

**WORK MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on September 18, 2025.**

AGENDA ITEMS:

1. Mayor's Report
2. Councilmember's Reports
3. Transportation Master Plan
4. Proposed Amendments to Layton City Municipal Code, Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations to Establish Definitions and Establish Size Limitations for Commercial Uses within Manufacturing Zones – Ordinance 25-21

ADJOURN:

Notice is hereby given that:

- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

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.

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.

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 1.

Subject:
Mayor's Report

Background:
N/A

Alternatives:
N/A

Recommendation:
N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 2.

Subject:

Councilmember's Reports

Background:

N/A

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.

Subject:

Transportation Master Plan

Background:

Transportation Master Plan discussion.

Alternatives:

N/A

Recommendation:

N/A

**LAYTON CITY COUNCIL WORK MEETING
AGENDA ITEM COVER SHEET**

Item Number: 4.

Subject:

Proposed Amendments to Layton City Municipal Code, Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations to Establish Definitions and Establish Size Limitations for Commercial Uses within Manufacturing Zones – Ordinance 25-21

Background:

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

On April 7, 2025, the Applicant's business license application for a dance studio was denied because the property, located within the M-2 (Heavy Manufacturing/Industrial) zoning district, already contained an existing commercial use subject to the L4 limitation: "no more than 40% of the total interior building area of a development site shall be occupied by uses listed in Table 6-2 as L4." The existing tenant occupied enough of the building area to prevent approval of the new studio. The main purpose of the L4 limitation is to allow for commercial/retail uses on a small scale while keeping the majority of the industrial area preserved for industrial and manufacturing land-uses.

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

The new exemption to the L4 limitation allows buildings with a footprint located wholly within 275 feet of an arterial roadway right-of-way to dedicate up to 100% of their interior building area to uses identified as L4. Buildings outside the M-2 zoning district (such as those located in the M-1 zoning district), or those that do not meet the 275-foot requirement (see supporting documents), must continue to comply with the existing L4 standard, which limits such uses to 40% of the total interior building area.

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

This proposal creates new definitions for the land use categories of Athletic Center, Sports Facility/Complex, and Studio — Health, Exercise, Dance, Music, Drama, or Similar. The new definitions create a clear distinction between these unique athletic uses, which currently lacks clarity between the categories and opens up the possibility of inconsistent categorization of uses. The updated definitions enable more consistent categorization and simplify the land use approval process.

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

Alternatives:

Alternatives are to: 1) Adopt Ordinance 25-21 amending Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations; 2) Adopt Ordinance 25-21 with modifications; or 3) Not adopt Ordinance 25-21 and deny the proposed amendments.

Recommendation:

On August 26, 2025, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations as proposed.

Staff supports the recommendation of the Planning Commission.

ADDITIONAL

PACKET

ATTACHMENTS

NOTICE OF PROPOSED TAX INCREASE

The Mosquito Abatement District-Davis is proposing to increase its property tax revenue. The Mosquito Abatement District-Davis tax on a \$600,000.00 (average value of Davis County residence) residence would increase from \$30.69 to \$38.61, which is \$7.92 per year. The Mosquito Abatement District-Davis tax on a (average value of business) would increase from \$55.80 to \$70.20, which is \$14.40 per year. If the proposed budget is approved, Mosquito Abatement District-Davis would receive an additional \$1,000,000.00 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, Mosquito Abatement District-Davis would increase its property tax budgeted revenue by 26.18% above last year's property tax budgeted revenue excluding new growth. The Mosquito Abatement District-Davis invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: Location: December 11, 2025 at 7:00. 85 North 600 West, Kaysville, UT. 84037

Virtual Meeting Link:

To obtain more information regarding the tax increase, citizens may contact the Mosquito Abatement District-Davis at 801-544-3736 or visit davismosquito.org.

- Average Resident in Davis County Value at \$600,000.00
- Increase on Residence \$30.69 to \$38.61
- Residence increases \$7.92 per year \$0.66 per month
- Increase on a Business \$55.80 to \$70.20
- Business increases \$14.40 per year \$1.20 per month
- \$1,000,000.00 increase
- Percentage increase of budgeted revenue is 26.18%
- Estimated Building Project Cost – Total 9,200,000.00
- 15 Year Loan \$855,550.00 per year payment

TAX INCREASE TALKING POINTS

- Pesticide Storage Building – The current pesticide storage building was built 27 years ago and does not accommodate the high use of palletted material or larger quantities of liquid product. We need to be able to safely handle and properly store mosquito control products. Liquid products are increasing and the containers being received have a higher capacity of product so we need to be able to properly contain those products and store larger quantities of liquid adulticide products
- Chemical Usage – Mosquito control product usage has changed a great deal. Regular occurrence of West Nile Virus, new products becoming available for use, and the growth of the county has increased the need for adult mosquito control products. The growth of subdivision in Davis County moving closer and closer to the mosquito habitat has required us to use more products and increase our equipment use to cover the increased amounts of streets and subdivisions for adult mosquito control.
- New Adulticide – A new mosquito adulticide product has become available. The mosquitoes have built some resistance to the product that has been used for many years. This new product is very effective but costly. It will also help reduce the resistance to the cheaper product to increase its use more into the future. (cost example \$75.00 per gallon for current product to \$295.00 per gallon for new product)
- Drone Usage - implementation of the use of spray drones. This has been a good beneficial addition to the control of mosquito larvae. The implementation of drone use has increased the amount of granular product coming into the facility and increased the need for safer handling and proper storage of the granular products. Our current building is not set up for easy use movement of palletted products.
- Laboratory and Mosquito Surveillance – Surveillance is a key component of our operations. In-house RT-PCR testing for mosquito borne diseases is critical to reacting to virus activity in a timely manner. Currently the surveillance and laboratory operations are being conducted out of multiple building used for operations and storage. We are increasing our lab capacity and surveillance capabilities and adding new CO2 tank traps.
- Employee Needs – The increase of personnel especially seasonal employees has exceeded capacity in our locker rooms. Expansion of locker room facilities for the employees is needed to accommodate the current employee numbers and potential growth of the future. Additional office space for full time employees is needed.



Transportation Master Plan Update

September 2025

Purpose

- Current Plan created in 2017 by Horrocks
- Update prepared by Wall Consultant Group (WCG)
- Three components
 - Transportation Master Plan (TMP)
 - Impact Fee Facilities Plan (IFFP)
 - Impact Fee Analysis (IFA)
- Guides City transportation facility investment through 2034 & 2050
- Supports City growth and regional mobility
- Ensures safety, accessibility and economic vitality

Story Map



<https://storymaps.arcgis.com/stories/6af68ec33fe8437a87789235f91d1260>

Impact Fee Facilities Plan

Prepared by Wall Consultant Group (WCG)

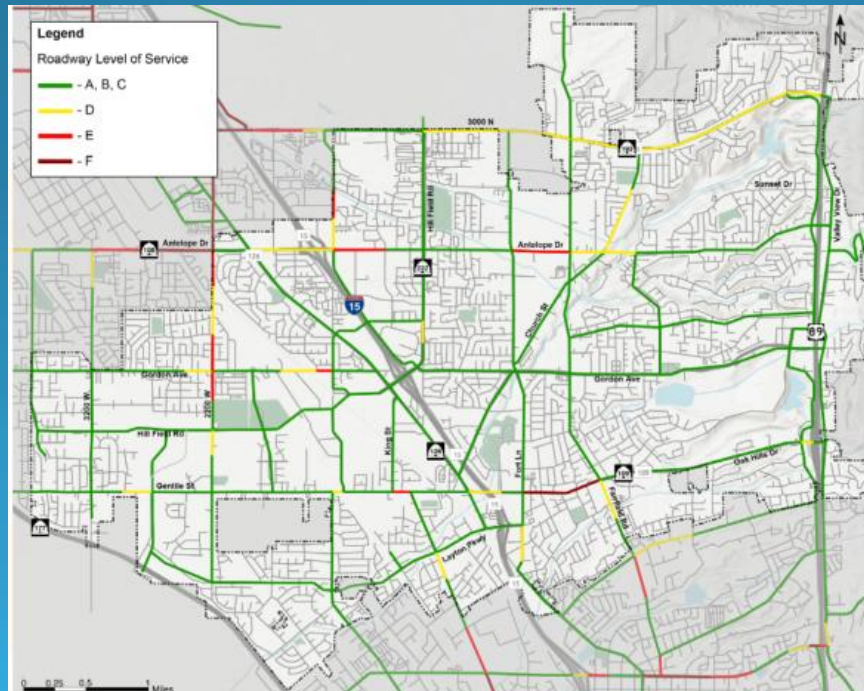


Purpose

- Identify roadway improvements needed to accommodate anticipated development
- Existing deficiencies not included, only growth related
- Complies with Utah Code §11-36a-302
- Based on Layton TMP (2025) for travel demand
- Focus is on 10 year capital improvements
 - Does not include operation and maintenance
- Projects planned through 2034
 - Maintain LOS D without burdening existing residents
 - Include widening, new roads, restriping and signals

Growth and Service Levels

- Anticipated Growth: 122,414 average daily trips (ADT) by 2034.
 - Based on the analysis in TMP, anticipated growth resulting from new development
- Current LOS: most roads at D or better; LOS with E/F require improvements.
- Goal: maintain LOS D per Layton TMP (2025).



Planned Roadway Projects

Roadways

- 13 Projects with total cost of \$71.4 M
- \$11.4 M impact fee eligible, total impact fee eligible with inflation \$12.9 M

TABLE 4: LAYTON CITY 2034 ROADWAY PROJECT IMPACT FEE ELIGIBLE COST SUMMARY

#	Project	Type ²	Functional Class	Cost	Outside Funding Sources ¹	Outside Funding	% Cut-through	% Existing Reroute	% Impact Fee Eligible (until 2034)	Impact Fees Beyond 2034	Impact Fee Eligible Cost (until 2034)
Phase 1 (2024 - 2033)											
1	Hill Field Road: 2700 West to 3200 West	Widening	Minor Arterial (3 lanes)	\$3,900,000	COG	\$3,120,000	33%	0%	0%	67%	\$0 ³
2	Sand Ridge Parkway: Gentile St to 275 North*	New Roadway	Collector (2 lanes)	\$5,260,000	WFRC	\$4,471,000	71%	10%	4%	15%	\$31,560
3	3200 West: Hill Field Road to Gordon Ave & West Hill Field Road from 3200 West to 3475 West	C+G, Sidewalk Improvement	Collector (2 lanes)	\$880,000	COG	\$560,000	Gutter & Sidewalk Projects are not impact fee eligible.				
4	3200 West: Gentile Street to West Davis Corridor	C+G, Sidewalk Improvement	Collector (2 lanes)	\$2,713,051							
5	2200 West: Gentile Street to Layton Parkway	C+G, Sidewalk Improvement	Collector (2 lanes)	\$4,428,284							
6	Angel Street and Sugar Street Connection*	Roadway Realignment	Collector (3 lanes)	\$7,080,000							
7	East Gate Business Loop - East/West Leg*	New Roadway	Minor Arterial (3 lanes)	\$12,000,000			10%	5%	45%	40%	\$3,186,000
8	Main Street / State Street (SR-126)	Operations	Arterial (5 lanes)	\$13,000,000	UDOT	\$13,000,000	0%	0%	40%	60%	\$4,800,000
9	Fort Lane: Main Street to Layton Parkway*	Striping	Arterial (5 lanes)	\$75,000	WFRC	\$63,750	UDOT FUNDED				
10	SR-193: Fort Lane to US-89	Operations	Arterial (5 lanes)	\$9,450,000	UDOT	\$9,450,000	15%	0%	9%	76%	\$1,013
11	Antelope Dr: Fort Ln to 1450 E*	Striping	Arterial (5 lanes)	\$150,000			UDOT FUNDED				
12	2200 West: Gentile St to Antelope Dr*	Widening	Collector (3 lanes)	\$8,855,533			5%	0%	21%	74%	\$31,500
13	Antelope Dr; Woodland Park Dr to 700 West*	Widening	Principal Arterial (7 lanes)	\$3,621,496			3%	0%	30%	67%	\$2,656,660
TOTAL				\$71,413,364		\$30,664,750	6%	0%	20%	74%	\$724,299
											\$11,431,031

* Impact Fee Eligible Project

1. WFRC STIP (State Transportation Improvement Program), UDOT, adjacent cities, or other external funding sources

2. Widening costs estimates represent the cost of widening for new growth

3. Ineligible for impact fees due to projected 2034 ADT not exceeded existing capacity

Planned Intersection Projects

- Intersection Projects
 - 14 Projects with total cost \$6.2 M
 - \$3.8 M impact fee eligible, \$4.3 M impact fee eligible with inflation

TABLE 5: LAYTON CITY 2034 INTERSECTION PROJECT IMPACT FEE ELIGIBLE COST SUMMARY							
#	Intersection	Improvement	Cost	Other Outside Funding Sources¹	% Cut-through	% Impact Fee Eligible	Impact Fee Eligible Cost
PHASE #1 (2024–2033)							
1	3700 W & Gordon Ave	Signal	\$450,000	\$450,000	SYRACUSE FUNDED		
2	Sand Ridge Blvd & Gentile St*	Signal	\$450,000		71%	29%	\$130,500
3	2200 W & Layton Pkwy*	Signal	\$550,000		7%	93%	\$511,500
4	Gordon Ave & Cold Creek Way*	Signal	\$450,000		3%	97%	\$436,500
5	Layton Pkwy at 1700 West*	Signal	\$525,000		7%	93%	\$488,250
6	Gordon Ave & 2600 East*	Signal	\$500,000		1%	99%	\$495,000
7	200 South & Main Street*	Signal	\$380,000	\$304,000	5%	95%	\$72,200
8	Main Street & Hidden Cove	Pedestrian Hybrid Beacon	\$250,000	\$250,000	UDOT FUNDED		
9	Main Street & 1120 N	Pedestrian Hybrid Beacon	\$250,000	\$250,000			
10	Main Street & 650 N	Pedestrian Hybrid Beacon	\$250,000	\$250,000			
11	2700 West & Layton Parkway*	Signal	\$450,000		7%	93%	\$418,500
12	2125 E & Gordon Ave*	Signal	\$425,000		1%	99%	\$420,750
13	Gordon Ave & Angel St*	Intersection Improvement	\$408,225		3%	97%	\$395,978
14	SR-193 & Hobbs Creek Dr	Signal	\$450,000	\$450,000	UDOT FUNDED		
15	Hill Field Road & 2700 West*	Signal	\$450,000		33%	97%	\$436,500
		TOTAL	\$6,238,225	\$1,954,000	\$3,805,678		

1. WFRC STIP (State Transportation Improvement Program), UDOT, adjacent cities, or other external funding sources

* Impact Fee Eligible Project

Impact Fee Analysis (IFA)

Prepared by Zions Public Finance, Inc.



LAYTON CITY

Purpose

- Calculates fees to ensure new development pays proportionate share for growth related roadway impacts.
- Complies with Utah Code §11-36a-304 (Impact Fees Act).
- Based on Layton City Transportation IFFP (January 2025) by Wall Consultant Group.
- Impact fees based on ADT, previous impact fees were based on PM Peak traffic
- Impact fees to be spent or encumbered within 6 years after impact fee is paid
- Compared current land uses with ITE Codes
- Impact fees can be implemented 90 days following adoption by City Council

Proposed Impact Fees

- Total Cost per Trip \$173.37
 - (including 3% inflation)
- Anticipated Growth: 122,414 average daily trips (ADT) by 2034.

Summary of Cost per Trip	Amount
Buy-In Cost	\$33.16
New roadways	\$105.10
New intersections	\$34.99
Consultant cost	\$1.21
Fund balance credit	(\$1.09)
Summary of Cost per Trip	\$173.37

Proposed Impact Fees

- Total Cost per Trip \$173.37 (including 3% inflation)
- Proposed Impact Fees -ITE Trip Generation Manual(11th ed.)

ITE Code	ITE Land Use, 11th Edition	Unit	ITE Daily Trip Rate	Pass-By	Adjusted Trip Rate	Prop Max Fee
Port/ Terminal						
22	Airport, Heliport	Employees	14.94	0	14.94	\$2,590.15
Industrial						
110	Light Industry	1000 Sq. Feet Gross Floor Area	4.87	0	4.87	\$844.31
140	Manufacturing	1000 Sq. Feet Gross Floor Area	4.75	0	4.75	\$823.50
150	Warehousing	1000 Sq. Feet Gross Floor Area	1.71	0	1.71	\$296.46
151	Mini-Warehouse	Storage Units (100s)	17.96	0	17.96	\$3,113.71
Residential						
210	Single-Family Detached Housing	Dwelling Unit	9.43	0	9.43	\$1,634.87
215	Single-Family Attached Housing	Dwelling Unit	7.2	0	7.20	\$1,248.26
220	Multifamily Housing (Low-Rise) - Not Close to Rail Transit	Dwelling Unit	6.74	0	6.74	\$1,168.51
221	Multifamily Housing (Mid-Rise) - Not Close to Rail Transit 4-10 stories	Dwelling Unit	4.54	0	4.54	\$787.10
230	Low Rise Residential with Ground Floor Commercial	Dwelling Unit	3.44	0	3.44	\$596.39
240	Mobile Home Park	Occupied Dwelling Unit	7.12	0	7.12	\$1,234.39
254	Assisted Living	1000 Sq. Feet Gross Floor Area	4.19	0	4.19	\$726.42

Proposed Impact Fees Cont.

ITE Code	ITE Land Use, 11th Edition	Unit	ITE Daily Trip Rate	Pass-By	Adjusted Trip Rate	Prop Max Fee
Lodging						
310	Hotel	Rooms	7.99	0	7.99	\$1,385.23
Recreational						
492	Health/Fitness Club	1000 Sq. Feet Gross Floor Area	3.92	0	3.92	\$679.61
Institutional						
520	Elementary School	Students	2.27	0	2.27	\$393.55
522	Middle School / Junior High School	Students	2.1	0	2.10	\$364.07
550	College	Students	1.56	0	1.56	\$270.46
560	Church	1000 Sq. Feet Gross Floor Area	7.6	0	7.60	\$1,317.60
Medical						
610	Hospital	1000 Sq. Feet Gross Floor Area	10.77	0	10.77	\$1,867.18
640	Animal Hospital/Veterinary Clinic	1000 Sq. Feet Gross Floor Area	21.5	0	21.50	\$3,727.46
Office						
710	General Office Building	1000 Sq. Feet Gross Floor Area	10.84	0	10.84	\$1,879.32
720	Medical-Dental Office Building - Stand-Alone	1000 Sq. Feet Gross Floor Area	36	0	36.00	\$6,241.29
760	Research and Development Center	1000 Sq. Feet Gross Floor Area	11.08	0	11.08	\$1,920.94
Retail						
812	Building Material and Lumber Store	1000 Sq. Feet Gross Floor Area	17.05	0	17.05	\$2,955.94
820	Specialty Retail/Shopping Center	1000 Sq. Feet Gross Floor Area	37.01	0.29	26.28	\$4,555.64
840	Vehicle Dealership	1000 Sq. Feet Gross Leasable Area	27.84	0	27.84	\$4,826.59
850	Supermarket	1000 Sq. Feet Gross Floor Area	93.84	0.24	71.32	\$12,364.40
862	Home Improvement Store	1000 Sq. Feet Gross Leasable Area	30.74	0	30.74	\$5,329.39
875	Department Store	1000 Sq. Feet Gross Leasable Area	22.88	0	22.88	\$3,966.71
881	Pharmacy/Drugstore with Drive-Through	1000 Sq. Feet Gross Floor Area	108.4	0	108.40	\$18,793.31
Services						
912	Drive-in Bank	1000 Sq. Feet Gross Floor Area	100.35	0.35	65.23	\$11,308.43
932	High-Turnover (Sit-Down) Restaurant	1000 Sq. Feet Gross Floor Area	107.2	0.43	61.10	\$10,593.54
934	Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	467.48	0.55	210.37	\$36,470.95
944	Gasoline/Service Station	Vehicle Fueling Position	172.01	0.57	73.96	\$12,823.12
948	Car Wash	Wash Stall	77.5	0	77.50	\$13,436.18

September 18, 2025

City Council Meeting

5A. Layton Utah250 Community Committee Resolution 25-46



6A. Layton Park Plaza Condominium Amended Plat



LAYTON PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT

APPROXIMATELY 195
EAST GENTILE
STREET

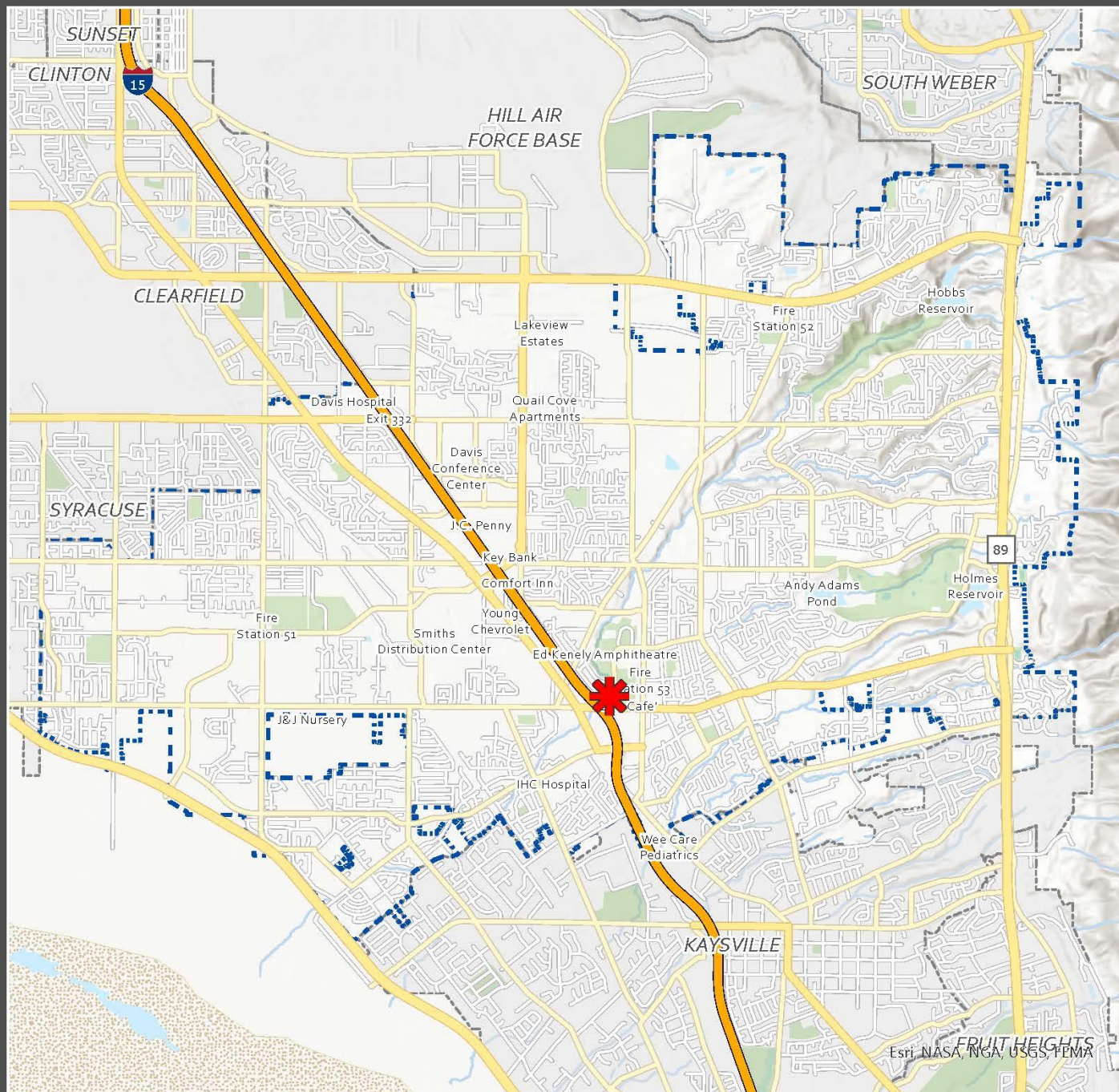
AMENDED PLAT

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

- PROJECT SITE



Map 1





LAYTON PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT

APPROXIMATELY 195
EAST GENTILE
STREET

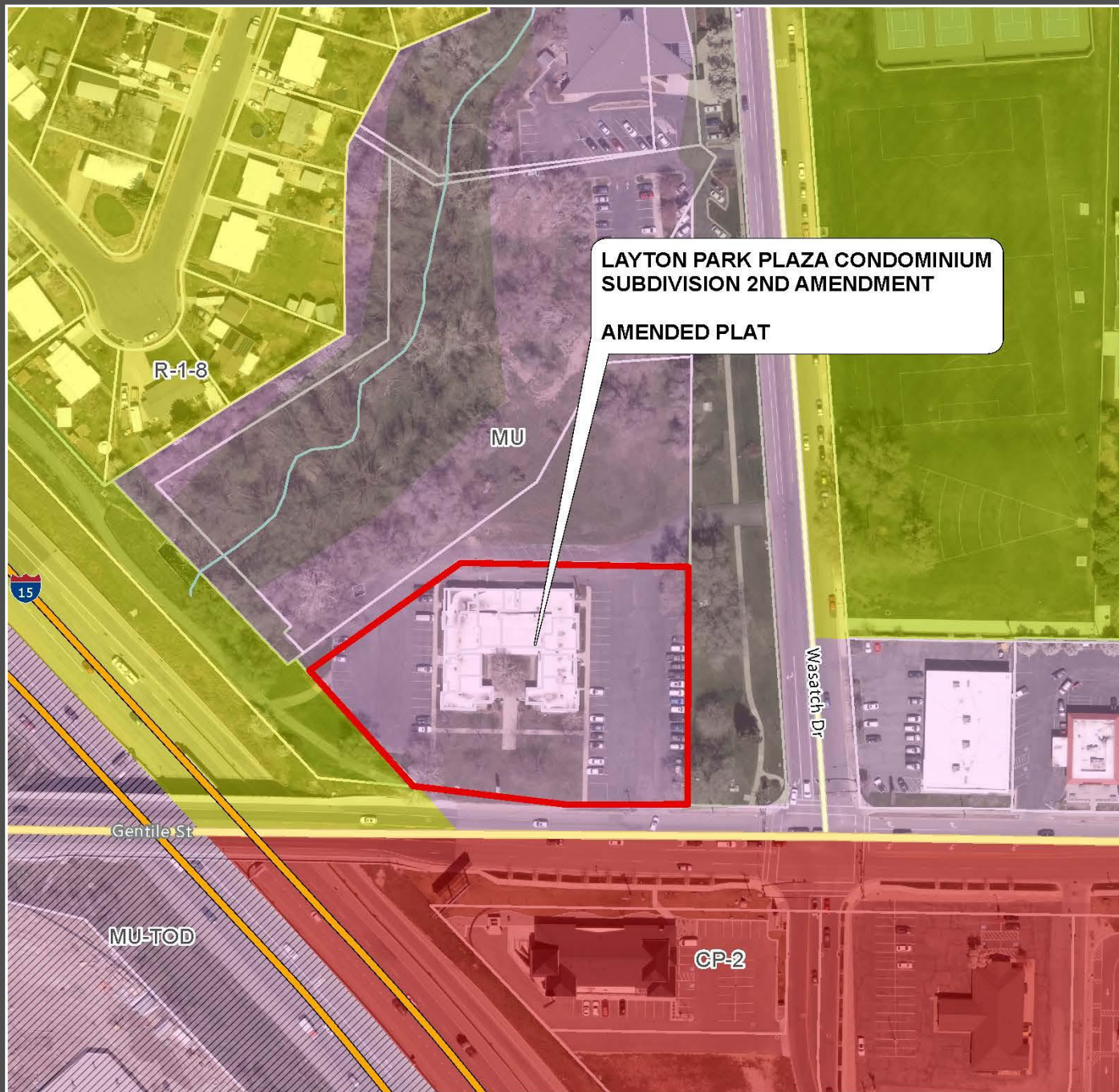
AMENDED PLAT

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

- PROJECT AREA



Map 2





LAYTON PARK PLAZA
CONDOMINIUM
SUBDIVISION
2ND AMENDMENT

APPROXIMATELY 195
EAST GENTILE
STREET

AMENDED PLAT

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

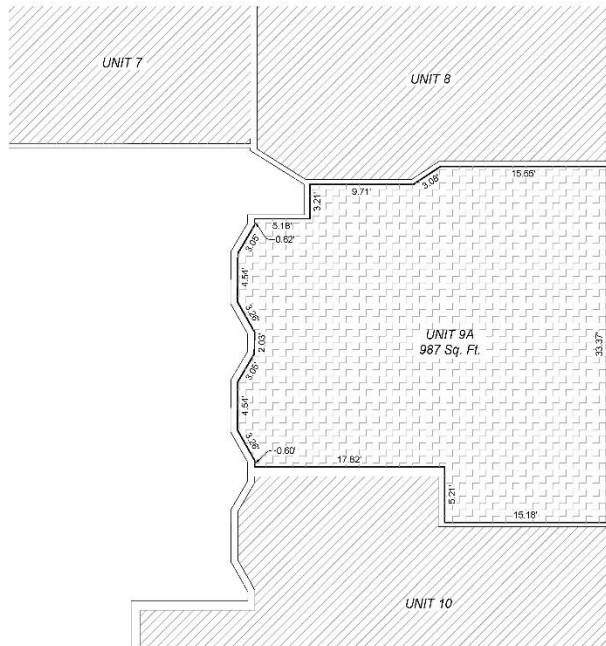
 - PROJECT AREA



Map 3



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



LEGEND

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

PREPARED BY:

CIR CIVIL ENGINEERING
 + SURVEYING
 12765 South Revere Road, Suite 100, South Jordan, Utah 84095
 (801) 581-4500, (801) 581-7541

SHEET

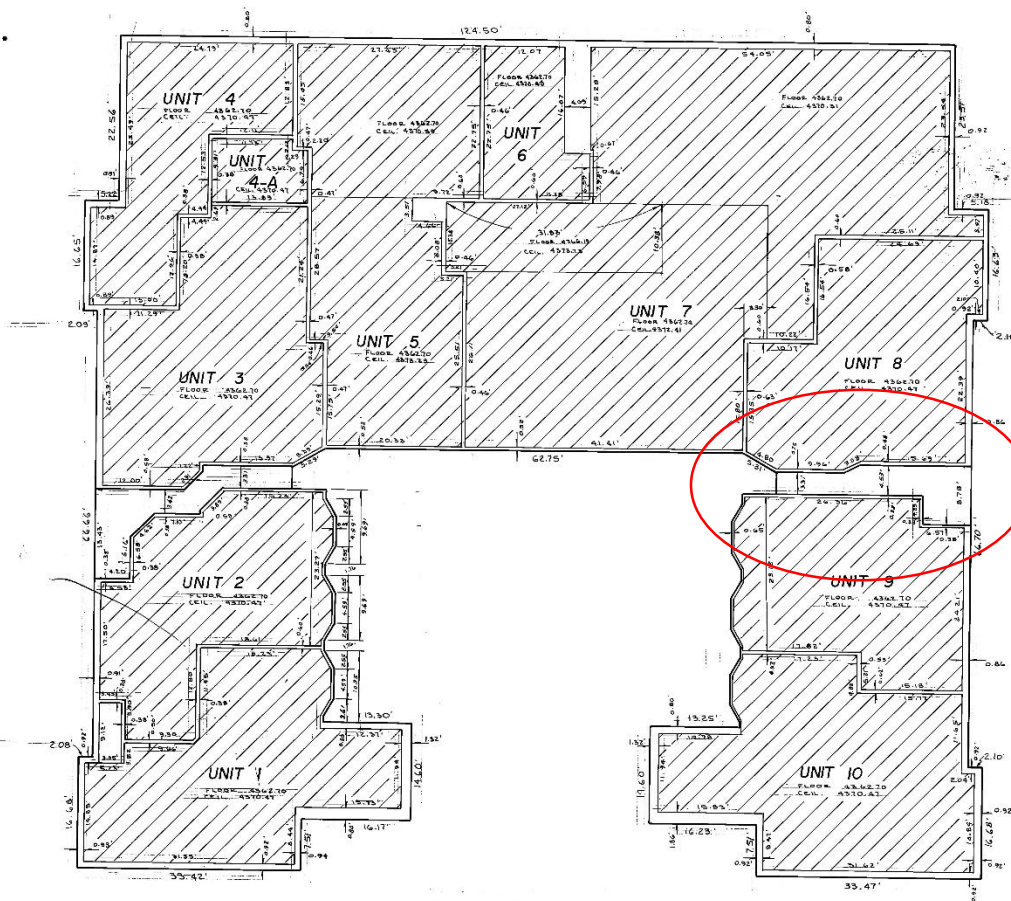
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2

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

LAYTON PARK PLAZA CONDOMINIUM

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



NOTE:

1. All elevations shown are Davis County Datum - Bench Mark - 200 of Southwest Corner of Southwest Corner of Section 21, T4N, R1W. Elevation = 4359.66
2. Basis of Bearings: Davis County Survey Datum
3. Each Condominium Unit is designated by cross hatching and by the word "Unit" followed by a number designation. For dimensions see above 2. The common area is the area within the project boundary, excepting therefrom the designated units.
4. The vertical limits of the respective units are horizontal planes having the elevations reflected on maps, see above 2.
5. All distances from buildings to property lines are measured perpendicular to property, unless otherwise noted.
6. Area not cross hatched designates common area.

CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the 13th DAY OF MAY, 1979.

Cliff Hest
Secretary

CITY APPROVAL

I do certify that this Plan and Subdivision were duly approved and accepted by the City Council of Layton City, Utah on the 15th DAY OF MAY, 1979.

Mayor James S. Shugart
Recorder *James S. Shugart*



COUNTY RECORDER

ENTRY No. 250200 Fee Paid \$20.00

Filed For Record and Recorder

THIS 20th DAY OF MAY, 1979

AT 1207 PM IN Book 002 OF

OFFICIAL RECORDS Page 350

Carol D. Manning
DAVIS COUNTY RECORDER

S-1261



6B. Commercial Uses within Manufacturing Zones

Text Amendment

Ordinance 25-21

Proposed Changes

- Exception for Athletic uses located in M-2 zone, within 275' of arterial roadway
- Creates definitions for athletic center, sports facility and studio health land uses
- Updates the Land Use Regulation Table 6-2



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

"Auto Repair, Major": A ... engines, transmissions, or differentials.

"Auto Wrecking, Salvage Yard": ... in the zoning district.

...

"Skateboard Ramp (Private)": An ... side to the other.

"Solid Waste": Any discarded ... not flow under stress.

"Sports Facility/Complex": An establishment offering indoor and/or outdoor facilities for sports-based recreation, training, or competition. Such facilities may be designed to accommodate organized athletic competitions, recreational league play, tournaments, and other such sports related activities. Facilities may include fields, courts, arenas, spectator seating, and concession areas on a small scale. These facilities are intended for community or recreational uses and do not include professional stadiums or other large-scale venues.

"Stable, Private": A detached ... remuneration, hire, or sale.

"Stable, Public": A stable ... than a private stable.

...

"Structure": That which is ... or less in height.

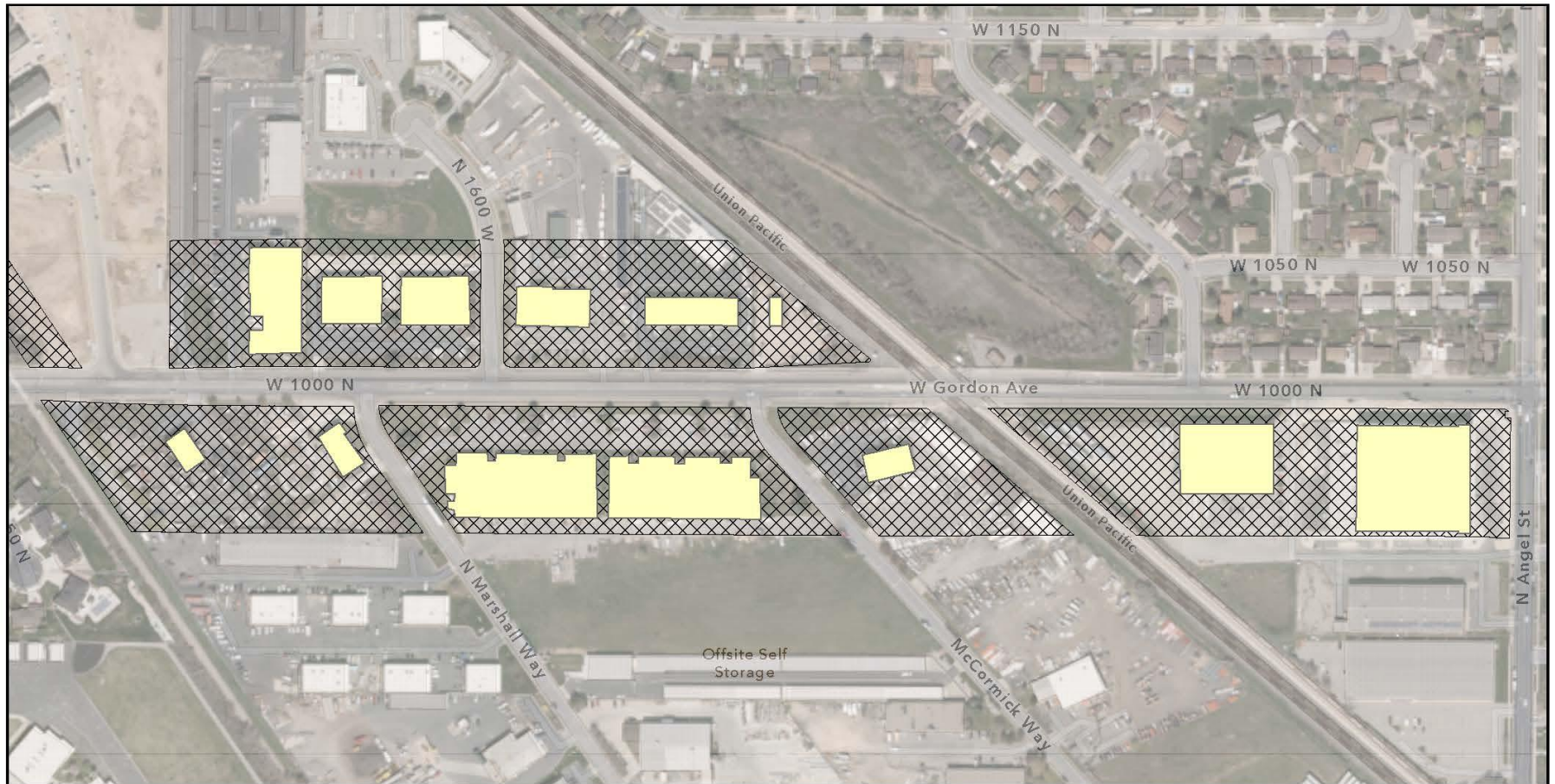
"Structure, Accessory": A subordinate ... principal or main structure.

"Studio - Heath, Exercise, Dance, Music, Drama, or Similar": An establishment primarily used for the instruction, rehearsal, or personal practice of health, fitness, performing arts, or similar disciplines. Typical activities include yoga, Pilates, weight training, martial arts, dance, music lessons/production, acting classes, or other similar instructional uses.

19.06.000 Tables 6-1 and 6-2

TABLE OF LAND USE REGULATIONS																								
		TABLE 6-1													TABLE 6-2									
Land Use Classification	ITE Classification	A	R-S	R-1-6	R-1-8	R-1-10	R-MH	R-2	R-M1	R-M2	R-H	C-TH	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD	
RECREATIONAL USES																								
Indoor Commercial Amusement																P	P	P	P	P		L3	L3	
Outdoor Limited Comm. Amusement														C		C	C	C	C	C	C	C	C	
Outdoor Commercial Amusement																C	C	C	C	C	C			
Athletic Center/Tennis/Swim Club											C			C		P	P	P	C		L4	C	G	
Golf Course		C	C	C	C	C	C	C	C	C	C			C					C	C				
Sports Facility/Complex											C			C		P	P	P	C		L4			
Studio - Health, Exercise, Dance, Music, Drama, or Similar														P	P	P	P	P	P	L4	L4	L3	L3	
Theater, Indoor																	P	P	P	C		C	C	
Theater, Live														C		C	P	P	P			C	C	
Theater, Outdoor																		C	C	C				

Buildings within 275 ft. Buffer Along Gordon Avenue



- Eligible for L4 Exemption
- 275 ft. from Arterial

Buildings within 275 ft. Buffer Along Hill Field Road



-  Eligible for L4 Exemption
-  275 ft. from Arterial

