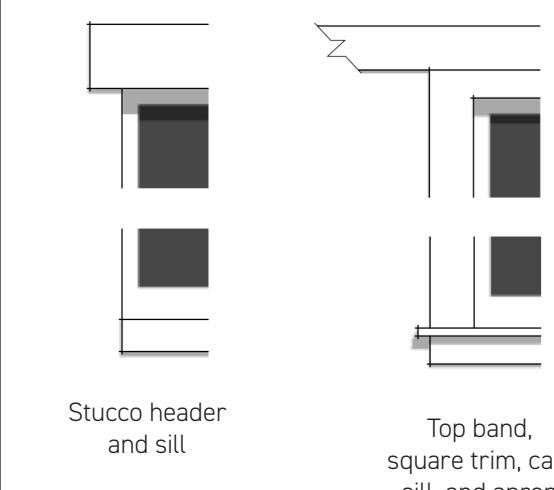
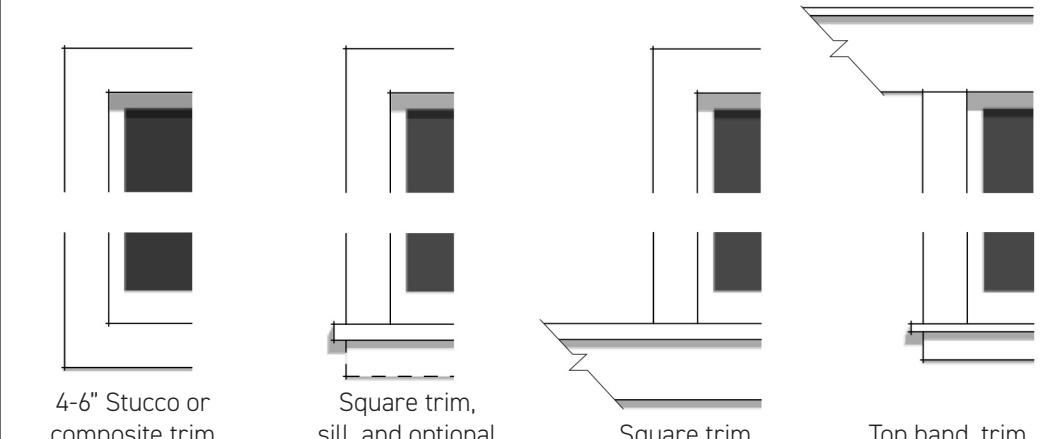


- » Double-hung most common to this style
- » First-floor are typically taller than second and third floor
- » Appropriately spaced windows and glazing will be applied on all street or park facing sides
- » See Material Palettes for selection requirements

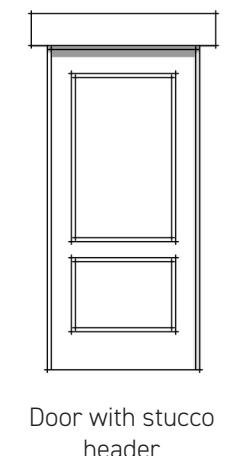
SHUTTERS



WINDOW, VENT, AND DOOR TRIM



- » Windows in stucco in side or rear elevations may not be recessed
- » See Material Palettes for selection requirements



» Door trim style above is recommended while door style is subject to change

COLONIAL REVIVAL

Cladding, Porches, and Roofs Elements

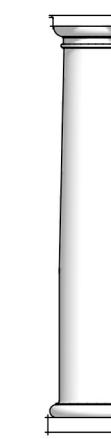
CLADDING



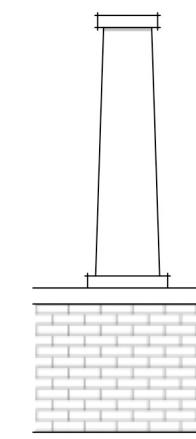
PORCHES



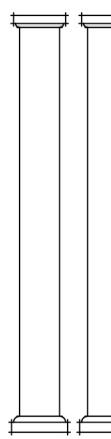
Boxed column
5.5"x5.5"
Post* Min.



Doric column
10"-14" Base



Column on brick base
10"-14" Base

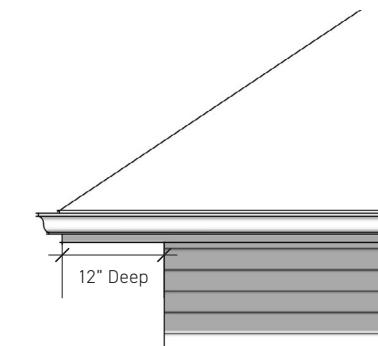


Paired columns
10"-14" Base

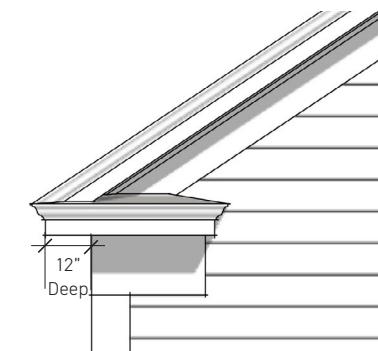
- » Locate posts on centerline of porch beam above, typically
- » Align outside column face at top of shaft with face of beam above

*Commonly referred to as a 6x6

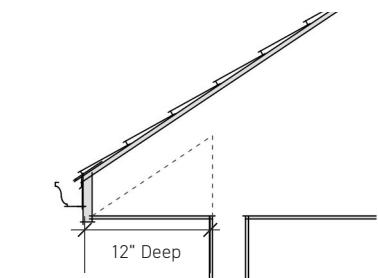
EAVE DETAILS



Simple, open eave,
hip elevation



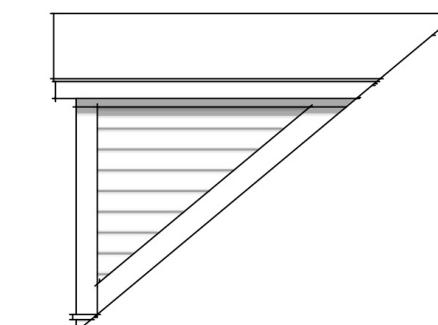
Flat, closed eave with
traditional return



Boxed eave, flat soffit
(raking eave, closed)

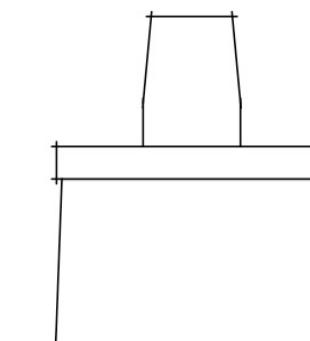
- » Design of porch eave details must be equal to, or of higher quality than the eaves of the main body roof
- » See Material Palettes for selection requirements

DORMERS



Gable dormer

CHIMNEYS



Simple, round or square,
clay pot

- » See Materials Palettes for selection requirements

ENGLISH ROMANTIC COVER SHEET



REGIONAL INSPIRATION



ENGLISH ROMANTIC

Massing and Composition

BASIC MASSING

Massing and Elevation Composition is the starting point in the design of a beautiful house. The examples presented here are pre-approved. Deviations from these samples are encouraged, if they are within the spirit of the style. Proposals may be accompanied by examples of historical precedents or skillful implementation in Stevenson Fields, or elsewhere.

Homes in Stevenson Fields are limited to two- to three-stories or 35 feet in height measured to the midpoint of the roof peak. Porch widths and depths may vary depending on the architectural style of the home.

Townhomes are thoughtfully arranged to create unique building compositions. Individual townhome elevations may be repeated in a composed building. For more information on townhome building composition, see page 5.

SAMPLE FRONT ELEVATIONS

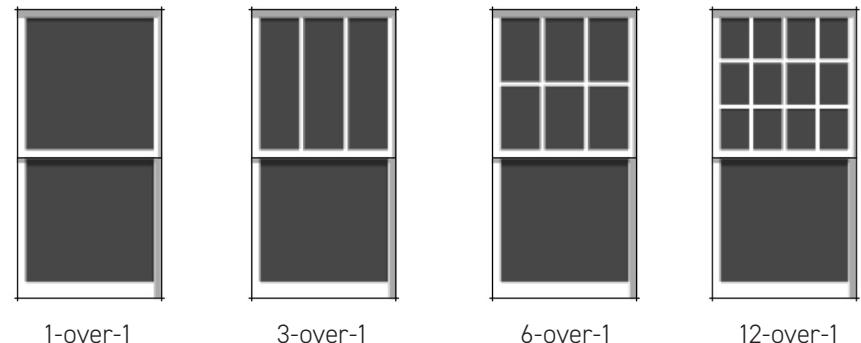
SINGLE-FAMILY DETACHED NARROW LOTS	SAMPLE FRONT ELEVATIONS				
	<p>NOTE: blue porch and window locations are examples only and built work may be different than shown</p>				
	<p>» Garages can be 2 stories tall with livable space above the garage</p> <p>NOTE: blue porch and window locations are examples only and built work may be different than shown</p>				

ENGLISH ROMANTIC

Windows and Trim

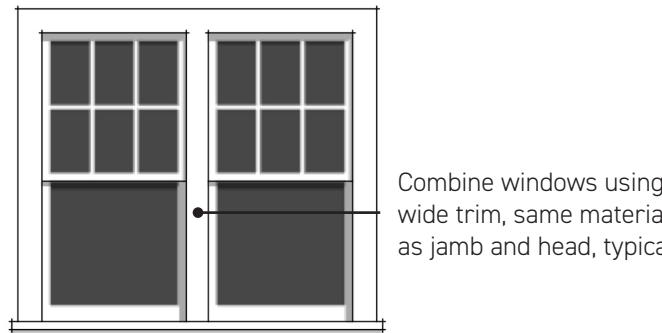
WINDOWS

Window Muntin Configuration Options



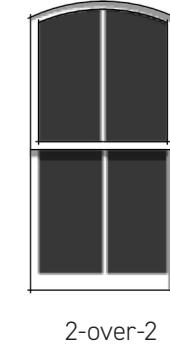
1-over-1 3-over-1 6-over-1 12-over-1

Window Assemblies – Muntins Optional

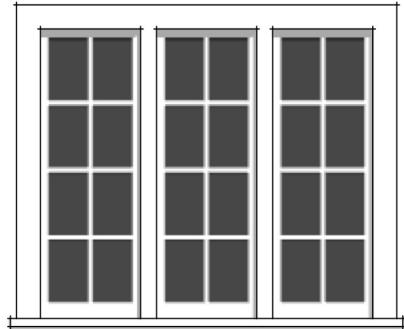


Combine windows using wide trim, same material as jamb and head, typical

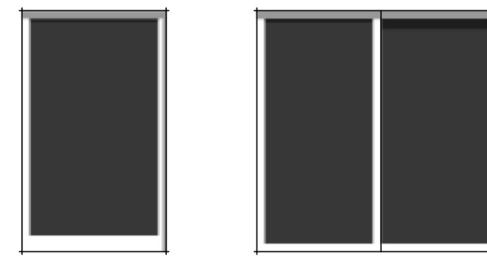
Arched Window Muntins Optional



2-over-2



Other Window Types



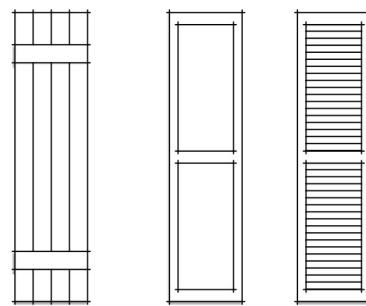
Fixed Window

Slider Window

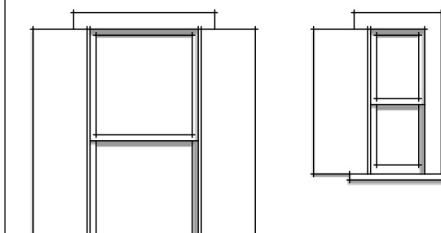
- » Double-hung or casement are most common to this style
- » Use the same window design and proportion throughout except in special locations such as gables and dormers
- » First-floor are typically taller than second and third floor

- » Appropriately spaced windows and glazing will be applied on all street or park facing sides
- » See Material Palettes for selection requirement

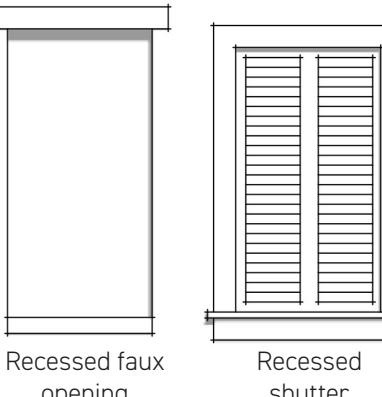
SHUTTERS



Board and batten Panel Louver



Two shutters, each half the opening width Single shutter equal to the opening width



Recessed faux opening Recessed shutter

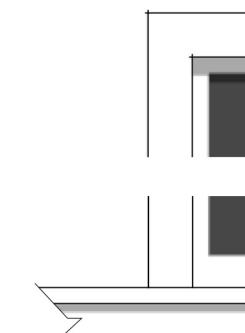
WINDOW, VENT, AND DOOR TRIM



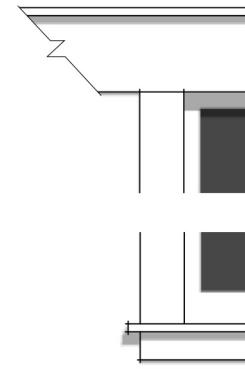
4-6" Stucco or composite trim



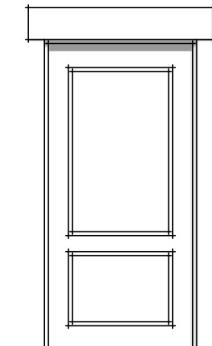
Square trim, sill, and optional apron



Square trim and bottom band

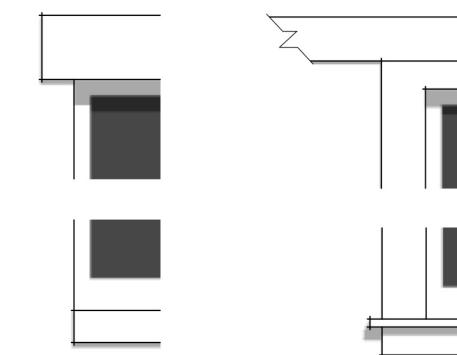


Top band, trim, cap, sill, and apron

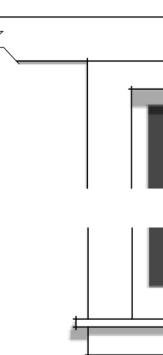


Door with stucco header

» Door trim style above is recommended while door style is subject to change



Stucco header and sill



Top band, square trim, cap, sill, and apron

- » Windows in stucco in side or rear elevations may not be recessed
- » See Material Palettes for selection requirements

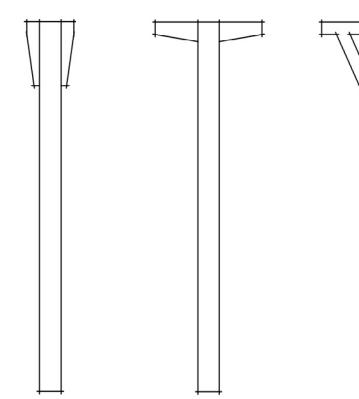
ENGLISH ROMANTIC

Cladding, Porches, and Roof Elements

CLADDING



PORCH COLUMNS



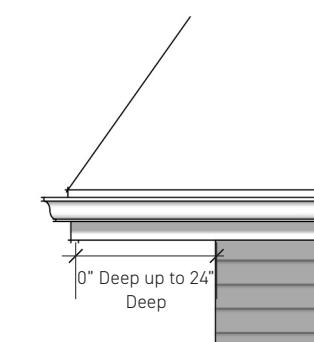
Square posts with brackets
5.5"x5.5"
Post* Min.



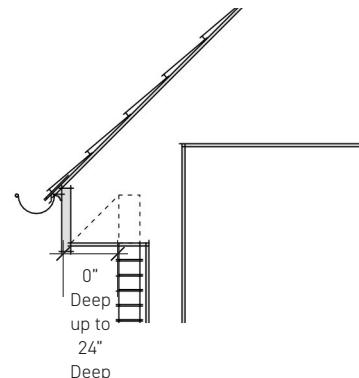
Square straight or tapered
5.5"x5.5"
Post* Min..

*Commonly referred to as a 6x6

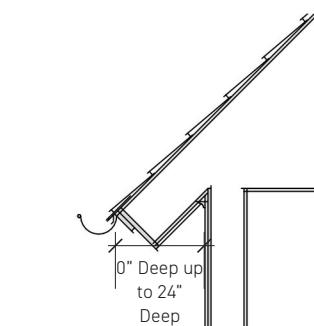
EAVE DETAILS



Sloped eave, hip



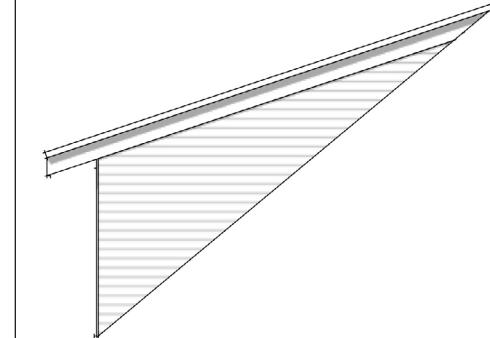
Flat, boxed eave



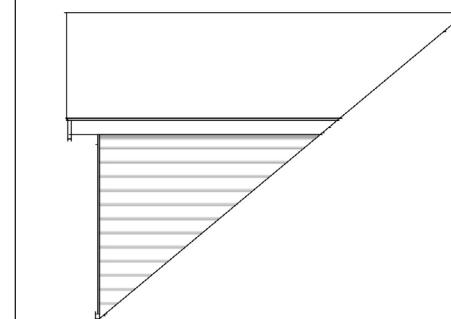
Sloped eave, closed

- » Shallow eaves are a typical characteristic of the style
- » See Material Palettes for selection requirements

DORMERS



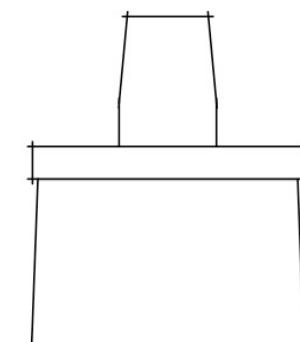
Shed dormer



Gable dormer

- » Windows are similar in design and proportion to main house windows

CHIMNEYS



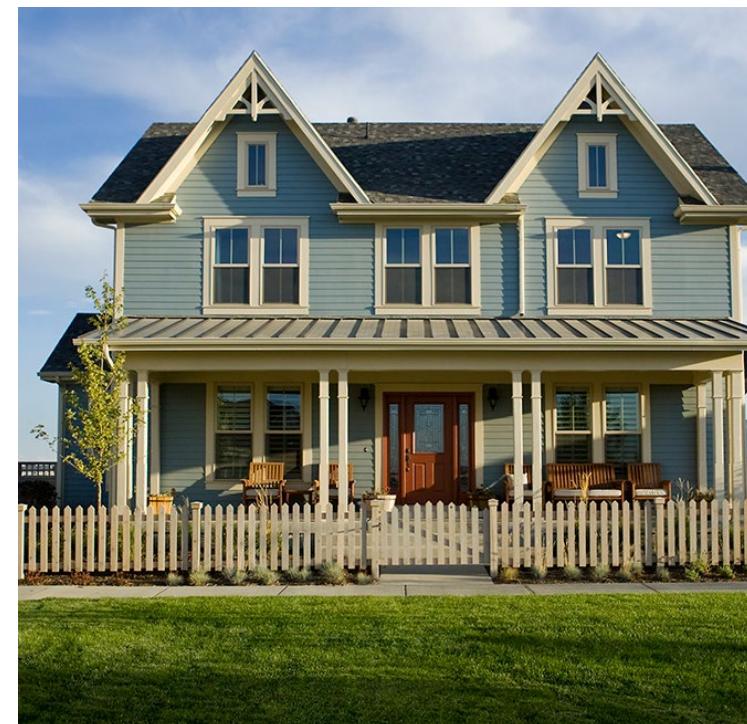
Simple, round or square, clay pot

- » See Materials Palettes for selection requirements

FARMHOUSE VICTORIAN COVER SHEET



REGIONAL INSPIRATION



FARMHOUSE VICTORIAN

Massing and Composition

BASIC MASSING

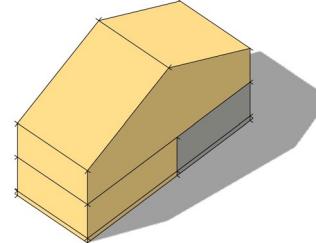
Massing and Elevation Composition is the starting point in the design of a beautiful house. The examples presented here are pre-approved. Deviations from these samples are encouraged, if they are within the spirit of the style. Proposals may be accompanied by examples of historical precedents or skillful implementation in Stevenson Fields, or elsewhere.

Homes in Stevenson Fields are limited to two- to three-stories or 30 feet in height. Porch widths and depths may vary depending on the architectural style of the home.

Townhomes are thoughtfully arranged to create unique building compositions. Individual townhome elevations may be repeated in a composed building. For more information on townhome building composition, see page 5.

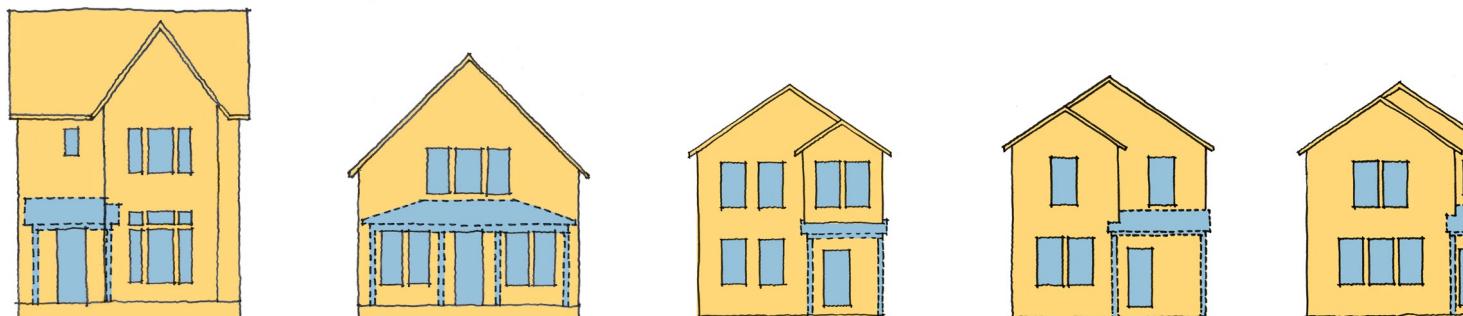
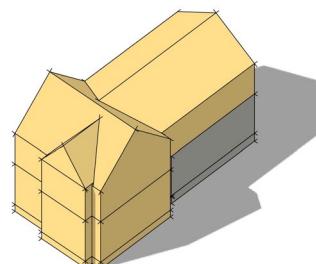
SAMPLE FRONT ELEVATIONS

SINGLE-FAMILY ATTACHED LOTS



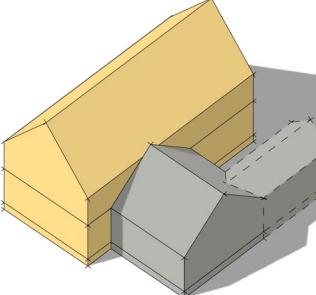
NOTE: blue porch and window locations are examples only and built work may be different than shown

SINGLE-FAMILY DETACHED NARROW LOTS

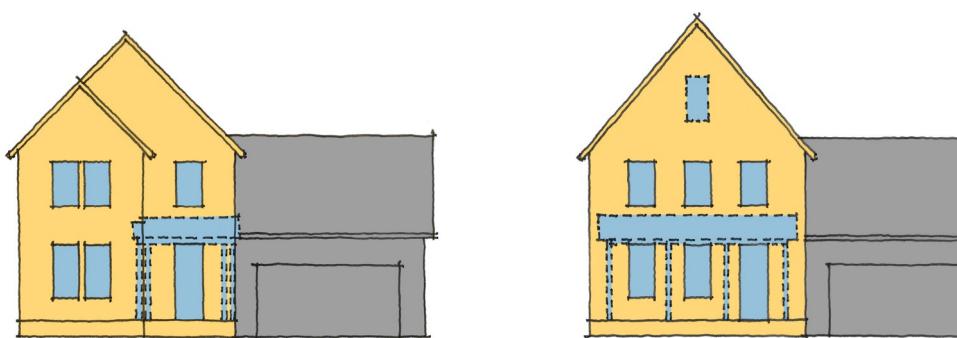


NOTE: blue porch and window locations are examples only and built work may be different than shown

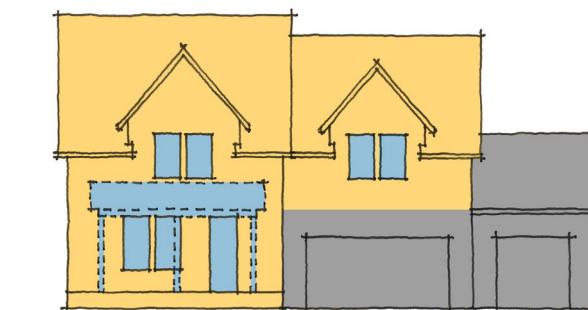
SINGLE-FAMILY DETACHED LARGE LOTS



» Garages can be 2 stories tall with livable space above the garage



NOTE: blue porch and window locations are examples only and built work may be different than shown

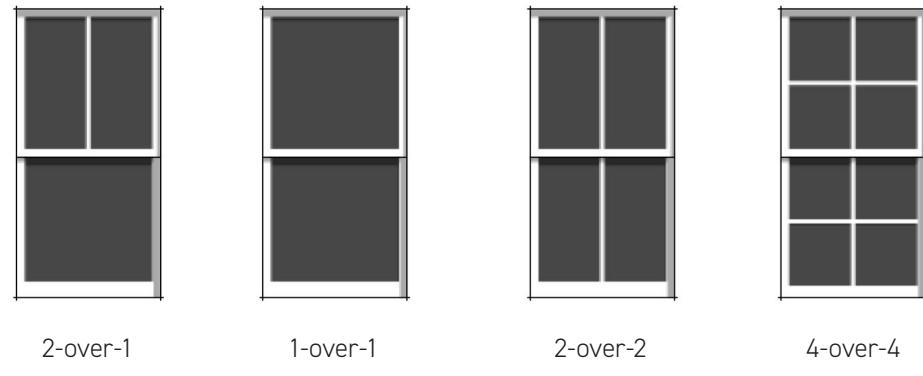


FARMHOUSE VICTORIAN

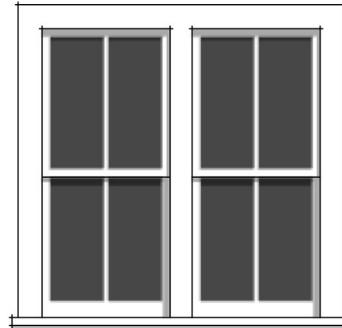
Windows and Trim

WINDOWS

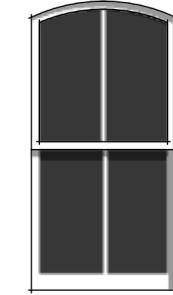
Window Muntin Configuration Options



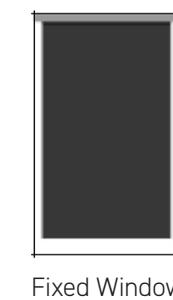
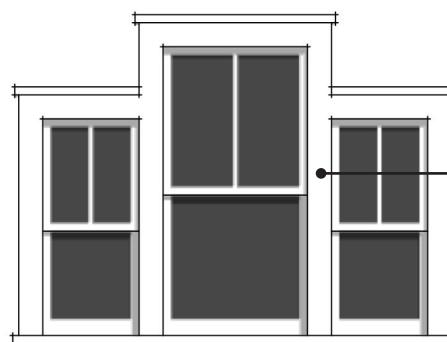
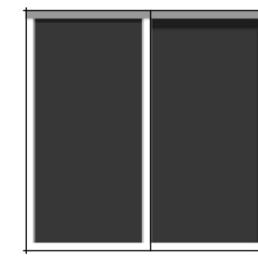
Window Assemblies – Muntins Optional



Arched Window Muntins Optional



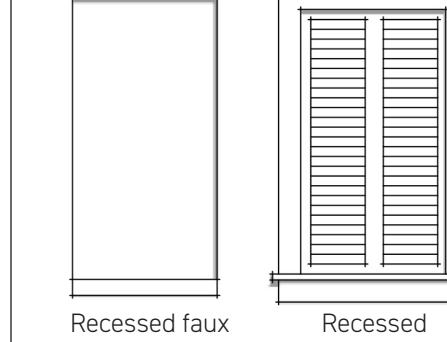
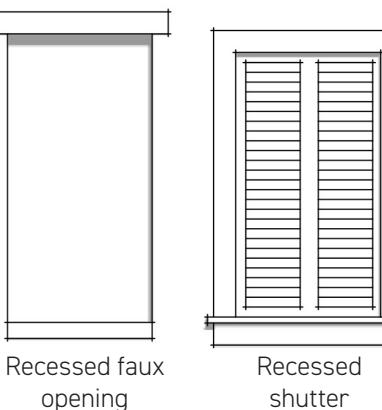
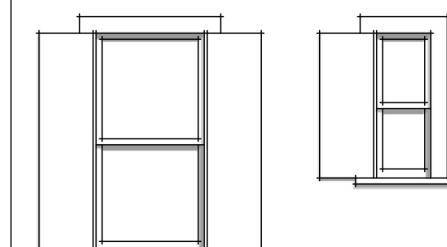
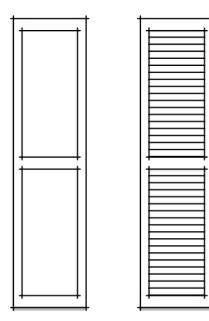
Other Window Types



- » Double-hung or casement are most common to this style
- » Use the same window design and proportion throughout except in special locations such as gables and dormers
- » First-floor are typically taller than second and third floor

- » Appropriately spaced windows and glazing will be applied on all street or park facing sides
- » See Material Palettes for selection requirement

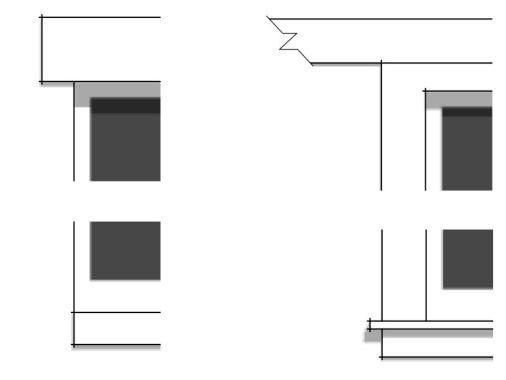
SHUTTERS



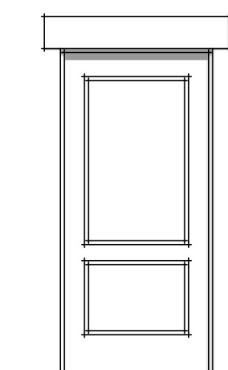
WINDOW, VENT, AND DOOR TRIM



- 4-6" Stucco or composite trim
- Square trim, sill, and optional apron
- Square trim and bottom band
- Top band, trim, cap, sill, and apron



- » Windows in stucco in side or rear elevations may not be recessed
- » See Material Palettes for selection requirements



» Door trim style above is recommended while door style is subject to change

FARMHOUSE VICTORIAN

Cladding, Porches, and Roof Elements

CLADDING



PORCHES



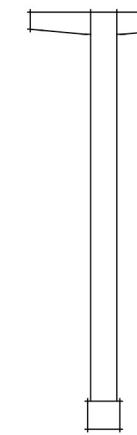
Square posts with simple cap, base trim, and astragal
5.5"x5.5"
Post* Min.



Square post with corner chamfer, simple base and cap
5.5"x5.5"
Post* Min.



Post with brackets
5.5"x5.5"
Post* Min.

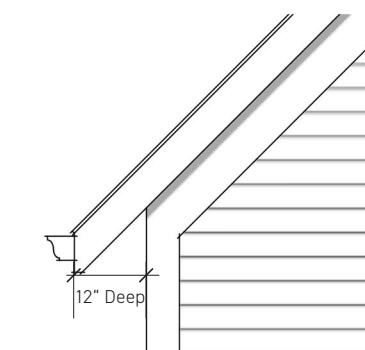


Square post with decorative brackets
5.5"x5.5"
Post* Min.

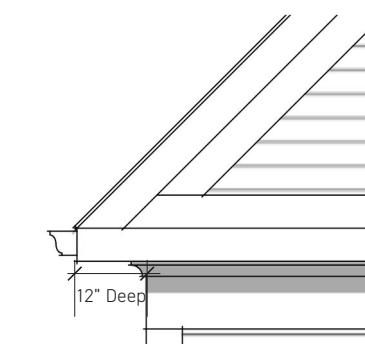
- » Simple square posts or brackets should be constructed of solid wood members
- » See Material Palettes for selection requirements

*Commonly referred to as a 6x6

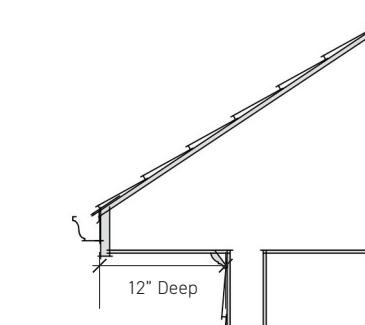
EAVE DETAILS



Sloped eave, gable elevation



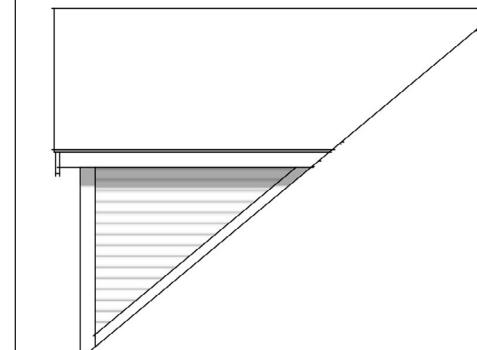
Flat, closed eave with return



Simple, flat boxed eave

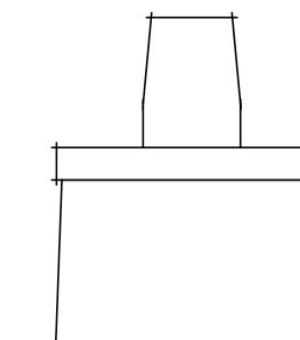
- » See Material Palettes for selection requirements

DORMERS



Gable dormer

CHIMNEYS



Simple, round or square, clay pot

- » See Materials Palettes for selection requirements

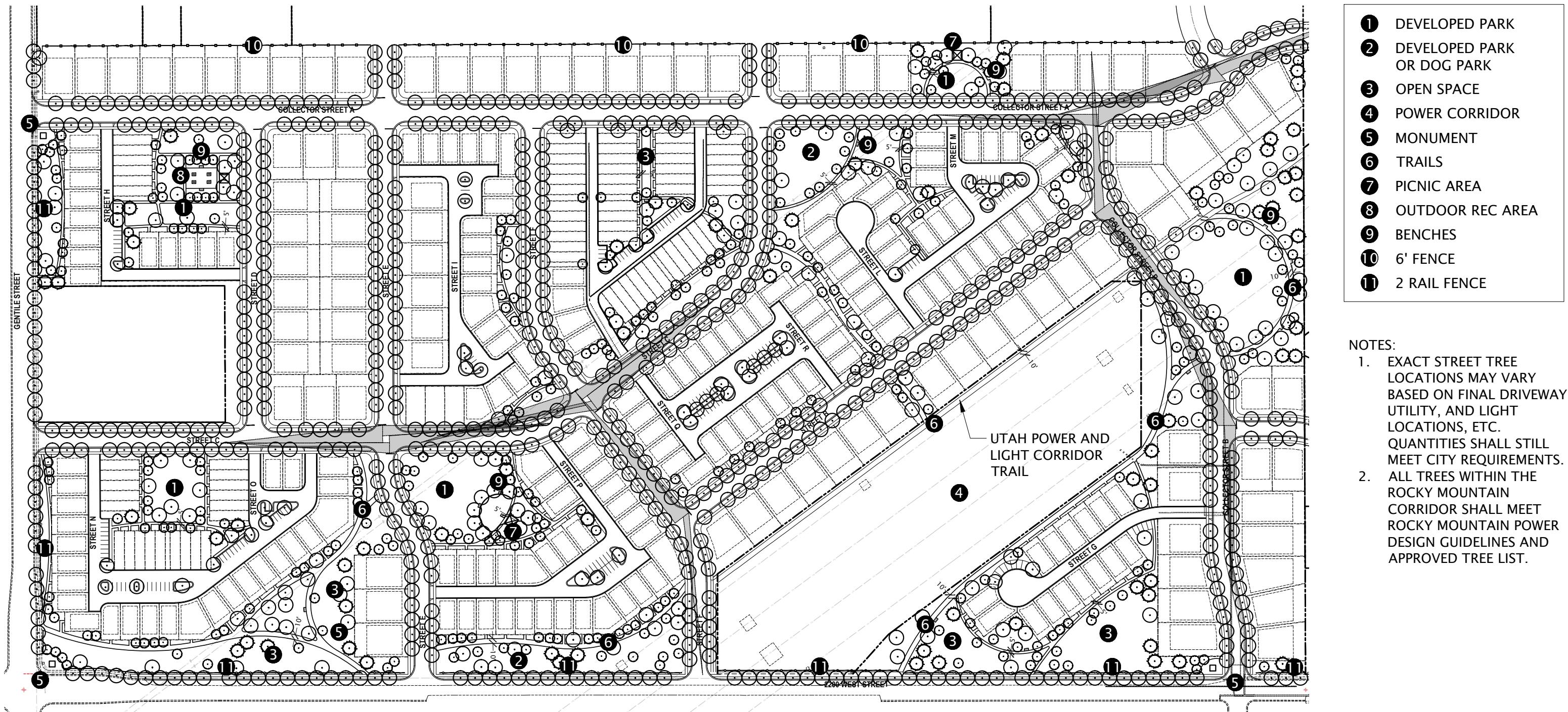
MATERIAL PALETTE

*NOTES RELATED TO STUCCO

- » As outlined in the design guidelines, the Arts and Crafts and English Romantic style homes may have stucco considered as masonry material. All Colonial Revival and Farmhouse Victorian style buildings shall comply with the minimum masonry (brick, stone, or fiber-cement) requirements of 20%
- » Only one in every five homes can be fully stucco on any given street.

A: Acceptable Material

EXHIBIT D
Landscape and Amenities Plan



*Concept plan only. Overall layout, exact sidewalk and trail locations will be designed to match approved site plan at preliminary plat approval.

*Residential building and lots that front onto common open space area(s) shall provide at least one (1) front entrance per building, with fence and/or a landscape barrier and a sidewalk or pathway to delineate the privately owned front yard from the common open space area. Where applicable, shrubs/ornamental grasses shall be planted along both sides of the fencing to enhance the boundary delineation between private and common open space areas.

- 1 DEVELOPED PARK
- 2 DEVELOPED PARK OR DOG PARK
- 3 OPEN SPACE
- 4 POWER CORRIDOR
- 5 MONUMENT
- 6 TRAILS
- 7 PICNIC AREA
- 8 OUTDOOR REC AREA
- 9 BENCHES
- 10 6' FENCE
- 11 2 RAIL FENCE

NOTES:

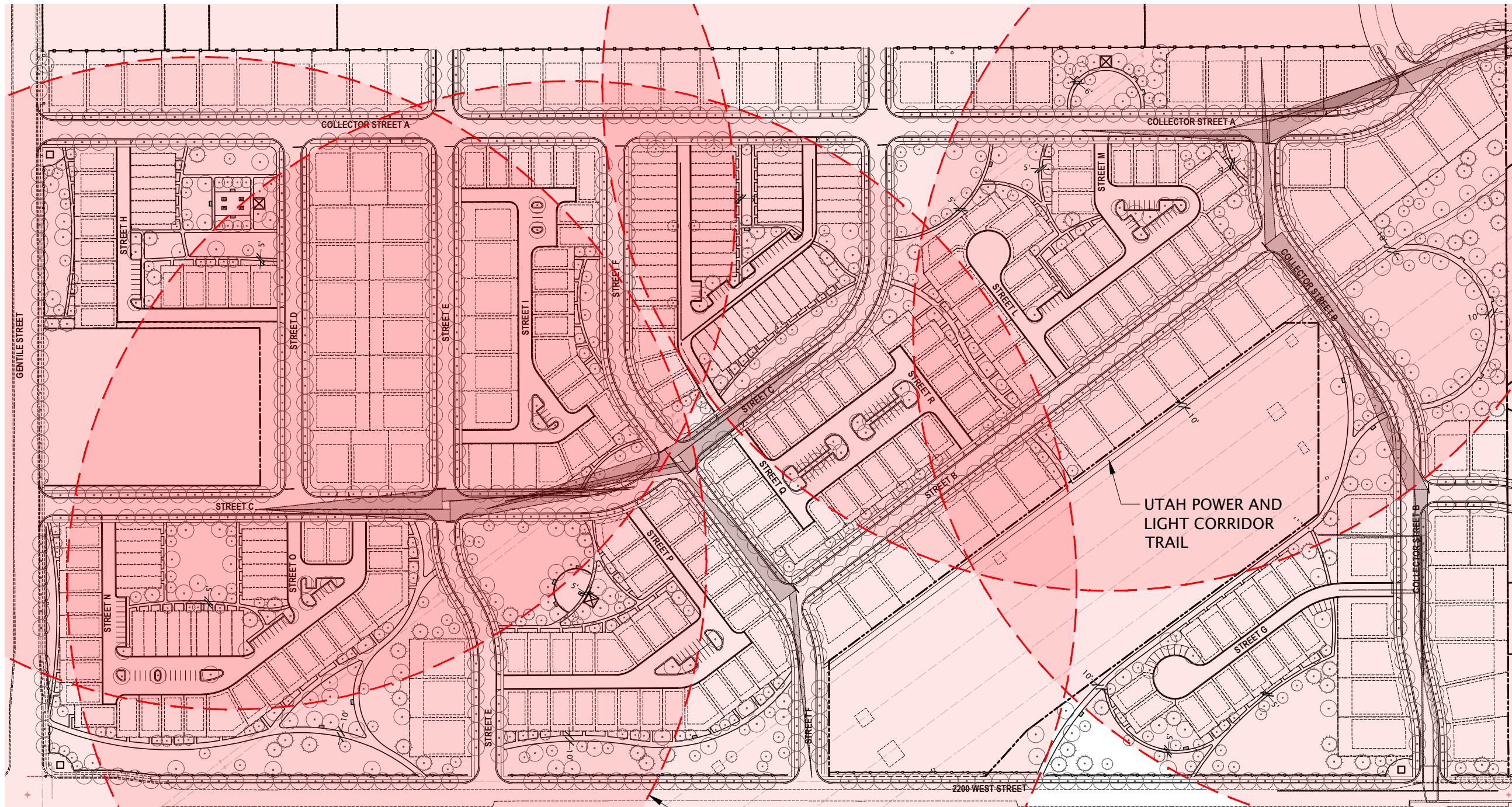
1. EXACT STREET TREE LOCATIONS MAY VARY BASED ON FINAL DRIVEWAY, UTILITY, AND LIGHT LOCATIONS, ETC. QUANTITIES SHALL STILL MEET CITY REQUIREMENTS.
2. ALL TREES WITHIN THE ROCKY MOUNTAIN CORRIDOR SHALL MEET ROCKY MOUNTAIN POWER DESIGN GUIDELINES AND APPROVED TREE LIST.



Stevenson PRUD Landscape Plan Concept

09.25.25





— 900' RADIUS SERVICE AREA
FOR DEVELOPED PARK, TYP.



Stevenson PRUD Landscape Plan Concept | Service Radius Study

09.25.25

0 100 200

400



Examples of Picnic Areas, Benches, Fencing, Trail Amenities (Exact product TBD)



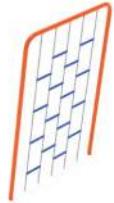
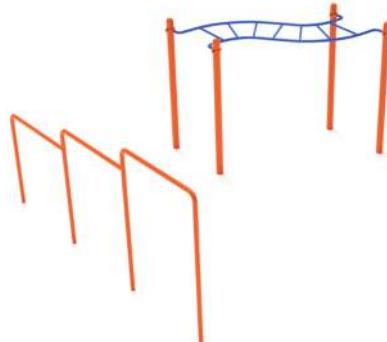
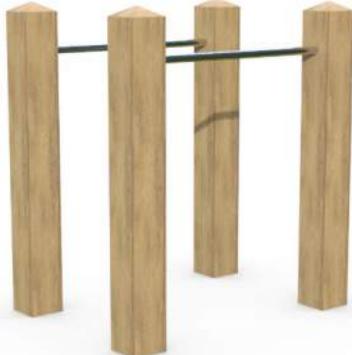
*Fencing will comply with Layton City Code and bonus density requirements.

*Each Pavilion will have a picnic table and open spaces will comply with Development Agreement.



*Fencing will comply with Layton City Code and bonus density requirements.

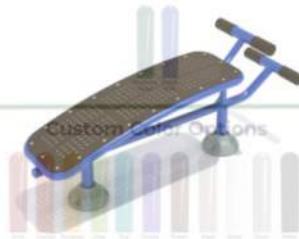
*Each Pavilion will have a picnic table and open spaces will comply with Development Agreement.



Save 23%



Standard Color Options



Custom Color Options

Single Station Sit Up Bench

\$856.00 \$1,112.00

Examples of Typical Developed Park Amenities (Exact product TBD)



Log Climber



DUNCAN & GROVE USA



Examples of Typical Developed Park Amenities (Exact product TBD)

