

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, January 13, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, January 13, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:45 PM** for review of the agenda items listed below.

PUBLIC HEARING

1. Hines at Three Farms – REZONE (6 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, January 13, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, January 13, 2026**, 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 – DECEMBER 23, 2025.

PUBLIC HEARING

1. Hines at Three Farms – REZONE

The applicant, Greg Timothy, representing Ivory Development, LLC, is requesting a rezone of 30.5 acres from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) zoning to develop a single-family residential subdivision. The property is located at approximately 2746 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
DECEMBER 23, 2025**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Justin Whitworth and Commissioner Wesley Felice

OTHERS PRESENT:

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

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

ADMINISTRATIVE REVIEW

1. Legacy Doors, LLC – CONDITIONAL USE

Planner Montague asked if the Commission had any questions from the packet.

Commissioner McDonough noted that he had looked at the property and noted that it was a mess. There was furniture in the front yard and what appeared to be trash and debris in the back. Commissioner McDonough expressed concern about permitting a business at the home location. Assistant City Attorney Applonie stated that any code enforcement issues should be handled separately.

Planner Montague stated there had been a code compliance case over the summer with the applicant; however, that has been closed due to compliance. Deleterious objects kept in the front yard is not a zoning issue. Commissioner McDonough asked whether it was appropriate for the Commission to be concerned about the state of the home and the potential impacts on the neighbors. City Planner McIlrath shared that the code compliance officer can take another look at the property and verify that the issues have been resolved. However, the Commission can only address the petition as it relates to the business license. It's not that the City doesn't care about the state of the residence but it needs to be handled through the appropriate process. Commissioner McDonough asked if maintaining code compliance could be added to the motion. City Planner McIlrath stated that such concerns could be stated for the record but cannot be conditions of approval.

Commissioner Pierce asked whether the applicant brought the petition to the Planning Commission because neighbors declined to provide consent signatures. Planner Montague stated that one of the homes had been sold and the applicant wasn't able to meet that neighbor and therefore, brought his petition to the Commission. Commissioner Pierce expressed concern about the parking and maneuvering

of the large trailer and its impact on the neighbors who may be parking on the street. It is a regular width street. Planner Montague stated that there shouldn't be any issues as the parking pad has been expanded since the printing of the site plan and it can be parked 10' from the right-of-way, which meets code. Commissioner Pierce noted then that it should be easier to get in-and-out. Planner Montague affirmed.

ADJOURNMENT:

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



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
DECEMBER 23, 2025**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Justin Whitworth and Commissioner Wesley Felice

OTHERS PRESENT:

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING –
November 25, 2025, and December 9, 2025.**

Chair Steenblik called for a motion to approve the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting Minutes for November 25, 2025 and December 9, 2025. Commissioner Freebairn seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

ADMINISTRATIVE REVIEW

1. Legacy Doors, LLC – CONDITIONAL USE

The applicant, Michael Feasel, is requesting a conditional use permit for a high-impact home occupation to provide general contractor services for residential construction. The property is located at approximately 56 East Emerald.

Planner Montague presented the item.

Background: The applicant and property owner, Michael Feasel, is requesting a conditional use permit for a high-impact home occupation. High-impact home occupations are required to either obtain signatures of approval from adjacent and abutting property owners or request the Planning Commission review their application as a conditional use permit at a public meeting. The applicant has requested their application be reviewed by the Planning Commission as a conditional use permit.

The proposed home occupation intends to provide contractor services for residential construction. The proposed home occupation will occupy a 100 square-foot area of the main floor as an office. The business

will use the concrete parking pad west of the main driveway to store a 20' enclosed trailer. This trailer will contain construction tools/equipment and materials. All utilized space complies with the requirements for a home occupation.

Alternatives to the Motion: Alternatives are to: 1) Grant conditional use approval of the High-Impact Home Occupation subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for the High-Impact Home Occupation with additional conditions if the Planning Commission identifies additional reasonably anticipated detrimental effects of the proposed use that need to be mitigated; or 3) Deny the conditional use application for the High-Impact Occupation finding that the application does not comply with municipal standards for Home Occupations.

Recommendations: Staff recommends that the Planning Commission approve the conditional use approval of the High-Impact Home Occupation, subject to the applicant meeting all conditions listed in the Staff Report.

Planning Commission Discussion:

Commissioner McDonough stated concern about the condition of the property in general with a significant amount of deleterious objects in the front and back yards, and the general state of the home. Commissioner McDonough expressed concern about the additional impacts on the neighborhood if the home business is approved.

Chair Steenblik confirmed that if there are code compliance issues they would be reviewed separately by Staff. Planner Montague affirmed.

Commissioner Freebairn noted the limited parking on the premises and questioned if there would be noise pollution from the business. Planner Montague stated the only business-related sounds would be from the truck and possibly from loading and unloading the trailer. All work will be completed off-site and no employees will be coming to the home.

Commissioner McDonough stated the trailer is already being stored on-site. Planner Montague affirmed, and clarified that was being stored in compliance with the Home Occupation ordinance.

Chait Steenblik noted that the code is the same for parking RVs. Planner Montague affirmed.

Public Comment:

NONE

MOTION:

Commissioner Pierce motioned that the Planning Commission grant conditional use approval of the High-Impact Home Occupation, subject to the applicant meeting all conditions listed in the Staff Report. Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:09 PM, Commissioner McDonough motioned to adjourn. Commissioner Pierce seconded the motion, which was approved unanimously following a roll-call vote, and the meeting was adjourned.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Rezone Request – Hines at Three Farms – A (Agriculture) and R-S PRUD (Residential Suburban w/ Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential) – Approximately 2746 West Gentile Street

Staff Contact: Kem Weaver, Planner II

Background: The applicant, Greg Timothy, representing Ivory Development LLC, is requesting a rezone of 30.5 acres from A (Agriculture) and R-S PRUD (Residential Suburban w/ Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential) zoning. The subject property is adjacent to R-S (Residential Suburban) zoning to the west and A (Agriculture) zoning to the north, south and east.

The proposal for the rezone is to develop a single-family residential subdivision comparable to the surrounding single-family residential subdivisions. The submitted concept plan is proposing 84 single-family lots under the R-1-10 zoning designation with street connections from the subdivisions to the west and to the recently constructed 2700 West street.

The applicant will be required to go through the subdivision process to subdivide the property into single-family residential lots and dedicate all proposed streets within the subdivision to the City. The concept plan may change with future preliminary plat reviews.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential); or 2) Recommend the City Council deny the rezone request.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential).



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: January 13, 2026

RE: Rezone Request – Hines at Three Farms – Rezone from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential) – Approximately 2746 West Gentile Street

LOCATION: Approximately 2746 West Gentile Street

CURRENT ZONING: A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development Overlay)

PROPOSED ZONING: R-1-10 (Single Family Residential)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 30.5 acres of vacant land located in west Layton. The property is located north of Gentile Street and west of 2700 West with street frontage on both Gentile Street and 2700 West.

The subject property is adjacent to R-S (Residential Suburban) zoning to the west and A (Agriculture) zoning to the north, south and east.

BACKGROUND INFORMATION

The applicant, Greg Timothy, representing Ivory Development LLC, is requesting a rezone for the subject property. The purpose for the rezone is to develop a single-family subdivision under the R-1-10 zoning guidelines. The applicant has provided a concept plan as an exhibit showing how the proposed subdivision would be planned. The concept plan shows street connections from existing subdivisions to the west and to the newly constructed 2700 West street. The concept plan is proposing 84 residential lots, which includes an existing home fronting Gentile Street.

The applicant is required to go through the subdivision process to create the subdivision and dedicate all proposed roads to Layton City. There are a number of corrections on the concept plan that will need to be addressed during review of the preliminary plat. The proposed number of lots and some street configurations may change from the concept plan to the preliminary plat for the subdivision to meet City ordinances.

STAFF REVIEW

General Plan

State Code 10-9a-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for low density with neighborhood agricultural heritage overlay. The neighborhood agricultural heritage overlay provides the option to apply the planned residential unit overlay (PRUD) to the underlying zone; however, this is an option and not required by the General Plan. The R-1-10 zone as requested by the applicant is consistent with the General Plan and constitutes a continuation of single-family development in this area as defined in the General Plan.



Figure 1 - Layton City General Plan Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed rezone subject to meeting all City requirements and General Plan guidelines.



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

MEMORANDUM

TO: Greg Timothy; gregt@ivorydevelopment.com
Peter Duberow; peter@edmpartners.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: December 4, 2025

SUBJECT: Hines at Three Farms Rezone
2746 West Gentile

I have reviewed the Petition for Amending the Zoning Ordinance for seven parcels of ground containing approximately 30.50 acres at 2746 West Gentile. The applicant is requesting a zoning change from R-S and A to R-1-10 develop the parcels into single family lots. The Engineering Department has the following concerns regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

1. The developer should be aware that the City does not own the 2700 West right-of-way (ROW) and is currently in litigation with the owners of the 2700 West ROW regarding the City's right to acquire the property through eminent domain. No connections can be made to the street or utilities within the ROW until the litigation has been resolved and the City has ownership of the land.
2. The developer should be aware that the City intends to establish a payback for the infrastructure constructed in association with the 2700 West project. The final payback amounts will be calculated upon resolution of the litigation previously mentioned.
3. The 2.68 foot shift in the 2700 West ROW is not an intentional part of the street design. The ROW line is intended to be at the back of sidewalk. The ROW line will need to be adjusted in the final subdivision stage of development of this area.
4. The UP&L parcel number to the north is incorrectly identified as 12-109-0089 in the drawing and in the legal description. The correct parcel number is 12-109-0069.
5. The Hines Associates parcel (12-109-0379) to the north should be labeled for consistency.

The following utility information is provided for informational purposes and may not be inclusive.

Street – The developer shall be responsible to remove the temporary turn-arounds on 75 North and 150 North. The developer shall also be responsible for any utility relocation, driveway tie-ins as well as landscape repair.

Due to limited sight distances and street access restrictions on 2700 North, it is anticipated that public street connections to 2700 West will be located at the locations shown in the attached drawing.

150 North will be designated as a 62-foot Residential Collector.

Gentile was overlaid in 2023 and is under a three year “no cut” moratorium until October 2026. 2700 West was constructed in 2024 and is under a three year “no cut” moratorium until October 2027. (MC 12.16.100)

Access to 2700 West from single family lots will be prohibited.

Access to Gentile from single family lots will require a hammerhead or circular drive to allow vehicles to leave the lots forward facing.

Culinary Water – There is an 8-inch culinary water line in 75 North, 150 North, and 325 North. Two 8-inch culinary water line stubs were installed from 2700 North with the construction of the road at the future street locations shown in the attached drawing.

Based on the city water model, the fire flow available to the development with a looped system based on the concept plan provided with the rezone application will be approximately 8,000 gpm with 100 psi. The fire flow will be refined with the approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants.

A culinary water sampling station will need to be constructed within the development. The final location will be determined by the City Water Supervisor. (DG 4.14.F)

Sanitary Sewer – There is a 24-inch NDS sanitary sewer line on the north side of Gentile. Any connections to their main will need to meet their standards.

There are 8-inch sanitary sewer mains in 75 North, 150 North, and 325 North. 2700 North does not have sanitary sewer capacity to address this development.

Storm Drain – The storm drain in this area is master planned to drain west into the 18-inch in 325 North (5 cfs), the 24-inch in 150 North (17.5 cfs), and the 18-inch in 75 North (5 cfs) and south into the 27-inch in Gentile (17.5 cfs). The storm drain in 2700 West was not sized to address the storm drain run off from the rezone parcels. The 27-inch storm drain in Gentile stops at the western property line of parcel 12-109-0375. This line may need to be extended to address the development.

The development will need to comply with Low Impact Development requirements in Section 6.14 of the City Guidelines and Design Standards. Items of note for the LID:

- 1) This property is serviced by a regional detention facility located at the south end of 3200 West on the Nature Conservancy properties where the water is harvested and reused.
- 2) The feasibility to implement LID BMPs may be impacted by the geotechnical findings.
- 3) Infiltration tests will need to comply with the requirements outlined in Section 8.16 and are only required if infiltration is a possibility.

Land Drain – A land drain system will be required for any home/building as specified in the geotechnical report and as required per MC 18.40.020.

There are 8-inch land drain mains in 75 North, 150 North, and 325 North. The 8-inch land drain in Gentile ends at the eastern property line of the home at 20 North Sierra Way. This line may need to be

extended to address the development. 2700 North does not have a land drain main to address this development.

Secondary Water – Two 8-inch Layton City secondary water stubs were installed from 2700 North with the construction of the road at the future street locations shown in the attached drawing. 8-inch secondary water mains will need to be constructed in all public streets and extend to the subdivision boundary lines. (DG 15.04.E)

Miscellaneous –

1. Water exaction requirements will need to be met. The water requirement will need to be provided via certificates from Kays Creek Irrigation, Holmes Creek Irrigation, or Davis Weber Counties Canal Company and through the Trilateral Water Agreement.
 - a. Parcel 12-109-081, containing 21.18 acres, is a child parcel of 12-109-0068 which has trilateral water available for assignment towards the water exaction requirement for this parcel only. The Trilateral water provision is for 3 acre-feet of water per acre of land. The developer shall pay a Trilateral water fee as determined by Weber Basin (currently \$4,200.00 per acre-foot). This fee will be added to the subdivision fees and must be paid prior to scheduling a preconstruction meeting.
 - b. Any future development of this parcel that results in additional water exaction, beyond the available Trilateral water, will require the developer to bring in additional water shares.
 - c. Water share certificates shall be required to meet the water requirement for all other parcels.
2. Street lights will need to be installed along all public streets. A preliminary layout will be provided upon receipt of the preliminary plans. The developer will be responsible to pay for the purchase of the street lights and the installation by the City's contractor.
3. All overhead utilities along Gentile will need to be buried. The developer shall be responsible to coordinate with RMP and other utility companies to bury these lines at the developer's expense. (DG 1.08.Telephone & Power)
4. The developer shall contact and coordinate with Enbridge Energy, Rocky Mountain Power, Utopia, CenturyLink/Lumen, and other utility companies to determine their requirements for development as well as the location of their facilities within the project.
5. The developer shall be responsible to coordinate with the irrigation users and/or ditch master for any changes to the existing irrigation system. (DG 13.04) Our records indicate the irrigation system is the West Layton Ditch company and the ditch master is Mike Kolendrianos.

While the concept plan included with the rezone application was not reviewed as part of the rezone application by the Engineering Department, the developer and their engineer should be aware of the following standards and guidelines that may impact the design of the project.

- 1) Street intersections shall have an approach to an intersection of at least 100 feet of tangent approach. (DG 3.04.A.2)
- 2) The street extension to the north for parcel 12-109-0379 will need to be shifted to line up with the western north/south street. This will allow gravity utilities to drain from the parcel. This will also allow for a street configuration on the vacant parcel that meets the City minimum curve standards.
- 3) DG Standards 3.12.H, 5.02.H, 6.06.L, & 7.06.H prohibit reverse grade streets and gravity utilities to a maximum length of 200 feet. The gravity utilities in the southern street with connection to

2700 North would be reverse grade to drain into the mains in 150 North. The length measured on the concept plan is over 650 feet.

- 4) The maximum block length in the R-1-10 zone is 800 feet. (MC 18.28.010) The length between 150 North and 325 North measures to approximately 1,060 feet.



Community • Prosperity • Choice


Mayor • Joy Petro
City Manager • Alex R. Jensen

• Fire Department •
Scott Maughan • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

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

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Hines at Three Farms Rezone @ 2746 W Gentile St

CC: 1) Engineering
2) Greg Timothy, greg@ivorydevelopment.com
3) Peter Duberow, peter@edmpartners.com

DATE: December 4, 2025

I have reviewed the rezone received on November 6, 2025 or the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. **(2021 IFC 507.3/Appendix B)**
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. **(2021 IFC Section 503)**

3. Where applicable, two means of egress may be required. **(2021 IFC Appendix D as Amended)**
4. On site fire hydrants may be required. **(2021 IFC Section 507)**

These plans have been reviewed for Fire Department requirements only. Other departments may review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

GM\#4ANNEX/REZONE:sh
Plan #S25-144 District #40
Project Tracker #LAY2511063481



Memorandum

To: Greg Timothy, Peter Duberow
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: November 14, 2025
Re: Hines at Three Farms, Rezone – 2746 W. Gentile St.
Review: Review 1

The proposed Hines at Three Farms, to be located at 2746 West Gentile Street (Tax ID#s: 12-109-0074, 12-109-0073, 12-109-0072, 12-109-0287, 12-109-0285, 12-109-0375, and 12-109-0381) lie within the City's existing Harmony Place Park service area. The applicant's proposed rezone from A & R-S to R-1-10 would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted on November 6th and has no comments or concerns regarding approval of the rezone.

Note: These plans have been reviewed by the Parks & Recreation Department. Other departments must review these plans and will have their requirements. This review by the Parks & Recreation Department must not be construed as final approval from Layton City.

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











HINES AT THREE FARMS

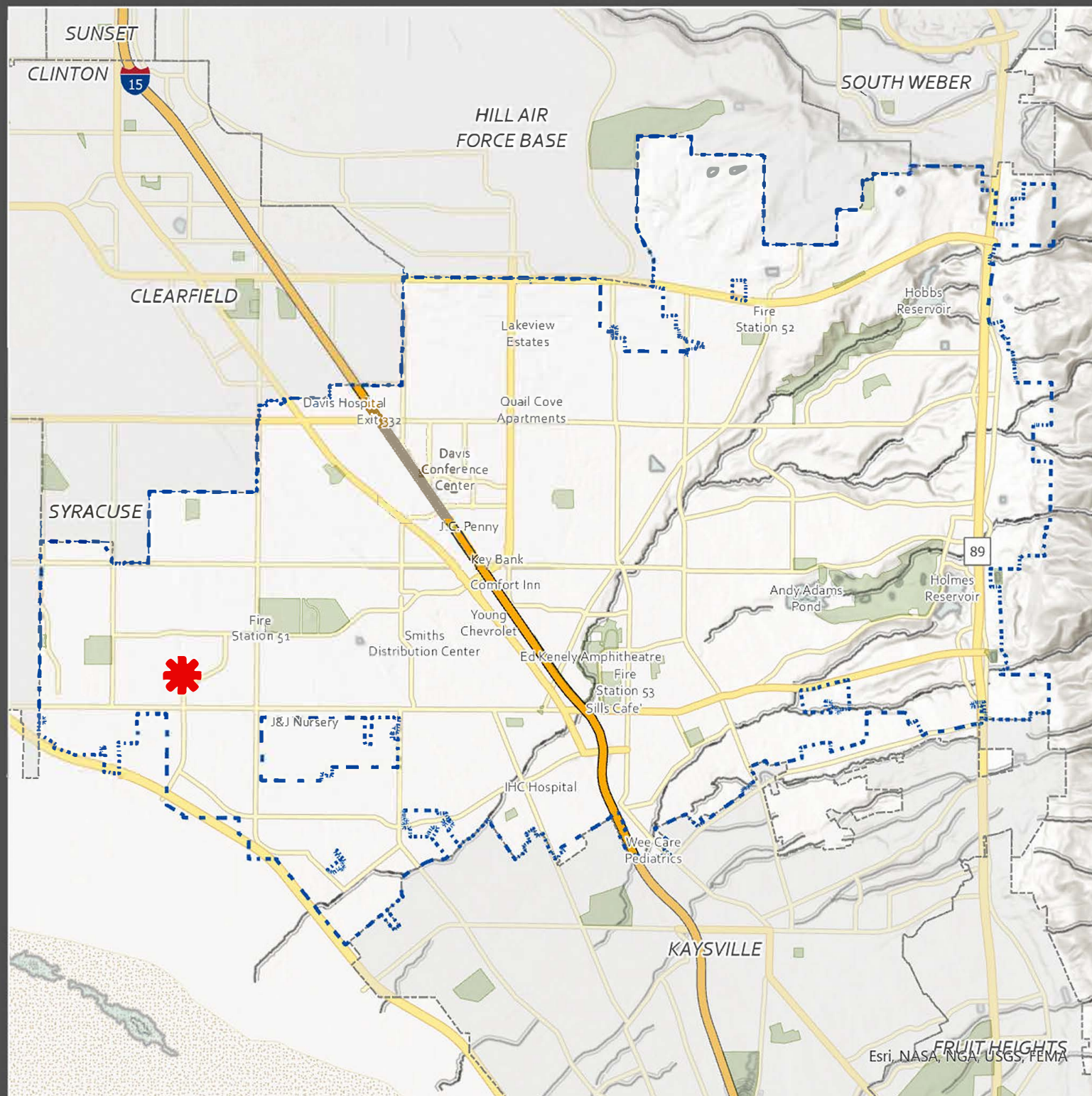
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



Map 1











HINES AT THREE FARMS

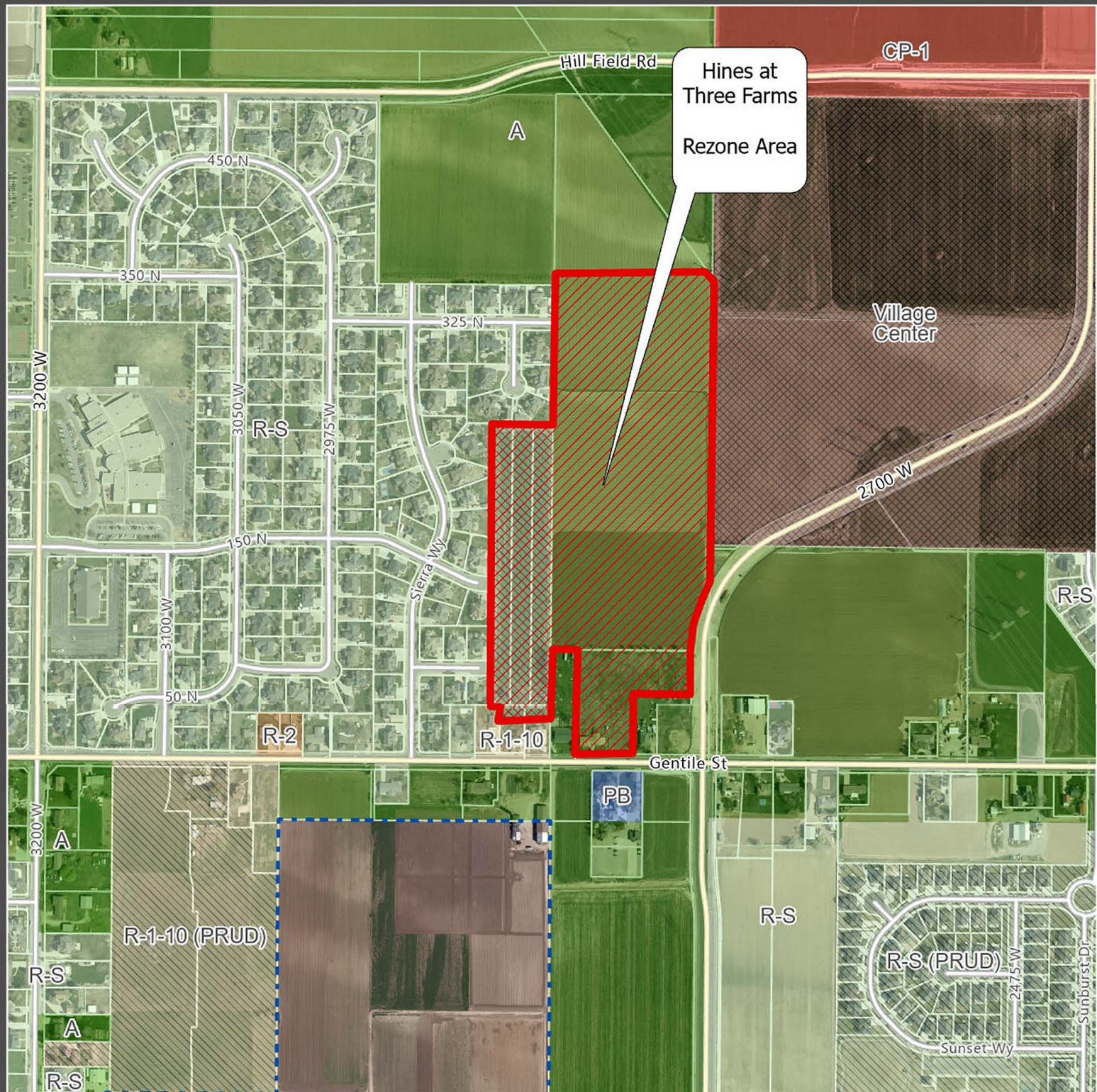
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



Map 2











HINES AT THREE FARMS

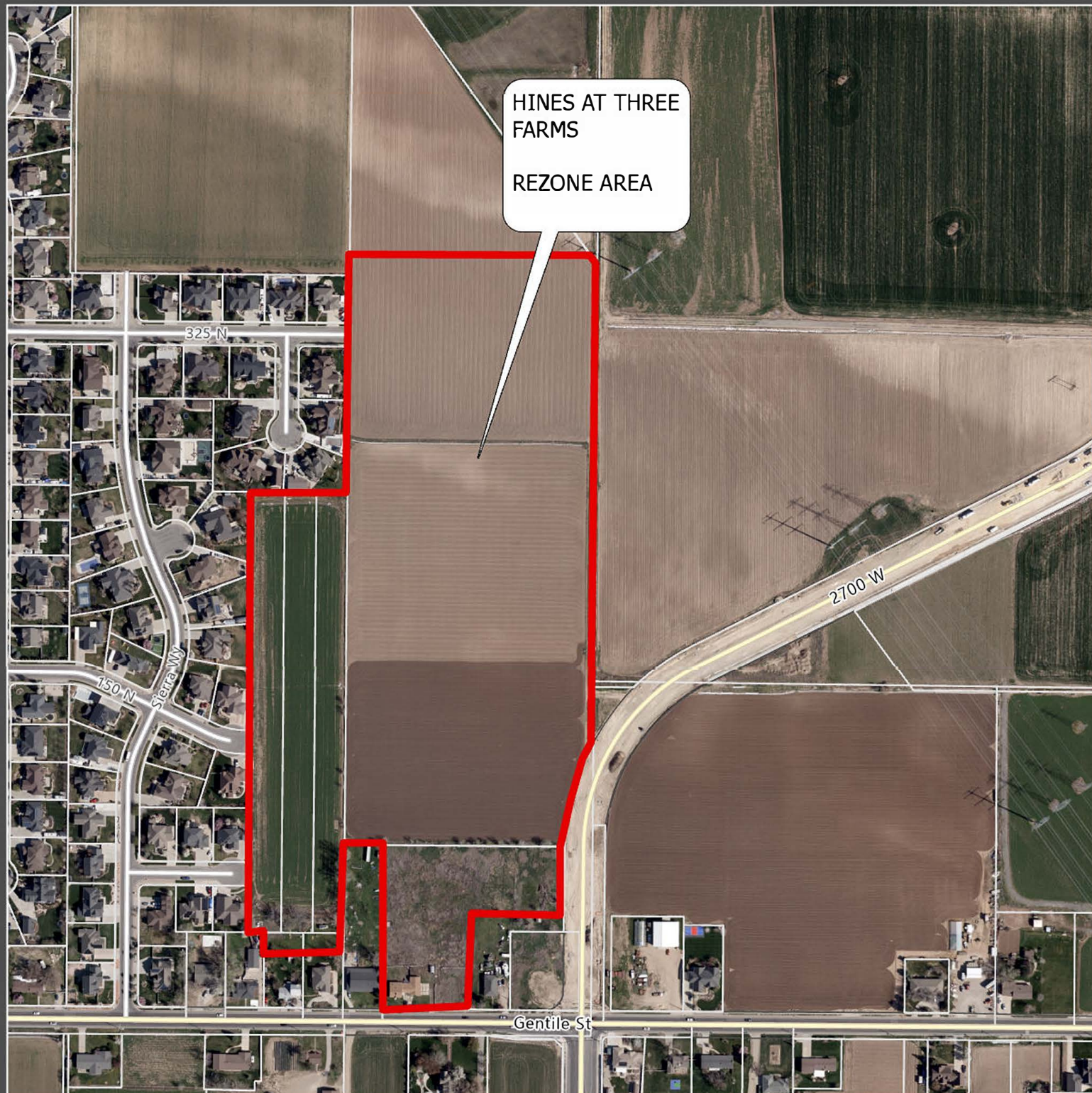
APPROXIMATELY
2746 WEST
GENTILE STREET

REZONE

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



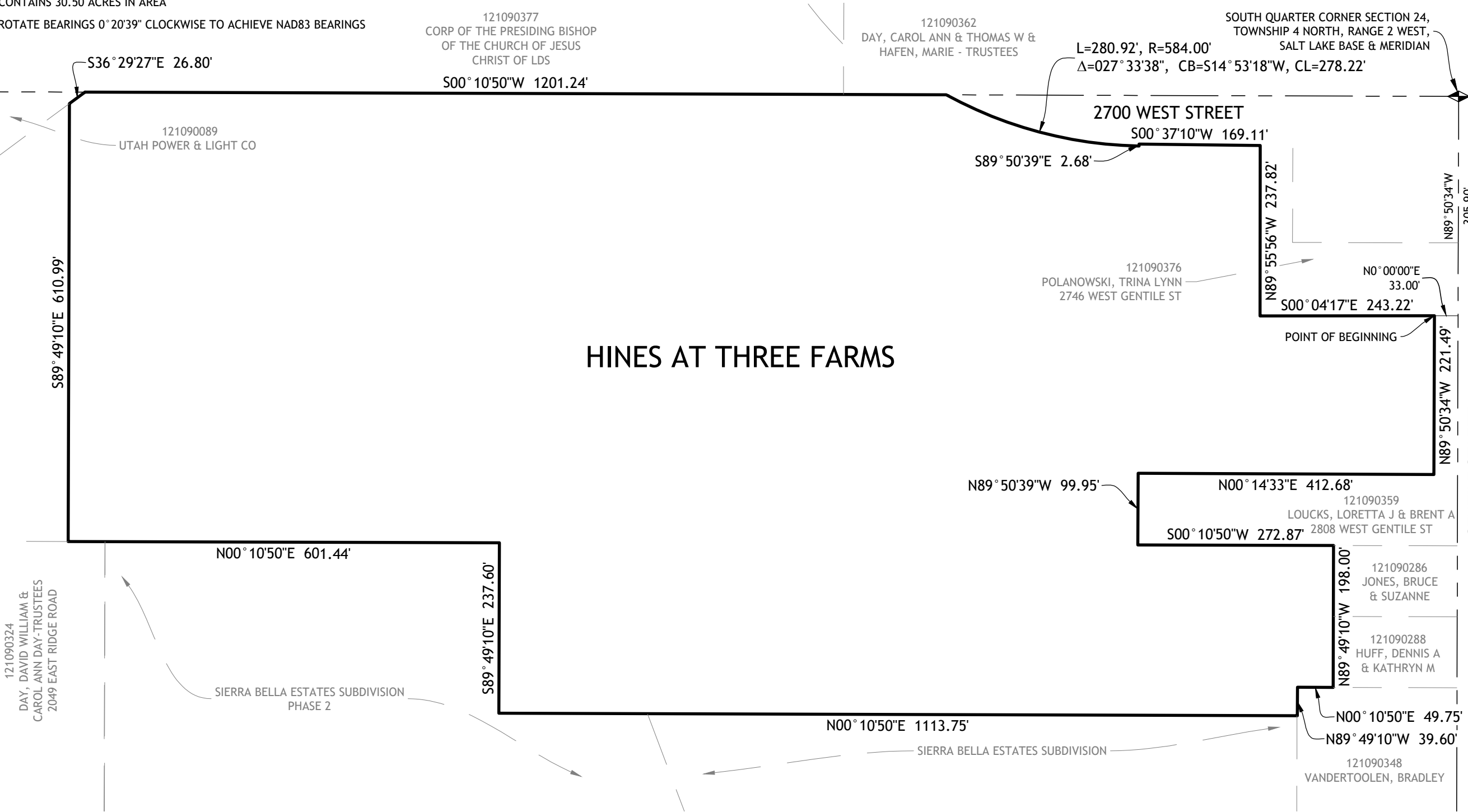
Map 3



C:\Users\jdm\EDM Partners Dropbox\Projects\Hines at Three Farms\Survey\Boundary\Rezone Boundary.dwg

OVERALL BOUNDARY DESCRIPTION:
A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET (A LAYTON CITY STREET), SAID POINT OF BEGINNING BEING N89°50'34"W 305.90 FEET AND N00°00'00"E 33.00 FEET FROM SOUTH QUARTER CORNER OF SAID SECTION 24 AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°50'34"W 221.49 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0359; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND PARCELS #12-109-0286 AND #12-109-0288 THE FOLLOWING FOUR (4) COURSES: 1.) N00°14'33"E 412.68 FEET; 2.) N89°50'39"W 99.95 FEET; 3.) S00°10'50"W 272.87 FEET; 4.) N89°49'10"W 198.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0348; THENCE ALONG SAID PARCEL THE FOLLOWING (2) TWO COURSES: 1.) N00°10'50"E 49.75 FEET; 2.) N89°49'10"W 39.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SIERRA BELLA ESTATES SUBDIVISION, RECORDED AS ENTRY #2076520 IN BOOK 3796 ON PAGE 286 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY OF SIERRA BELLA ESTATES SUBDIVISION PHASE 2 RECORDED AS ENTRY #2179775 IN BOOK 4064 ON PAGE 1008 AT THE DAVIS COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: 1.) N00°10'50"E 1113.75 FEET; 2.) S89°49'10"E 237.60 FEET; 3.) N00°10'50"E 601.44 FEET; THENCE S89°49'10"E 610.99 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL 12-109-0089; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSE: 1.) S36°29'27"E 26.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL #12-109-0377; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00°10'50"W 1201.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 2700 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURES: 1.) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 584.00 FEET, A DISTANCE OF 280.92 FEET, A CHORD DIRECTION OF S14°53'18"W, AND A CHORD DISTANCE OF 278.22 FEET; 2.) S89°50'39"E 2.68 FEET; 3.) S00°37'10"W 169.11 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL #12-109-0376; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING (2) COURSES: 1.) N89°55'56"W 237.82 FEET; 2.) S00°04'17"E 243.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 30.50 ACRES IN AREA
ROTATE BEARINGS 0°20'39" CLOCKWISE TO ACHIEVE NAD83 BEARINGS



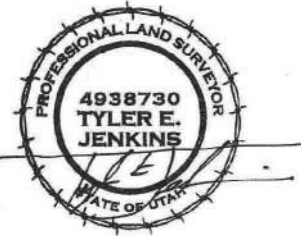
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SCALE: 1" = 150'
0 75 150



10/16/2025
FOR REVIEW ONLY



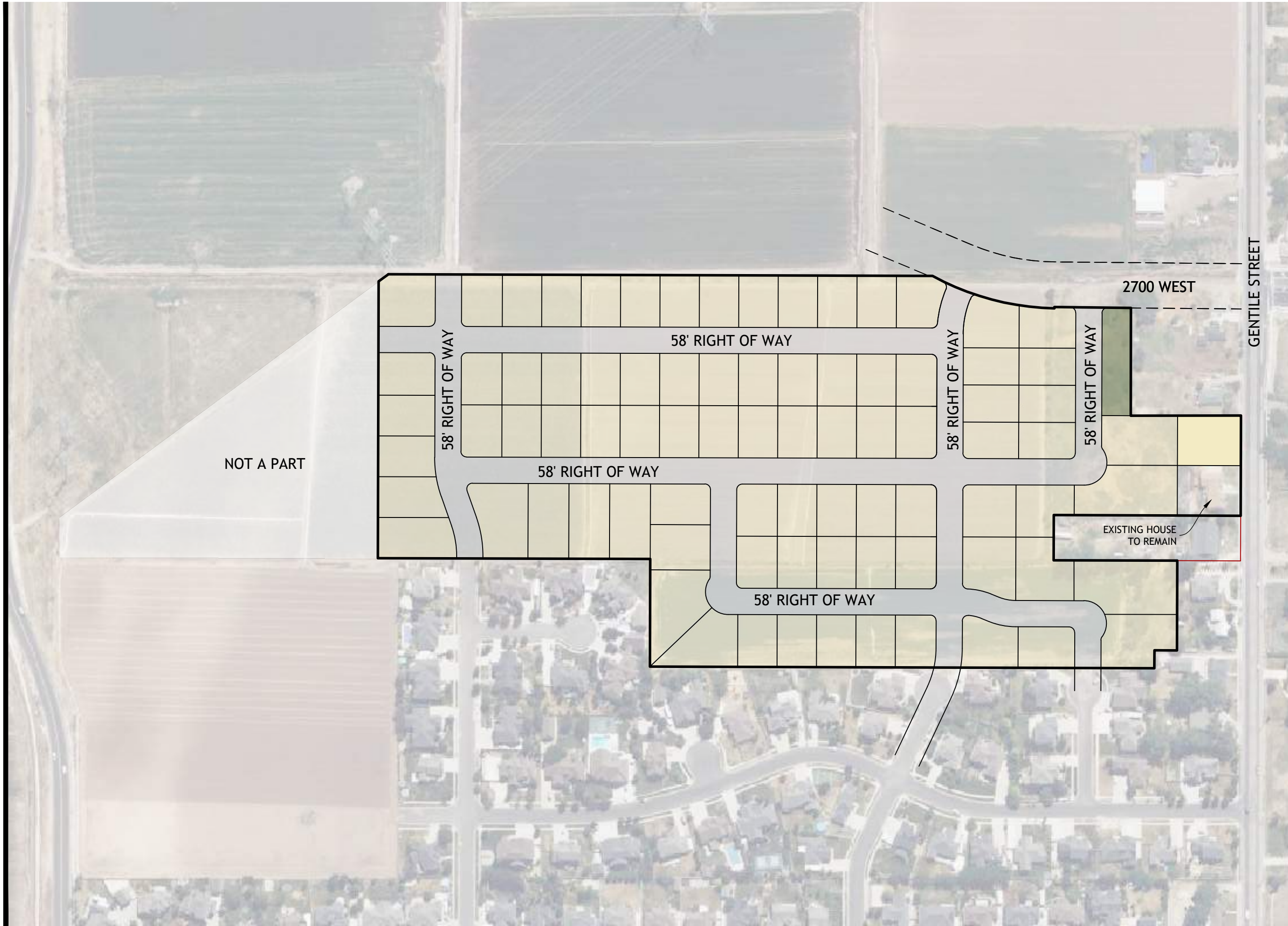
**HINES AT
THREE FARMS
EXHIBIT**

DATE: 10/16/25

SHEET NUMBER:

1 OF 1

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SCALE: 1" = 200'



STATISTICS:	
TOWNHOMES	0
COTTAGE LOTS	0
COLLECTION LOTS	0
SIGNATURE LOTS	84
TOTAL	84

DISCLAIMER:
ARTIST RENDERING ONLY. PLAN MAY BE ALTERED, OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

INFORMATION SHOWN ON THIS PLAN IS CREATED FROM GIS DATA PROVIDED BY UTAH AGRC. IT IS NOT CREATED FROM LAND SURVEY INFORMATION AND IS USED TO IDENTIFY THE GENERAL LOCATION OF THE FEATURES SHOWN.

HINES PACEL

Conceptual Site Plan

DATE: 7/9/25

SHEET NUMBER:

C-1