



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

Citizen Comment Guidelines

For the benefit of all who participate in a **PUBLIC HEARING** or in giving **PUBLIC COMMENT** during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak:

Public Comment Notice: In accordance with the State of Utah Open and Public Meetings Act, the City Council will not respond to, engage in discussion of, or act on comments made during the public comment period.

Comments: Your comments are important. To give order to the meeting, please make direct comments to and through the person conducting the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for your group.

Handouts and Electronic Information: An electronic or hard copy of any information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Thank you.

**REGULAR 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 Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on March 19, 2026**.

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

- A. Minutes of Layton City Council Work Meeting - January 15, 2026
- B. Minutes of Layton City Council Meeting - January 15, 2026
- C. Minutes of Layton City Council Work Meeting - February 5, 2026
- D. Minutes of Layton City Council Meeting - February 5, 2026

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

- A. Eagle Scout Letters of Congratulations

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Bid Award – Ormond Construction, Inc. – 490 West Hill Field Road, Project 25-43 – Resolution 26-17 – Along a Private Drive Located between Approximately 490 West and North Hill Field Road and Along Hill Field Road between Approximately 2300 North and 2340 North
- B. Adopt a Layton City Ordinance Prohibiting Virtual Currency Kiosks, also known as Crypto Automated Teller Machines (Crypto ATMs), from Businesses within Layton City Limits – Ordinance 26-07

6. PUBLIC HEARINGS:

- A. Rezone Request – The Overlook at Kays Creek – R-S (Residential Suburban) to R-1-10 (Single Family Residential) – Ordinance 26-02 – Approximately 2550 North Valley View Drive
- B. Annexation and Rezone Request – Love’s Valley View – Unincorporated Area to R-S (Residential Suburban) – Ordinances 26-04 and 26-05 – Approximately 940 North East Side Drive
- C. Development Agreement Amendment – Trailside West PRUD – Resolution 26-14 – Approximately 1855 West 1225 North

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- 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.

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

JANUARY 15, 2026; 5:30 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

**MAYOR JOY PETRO, MIKE KOLENDRIANOS,
CLINT MORRIS, BETTINA SMITH EDMONDSON,
AND DAVE THOMAS**

PARTICIPATING ELECTRONICALLY

ZACH BLOXHAM

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, STEPHEN
JACKSON, WESTON APPLONIE, DAVID PRICE,
ED FRAZIER, AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced Myron Bachman, North Davis Sewer District, recently retired. She mentioned the sewer line installation within Layton City had been uniquely interesting and extremely challenging, and reported Whitaker Construction had hired a professional videographer to produce a video specific to the project. The video could be viewed via LinkedIn.

She mentioned myHometown and expressed her desire to create a Board consisting of representatives from faith-based organizations and local businesses to assist with the service projects. She mentioned she would be holding a meeting on Wednesday, January 21, 2026, at 6:00 PM.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson informed the Council, Communities That Care (CTC) would have new leadership for the upcoming year. She announced Jess Brewer, Layton resident, Davis School District and North Davis CTC would be on the Board and Melissa Coates, Layton resident would be the Vice-Chair. She mentioned she would remain on the Executive Team/Advisory.

She reported she had attended LPC (Legislative Policy Committee) on Monday, January 12, 2026, and

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mentioned most of the bills were tax related and suggested further research would be needed. She would be sending emails to Tracy Probert, Finance Director, and Alex Jensen, City Manager, to determine the effects to the City.

Mayor Petro pointed out the Youth Council would be attending their event at the Capitol and encouraged the Council's support. She mentioned the City would be having 15 youth participants attending. Councilmember Thomas mentioned he had encouraged those on the Youth Council to reach out to their respective City Employee counterpart. He stated the tour of the Capitol Building would be provided by Senate President Stuart Adams.

Councilmember Morris reported the RAMP (Recreation, Arts, Museum, and Parks) Commission had met on Monday, January 12, 2026, and stated grant applications had been received totaling \$2.7 million of requests for \$2.2 million of funding. He reminded the Council \$1.1 million had already been appropriated for a new bubble at Surf 'n Swim. He indicated Mayor Petro would be recommending individuals to fill vacancies on the RAMP Commission.

Mayor Petro mentioned one round of interviews had already taken place and requested the Council's input specific to the applicants and a discussion followed. Councilmember Morris reported on the 'listening' session. He emphasized the RAMP Commission appointments were needed sooner rather than later.

Mayor Petro announced Councilmember Bloxham was participating electronically.

A discussion took place regarding how to proceed with RAMP and it was determined to move forward with the appointments now and a future meeting could take place at a later date specific to its Bylaws.

DAVIS COUNTY HEALTH DEPARTMENT PRESENTATION

Isa Perry, Health Strategy Manager and Davis4Health Coordinator, Davis County Health Department, shared a presentation regarding Davis Links, a centralized resource connection program. She distributed a handout highlighting the Program.

Councilmember Smith Edmondson shared a personal example regarding Davis Links.

Ms. Perry shared recent statistics associated with the Davis Links site.

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Councilmember Morris inquired about funding and Ms. Perry responded COVID funding had been used for this purpose; however, those funds were no longer available. She indicated she would be requesting CDBG Grant funding during the City Council Meeting on Thursday, February 5, 2026.

Ms. Perry continued to share how a ‘provider’ would claim space on Davis Links and be responsible for that specific service/program.

DAVIS ARTS COUNCIL PRESENTATION

Nancy George, Board Chair, Ross Marshall, Vice-Chair, Davis Arts Council (DAC), provided an overview of the prior season. She reviewed the history and timeline of the Davis Arts Council and the Board of Trustees and employees. She highlighted the following programs:

- Free Sunday night concerts
- Free Friday night films
- Small Stage Series
- Active Pages throughout Layton Commons Park
- Snow Horse Art Gallery
- ‘Thriller ‘from Odyssey Dance Theatre
- Various Layton City events – Pioneer Day, Voices of Liberty, Whispers in the Dark, and Heritage Museum events

Ms. George pointed out DAC encouraged and supported the RAMP Ballot Initiative and expressed appreciation for the City’s continued support.

Councilmember Smith Edmondson inquired if and when DAC identified a permanent location for its Small Stage Series whether it would continue performances at the Abbington. She expressed her opinion the Abbington had been gracious in offering DAC a space for the concert series and had also provided an added benefit to that facility and its residents. Ms. George responded she wouldn’t rule that out and spoke to the success of concert series experienced at that venue.

The Council expressed appreciation to Ms. George and Davis Arts Council.

Ms. George, Mr. Marshall, and Ms. Perry left the meeting at 6:28 PM.

APPROVE AND GRANT PERPETUAL EASEMENTS TO THE UTAH DEPARTMENT OF

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TRANSPORTATION FOR THE RELOCATION OF WATER FACILITIES AS PART OF THE CONSTRUCTION PROJECT IDENTIFIED AS US-89; FARMINGTON TO I-84 IN DAVIS AND WEBER COUNTIES, UTAH, PROJECT NUMBER S-0089(406)398 – RESOLUTION 26-01 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Stephen Jackson, Public Works Director, explained Utah Department of Transportation (UDOT) had completed the construction of the project identified as US-89; Farmington to I-84 in Davis and Weber Counties. Layton City owned various properties: 1985 Valley View Drive, 2130 North 2900 East, and Marvin Way Dream's End and identified the location of each. The Bureau of Reclamation owned water facilities within the extent of the Project. The Project's construction necessitated the relocation of these facilities, which required easements to be established. The City's obligation would be to establish easements, upon the completion of the relocation, which had been outlined in previously executed Relocation Agreements, approved and executed by the City, at the onset of the Project.

Mr. Jackson explained approval of the Resolution would grant Perpetual Easements to the Utah Department of Transportation for the Relocation of Water Facilities, as part of the construction project identified as US-89; Farmington to I-84 in Davis and Weber Counties. He clarified the City had previously agreed to grant the easements in previous agreements; however, approval of these easements would be a final step in that process.

Councilmember Kolendrianos clarified City Engineering Staff had expressed satisfaction with the completed work and that all legal descriptions in the easements were accurate. Mr. Jackson responded in the affirmative.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

CLOSED MEETING:

MOTION: Councilmember Kolendrianos moved to adjourn the meeting and convene in a closed meeting at 6:33 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of

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a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Smith Edmondson moved to open the meeting at 7:02 p.m. Councilmember Morris seconded the motion, which passed unanimously.

The meeting adjourned at 7:02 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **15th day of January, 2026**, was to discuss the Purchase, Exchange, or Lease of Real Property, Including any Form of a Water Right or Water Shares.

Dated this 19th day of March, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

JANUARY 15, 2026; 7:06 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

**MAYOR JOY PETRO, MIKE KOLENDRIANOS,
CLINT MORRIS, BETTINA SMITH EDMONDSON,
AND DAVE THOMAS**

PARTICIPATING ELECTRONICALLY ZACH BLOXHAM

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, WESTON
APPLONIE, TRACY PROBERT, STEPHEN
JACKSON, DAVID PRICE, SCOTT MAUGHAN, ED
FRAZIER, AND KIM READ**

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Petro opened the meeting and welcomed the public. She announced Councilmember Bloxham was participating in the meeting electronically. She welcomed the newest member of the Council, Councilmember Mike Kolendrianos. She also acknowledged Ian Schade, Youth Council Mayor, on the dais, who would be participating in the meeting. Councilmember Morris offered the invocation and led the Pledge of Allegiance.

Mayor Petro requested Mr. Schade share his thoughts about participating with the Youth Council. Mr. Schade stated he appreciated the opportunities to serve the Layton City community by serving on the Youth Council. He specifically mentioned he was grateful to learn how City Government functioned.

MINUTES:

No minutes were before the Council for approval.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Smith Edmondson announced the Layton Communities That Care coalition was seeking volunteers for various committees regarding the prevention of suicide, drug and alcohol abuse among the youth of the community. She directed interested individuals to the Davis Behavioral Health website or Layton Communities That Care on Facebook. She mentioned Davislinks, the Davis County Health Department's online network of various resources and highlighted some of those. She added this was a free resource to County residents and announced the website.

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Mayor Petro announced the myHometown initiative and the various programs it offered and stated it met on Thursday evenings at a decommissioned church of The Church of Jesus Christ of Latter-day Saints, behind Fresh Market. She announced its website and directed interested individuals to the website to identify the various programs.

Councilmember Thomas announced Parks and Recreation's free Valentine's Dance was scheduled for Saturday, February 6, 2026, at Central Davis Junior High. This was a free, fun activity for the entire family with a live band.

PRESENTATIONS:

Alex Jensen, City Manager, stated it was his privilege to recognize individuals whose efforts made Layton City great. He explained the City's employee recognition service program and mentioned the employee list was filled with amazing employees which serve the residents of the community.

YEARS OF SERVICE AWARDS

The following employees were unable to attend the meeting and were recognized:

Lisa Murdock, 25 years Police Department

Kristy Neel, 20 years Finance Department

Declan Hogan, 20 years Fire Department

The following recognized employees were presented with a plaque:

Paul Pitts, 25 years Finance Department

Doug Bitton, 20 years Fire Department

Ben DeJong, 20 years Fire Department

Chris Miller, 25 years Fire Department

Jeremy Stell, 25 years Fire Department

Lance Beech, 30 years Fire Department

Mr. Jensen spoke to the culture and expectations of City Staff and expressed appreciation to not only the recognized employees, but all City Staff. He also mentioned the family, friends, and co-workers of the employees and believed that support had contributed to the success of those recognized.

Mayor Petro mentioned the numerous years of service by the recognized employees and also expressed appreciation to all the employees of the City.

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CITIZEN COMMENTS:

Michele Smith, resident, announced her new business ‘Treasured Again Vintage, Antique, and Unique’ which officially opened on October 15, 2025, at the Nuttall’s Bernina previous location. She explained she had outgrown her original location in Layton City a few years ago and relocated to Kaysville, She expressed her excitement to be back in Layton City and announced the operating hours of the business. She also expressed appreciation to Councilmember Smith Edmondson for announcing the volunteer opportunity with CTC and mentioned she recently lost a daughter to suicide.

Al Bingham, resident, informed the Council renters at the home he owned near Woodward Park had been shot at during the middle of the night in December. Bullets had been located under the kitchen table. He indicated this was the third home within the area which had experienced gunfire. He requested additional police presence in the area and inquired about the possibility of the placement of security cameras in the area.

Meagan Kuhfahl, resident, informed the Council of her desire for an off-leash dog park near the Eastridge area and expressed her support for this location. She identified the location of her home near the Eastridge Nature Park where the off-leash dog park trail was proposed. She stated she regularly drove her dogs to Tanner Park, an off-leash dog park, for their outdoor exercise and believed these facilities were beneficial to not only dogs but dog owners. She would like to see more open green space in the City.

CONSENT AGENDA:

APPROVE AND GRANT PERPETUAL EASEMENTS TO THE UTAH DEPARTMENT OF TRANSPORTATION, FOR THE RELOCATION OF WATER FACILITIES, AS PART OF THE CONSTRUCTION PROJECT IDENTIFIED AS US-89; FARMINGTON TO I-84 IN DAVIS AND WEBER COUNTIES, UTAH, PROJECT NUMBER S-0089(406)398 – RESOLUTION 26-01 – VARIOUS LOCATIONS THROUGHOUT THE CITY

Stephen Jackson, Public Works Director, introduced the agenda item and explained approval of the Resolution would approve and grant Perpetual Easements to the Utah Department of Transportation, UDOT, for the Relocation of Water Facilities, as Part of the Construction Project identified as US-89; Farmington to I-84 in Davis and Weber Counties, Utah.

He informed the Council the US 89 project necessitated the relocation of many utilities along the corridor. As

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part of that project, easements with the Bureau of Reclamation would need to be established upon completion of the project. He shared a visual illustration and reminded the Council of the many utility relocations associated with the road project and this was a culmination of that. The illustration identified three locations which contained secondary waterlines for the Bureau of Reclamation which required the perpetual easements: 2130 North 2900 East, Marvin Way Dream's End, and 1985 Valley View Drive. He mentioned Staff had reviewed the easements and recommended adoption and approval. He asked if there were any questions.

Councilmember Smith Edmondson requested clarification the waterlines were already being used by the City since it managed the water. Mr. Jackson responded the City operated the secondary water system for Weber Basin Water Conservancy District; however, Weber Basin had the authority to oversee the pipes owned by the Bureau of Reclamation in this area. Councilmember Smith Edmondson clarified the City would continue to operate the water system and concluded no significant change would occur with the adoption of the Resolution. Mr. Jackson pointed out the Resolution would establish an easement over the pipes for future protection and that the United States of America had the same easements it had prior to the project.

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda as presented. Councilmember Morris seconded the motion, which passed unanimously. **Councilmember Bloxham was not present for the vote.**

PUBLIC HEARINGS:

There were no scheduled public hearings.

UNFINISHED BUSINESS:

There was no unfinished business.

The meeting adjourned at 7:40 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

FEBRUARY 5, 2026; 5:39 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE
KOLENDRIANOS, CLINT MORRIS, BETTINA
SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, BRAD
MCILRATH, LON CROWELL, MORGAN
CLOWARD, STEPHEN JACKSON, KIMBERLY
ZYGMENT, ED FRAZIER, AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro reported she had attended the Legislative Affairs Committee Meeting with the Davis Chamber of Commerce earlier today. She indicated two separate presentations were shared. The first from Davis Technical College was specific to participation with high school students within the District and the partnership with Weber State. She reminded the Council all high school students could automatically be enrolled at Weber State University. Dr. Logan Toone, Assistant Superintendent Davis School District, spoke to the reading level statistics within the District. He explained the two different metrics used to measure reading levels. He announced current data reflected 70% of third grade students could read at grade level and expressed concern with the 30% which couldn't read at the grade level. She informed the Council of proposed legislation which wouldn't allow those students to advance to the next grade if they couldn't proficiently read at grade level.

Councilmember Thomas pointed out that statistic could be applicable to students within the District which couldn't speak English.

Mayor Petro mentioned myHometown would be coordinating volunteers to go into the elementary schools to assist with reading. She announced 50 volunteers had already been committed to this endeavor.

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Mayor Petro reported on the most recent Wasatch Integrated Board Meeting. She mentioned a discussion took place on how it would be accommodating for cash payment with the elimination of the penny. She also announced the landfill would no longer be open on the following holidays: Memorial Day, Labor Day, and Juneteenth, whichever day is designated by the State of Utah.

COUNCILMEMBER'S REPORTS

Councilmember Smith Edmondson announced CTC (Communities That Care) had data from the Sharps Survey completed by 6th, 8th, 10th, and 12th grade students in Davis County Schools for 2024. She stated the data had been provided during its meeting earlier in the week. She explained Layton City's community data was very proprietary so it cannot be distributed; however, it would be used to determine the needed programs for the community. She indicated the data at the County level would be available via the website. She indicated she would report later as new information was provided. She stated some of the data would be available to members of the Data Committee and explained the process used to determine the needs of the participating area.

Councilmember Bloxham mentioned UIA (Utah Infrastructure Agency) would have a Board Meeting scheduled for Monday, February 9, 2026.

Councilmember Kolendrianos requested some time with Councilmember Smith Edmondson regarding CTC.

Councilmember Morris shared an update from ULCT (Utah League of Cities and Towns) that LPC (Legislative Policy Committee) had become aware of four or five proposed bills specific to Property Tax and briefly identified some of the proposed changes. A discussion followed.

OPEN AND PUBLIC MEETING ACT TRAINING

Clint Drake, City Attorney, shared a visual presentation specific to Open and Public Meeting Act Training with the Council. He reviewed the following:

- All actions and deliberations were to be conducted openly
- What is a 'meeting'
- Electronic meetings
- Closed meetings
- Noticing requirements

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- Emergency meetings
- Meeting records
- Public meeting records
- Minute requirements
- Violations of Open Public Meetings Act

CONFLICT OF INTEREST TRAINING

Mr. Drake informed the Council of the Municipal Officers' and Employees' Act and explained the requirement to disclose any conflicts of interest. He reviewed various requirements and/or situations in which disclosure would be appropriate.

SEXUAL HARASSMENT TRAINING

Mr. Drake shared the City's Mission Statement and reviewed it with the Council. He also identified the definition of sexual harassment and stated the two common forms of sexual harassment were quid pro quo and hostile work environment. He shared the prevention efforts taken on behalf of Layton City and referenced the City's Personnel Policies and Procedures. He mentioned the City recently updated the consensual romantic relationships in the workplace and reviewed the policy which he believed provided protection to all employees. He briefly addressed various other forms of harassment which would be in violation of the City's policy. He identified the various individuals to which harassment complaints can be disclosed. He emphasized retaliation would not be tolerated and concluded Layton City had a positive culture.

COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-2027

Morgan Cloward, CDBG Coordinator, shared a visual illustration and presentation specific to the 2026-2027 Annual Action Plan. He explained the City would be completing its 2025-2026 Annual Action Plan which would identify how the City intended to allocate its allotment of CDBG (Community Development Block Grant) funding from HUD (Housing and Urban Development). He added HUD's main objectives were focused on housing affordability and self-sufficiency. He believed some of the partners/sub-recipients would be in attendance to address the Council during the public hearing in the regular meeting.

Councilmember Kolendrianos inquired about the administrative costs and whether they covered the City's

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costs to administer the Program and Mr. Cloward responded those did not.

Mr. Cloward mentioned a representative from Davis Links had expressed interest in the CDBG Program and believed a representative would be present for the public hearing to address the Council. He wasn't sure whether that particular request would meet HUD's requirements since the request wasn't focused on housing affordability or self-sufficiency. He mentioned the City was limited to a 15% cap for Public Service Sub-grants: Open Doors, Safe Harbor, Lantern House, and Youth Court. He indicated the new request would probably fall under that scope, which would reduce the allocation for the other partner recipients.

REZONE REQUEST – HINES AT THREE FARMS – A (AGRICULTURE) AND R-S PRUD (RESIDENTIAL SUBURBAN, PLANNED RESIDENTIAL UNIT DEVELOPMENT) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-01 – APPROXIMATELY 2746 WEST GENTILE STREET

Brad McIlrath, City Planner, shared a visual illustration which identified the location of the parcel and pointed out the surrounding zoning and uses. He shared the concept plan of the proposed development and informed the Council the City would require adjustments to the concept plan.

Mayor Petro inquired where the request for the street connection to Gentile Street and Mr. McIlrath responded that was requested by Ivory Development. A discussion took place regarding the property known as the 'Barking Lot'. The Council continued to discuss the concept plan specific to how the cul-de-sacs, known as a 'temporary turnaround' in the adjacent development would accommodate street connections to the new development.

BID AWARD – RJT EXCAVATING, INC. – WEST HILL FIELD ROAD: 3200 WEST WIDENING, PROJECT 23-70 AND 2700 WEST TO 3200 WEST, PROJECT 24-57 – RESOLUTION 26-08 – ALONG WEST HILL FIELD ROAD FROM APPROXIMATELY 3200 WEST TO 3700 WEST AND ALONG 3200 WEST FROM APPROXIMATELY GORDON AVENUE TO WEST HILL FIELD ROAD

Stephen Jackson, Public Works Director, shared a visual illustration which identified the two specific projects. He reminded the Council, Davis County COG (Council of Governments) had awarded the City two separate transportation grants to complete the two projects which required completion by June 30, 2027. The City originally intended to bid the two projects separately; however, requested to bid as one project in an attempt to receive some competitive bids. Following the bid process the City recognized

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significant savings by combining the two projects into one. He reviewed the scope and work of the project, which included possible secondary water access to some residents within the area.

Councilmember Kolendrianos expressed concern the City hadn't yet purchased some of the needed property for the project and a discussion followed.

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

CLOSED MEETING:

MOTION: Councilmember Kolendrianos moved to adjourn the meeting and convene in a closed meeting at 6:49 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

MOTION: Councilmember Bloxham moved to open the meeting at 7:00 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:00 p.m.

Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **5th day of February, 2026**, was to discuss the Purchase, Sale, Exchange, or Lease of real property, including any form of a water right or water shares.

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Dated this 19th day of March, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

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MINUTES OF LAYTON CITY COUNCIL MEETING

FEBRUARY 5, 2026; 7:03 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

MAYOR JOY PETRO, ZACH BLOXHAM, CLINT MORRIS, MIKE KOLENDRIANOS, BETTINA SMITH EDMONDSON, AND DAVE THOMAS

STAFF PRESENT:

ALEX JENSEN, CLINT DRAKE, BRAD MCILRATH, STEPHEN JACKSON, MORGAN CLOWARD, KIMBERLY ZYGMANT, JOELLEN GRANDY, AND KIM READ

The meeting was held in the Council Chambers of the Layton City Center.

Mayor Petro opened the meeting and welcomed the public. Councilmember Kolendrianos offered the invocation and led the Pledge of Allegiance.

Mayor Petro acknowledged James Cornelius, Youth Council City Manager, on the dais. She requested Mr. Cornelius share his experience of serving on the Youth Council. Mr. Cornelius mentioned he had the opportunity to participate in Youth Council for a year and a half and enjoyed the opportunity to learn about local government and become involved with the community and highly recommended participation.

Mayor Petro mentioned Mr. Cornelius resided on Hill Air Force Base (HAFB) and mentioned those residents were also part of the Layton community and was pleased to have that representation on the Youth Council. She expressed appreciation to Mr. Cornelius for his volunteer service and engagement at many City events.

MINUTES:

MOTION: Councilmember Bloxham moved and Councilmember Morris seconded to approve the minutes of:

Layton City Council Work Meeting – November 6, 2025;

Layton City Council Meeting – November 6, 2025;

Layton City Council Work Meeting – November 20, 2025;

Layton City Council Work Meeting – December 4, 2025;

Layton City Council Work Meeting – December 18, 2025; and

Layton City Council Meeting – December 18, 2025.

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The vote was unanimous to approve the minutes as written.

MUNICIPAL EVENT ANNOUNCEMENTS:

Councilmember Thomas announced Parks and Recreation would be hosting a free Valentine's Dance at Central Davis Jr. High School, on Friday, February 6, 2026, from 6:30-8:30 PM. He indicated there would be a live band and orchestra. He mentioned in honor of America's 250, attendees would have the opportunity to learn a minuet.

Councilmember Smith Edmondson acknowledged her Mother's attendance in the audience. She also announced February 2026 represented the 100th year for the Nation recognizing Black History Month.

PRESENTATIONS:

There were no presentations.

CITIZEN COMMENTS:

Tara Mojzuk, Layton, expressed her support for an off-leash dog park in Layton City. She mentioned there were limited options within the City for exercising dogs off-leash and where owners could socialize. She expressed her opinion an off-leash dog park would strengthen the community because residents would come together to foster connection. She suggested an off-leash dog park would protect trails and open spaces. She continued to express her opinion that without an off-leash option, owners would allow their dogs to run off-leash on the City's open hiking and biking trails, which contributed to conflicts by other participants. She requested the Council consider an off-leash dog park.

Andy Oblad, Farmington, introduced himself to Mayor Petro, the Council, and members of the public, and announced his candidacy for Davis County Sheriff. He shared his background and qualifications, stating he was currently employed by the Davis County Sheriff's Office. He indicated Sheriff Sparks would be endorsing him for Sheriff in the election.

CONSENT AGENDA:

APPOINTMENTS TO LAYTON CITY PARKS AND RECREATION COMMISSION – RESOLUTION 26-02

D R A F T

Kimberly Zygmant, Assistant Parks and Recreation Director, announced those individuals proposed to be appointed to the Parks and Recreation Commission: Tyrone Aranda as a new member, Linda Lartigue as an alternate member, and the reappointments of Austin Green and April Parker as members and the reappointment of Lamont Hampton as an alternate member.

Ms. Zygmant expressed appreciation to the members of the Parks and Recreation Commission for their willingness and commitment to serve the residents of Layton City in this capacity. She recommended approval of Resolution 26-02, appointments to the Parks and Recreation Commission.

Mayor Petro acknowledged and recognized Tyrone Aranda in the audience.

LAYTON CITY RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) ADVISORY COMMISSION APPOINTMENTS – RESOLUTION 26-03

Ms. Zygmant announced those individuals proposed to be appointed to the RAMP (Recreation, Arts, Museum, and Parks) Advisory Commission by Mayor Petro: reappointment of Julie Batchelor and Cameron Cross as commissioners, and the appointment of Bruce Finch and Jared Taylor as new members. She also expressed appreciation to the members of the RAMP Advisory Commission for their commitment to serve Layton City residents. She recommended approval of Resolution 26-03, appointing members to the RAMP Commission.

Councilmember Morris mentioned he had worked with both Cameron and Julie in the capacity of the RAMP Commission and complimented their dedicated efforts for serving in their respective capacities. He expressed his support for their reappointments.

Mayor Petro added the members of both Commissions worked very hard on behalf of the City and volunteered significant hours of their time to the residents of the City.

BID AWARD – JERSEY EXCAVATION, INC. FOR KAYS CREEK TRAIL EXTENSION, PROJECT 24-04 – RESOLUTION 26-06 – APPROXIMATELY 995 HILL FARMS DRIVE

JoEllen Grandy, Parks Planner, introduced the agenda item and shared a visual illustration which identified the location of the Kays Creek Trail extension and indicated this would be the final connection of the Kays Creek Trail from the eastern area out to the shoreline preserve. She explained the City proceeded through a bid process and eight bids were received with Jersey Excavation submitting the lowest responsive, responsible bid in the amount of \$88,487.18. Staff recommended adoption of the Resolution.

D R A F T

Councilmember Smith Edmondson was happy to see the number of submitted responses to the bid process for the project. She also expressed her pleasure for the trail connection at this location, as it was near her home.

Mayor Petro stated she often walked this trail and was also happy to have a completed trail. She mentioned the Kays Creek Trail was included in the City's Active Transportation Plan. She expressed appreciation to Ms. Grandy for her efforts.

Ms. Grandy expressed appreciation to the local property owners which contributed toward the trail connection.

APPOINT A MEMBER TO THE ADMINISTRATIVE CONTROL BOARD OF THE WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT – RESOLUTION 26-05

Mayor Petro announced she had been serving on the Board since her time as Mayor and expressed her desire to continue in that capacity.

APPOINT A MEMBER TO THE NORTH DAVIS SEWER DISTRICT BOARD OF TRUSTEES – RESOLUTION 26-04

Mayor Petro announced she was currently serving on this Board and was currently acting as the Chair. She expressed her desire to continue serving in that capacity.

BID AWARD – RJT EXCAVATING, INC. – WEST HILL FIELD ROAD: 3200 WEST WIDENING, PROJECT 23-70 AND 2700 WEST TO 3200 WEST, PROJECT 24-57 – RESOLUTION 26-08 – ALONG WEST HILL FIELD ROAD FROM APPROXIMATELY 3200 WEST TO 3700 WEST AND ALONG 3200 WEST FROM APPROXIMATELY GORDON AVENUE TO WEST HILL FIELD ROAD

Stephen Jackson, Public Works Director, introduced the agenda item and identified the two scopes of the project and reviewed what would be included with the project. He mentioned there were two separate funding sources of grant funding received from Davis County Council of Government (COG) and identified the two separate projects: 3200 West between Gordon Avenue and West Hill Field Road, West Hill Field Road from 3200 West to approximately 2700 West. He briefly reviewed the scope of the projects and indicated the City would need to acquire property for the project.

He reported a bid process took place with the City receiving seven bids with RJT Excavating submitting the

D R A F T

lowest, responsive, responsible bid in the amount of \$3,757,287.27. The engineer's estimate was 4,240,000.

Staff recommended approval of Resolution 26-08 and asked if there were any questions.

Councilmember Bloxham pointed out two separate projects had been combined in an attempt to recognize savings. He concluded it had been successful as the difference between the submitted bid and the engineer's estimate was approximately \$482,000.

Councilmember Morris added he was appreciative of Davis County COG for the grant funding contribution which assisted with the project. He expressed appreciation to Staff for seeking grant funding opportunities.

Councilmember Kolendrianos believed completion of this project would contribute to safety for the junior high students in the area. He requested clarification that the property would be acquired prior to construction and Clint Drake, City Attorney, responded Staff had met with the property owner and anticipated it would come before the Council during its next meeting.

Councilmember Smith Edmondson commented she was pleased to see Mr. Aranda's appointment to the Parks and Recreation Commission.

MOTION: Councilmember Smith Edmondson moved to approve the Consent Agenda as presented. Councilmember Thomas seconded the motion, which passed unanimously.

PUBLIC HEARINGS:

COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN FOR FISCAL YEAR 2026-2027

Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, stated the City was required to develop an Annual Action Plan in order to receive CDBG funding. This Plan for the upcoming year, July 1, 2026 to June 30, 2027, would identify how the City intended to allocate its allotment of CDBG funding. He added the Housing and Urban Development's (HUD) objectives focused on housing affordability and self-sufficiency. He shared a visual illustration which identified the 2025-2026 CDBG Activities and Funding and mentioned the valued partners which assisted with housing and other initiatives and briefly reviewed some of the programming which benefitted from the CDBG funding.

He asked if there were any questions and there were none.

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Mayor Petro opened the public hearing at 7:35 p.m.

Mayor Petro called for public comment.

John Russell, Habitat for Humanity Greater Salt Lake Area, which encompassed Davis County and Layton City, expressed appreciation to Mr. Cloward and spoke about the positive relationship. He mentioned critical home repair/rehab, in addition to housing stability, had been beneficial in sustaining individuals and families in their homes and was appreciative of the funding appropriation. He shared some examples of how the funding had been appropriated.

Karlene Kidman, Layton Youth Court Director, announced this would be the 28th year for operating Youth Court within the City. She informed the Council eight percent of the members of Youth Court were previous offenders, which she believed reflected positive results of the program. She informed the Council she was the current president of the Utah Youth Court Association and Chair of the Utah Youth Court Advisory Board which allowed her to collect and review data from the entire State. She reported Layton City had the most cases than any other Youth Court within the State and announced the statewide 90% completion rate reflected the benefits of the Youth Court Program. She expressed her opinion no other program associated with a court specific to youth could claim such positive results. She expressed appreciation to the Council for its support of the Youth Court program and allowed participating mentors to address the Council.

Katelyn, Youth Court, informed the Council this will be her seventh year participating in Youth Court and stated she was grateful for the opportunity to serve in this capacity. She expressed appreciation to the Council for its support of Youth Court.

Matt, Youth Court, stated this would be his third year serving on Youth Court and announced he was the current president. He expressed appreciation for the Council's support and enjoyed the positive interaction with the Council.

Ms. Kidman reported the Layton Youth Court received 142 cases last year with a 96% completion rate and understood why the seven didn't complete the program. She announced the Court had already received 64 cases and was grateful for the Council's support.

Councilmember Thomas inquired if Ms. Kidman had initiated the Youth Court program in Layton City and she responded in the affirmative. Councilmember Thomas expressed appreciation and recognized Ms. Kidman for her efforts in working with the youth within the community and providing offenders an opportunity for

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change. Ms. Kidman shared a personal experience of interacting in a professional capacity with a previous member of Youth Court.

Mayor Petro expressed appreciation to Ms. Kidman and the Youth for attending the City Council Meeting and for serving their fellow youth of the City.

Jason Wilde, Open Doors Executive Director, reviewed the various benefits offered at Open Doors and expressed appreciation to the Council for the CDBG funding appropriation. He mentioned 25% of individuals using the crisis respite nursery were from Layton City; with 96% believing the program had strengthened their families. He mentioned the funding also assisted with its food bank and bridging the gap prior to homelessness and shared some specifics. He informed the Council Open Doors had also served residents of HAFB during the Federal Government shutdown and shared a specific example. He expressed appreciation for the Council's continued support.

Mayor Petro inquired whether the CDBG funding benefited the Circles Program and Mr. Wilde responded CDBG funding didn't support the Circles Program; however, it was currently experiencing enormous success in lifting individuals and families out of poverty.

Todd Hixson, Safe Harbor Crisis Center Executive Director, introduced Emileigh Hillstead, Development Director. He thanked the City Council for its financial support and stated it takes a team to accomplish challenging tasks and expressed appreciation for the City's support to Safe Harbor. He identified the services offered and provided by Safe Harbor and believed they were critical to the community. He reported services had been provided to 398 Layton City residents during the first two quarters of this fiscal year and commented it was Safe Harbor's biggest customer.

Ms. Hillstead also expressed appreciation to the City Council and added there was a lot of work to do not only in Utah, but Davis County. She shared an example of assisting and providing services to a client that had fled from a different state. She also mentioned Safe Harbor's Evergreen's Gala event which takes place every November and extended invitations to anyone interested in attending.

Marcie Clark, Davis County Health Department, informed the Council it was seeking CDBG funds to sustain and support the Davis Links Resource Directory. She stated all programs and resources mentioned during this meeting were highlighted in the Davis Links Directory. She also identified various other services and resources which could be found in the Directory. She announced the funding would assist with sustaining the Directory to help community members become aware of the Directory and to continue to add new resources to the Directory. She provided the website address; davislinks.org and pointed out it was a free directory.

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Mayor Petro inquired about the initial funding and what type of funding it was seeking. Ms. Clark responded COVID funding had initially been used to establish the resource directory. She mentioned CDBG funding was being requested from Clearfield, Layton, and Davis County; the ask from Layton City would be \$10,000.

Councilmember Bloxham expressed appreciation for the entity representatives for attending the meeting and identifying how the requested funding would be used. He requested Mr. Cloward speak to the Davis County Health Department request. Mr. Cloward responded the City was capped at 15% to be designated for Public Service partners and reminded the Council HUD's main focus was applicable to housing activities specific to safe and affordable housing and self-sufficiency among those in low to moderate income parameters.

Councilmember Bloxham requested clarification about the services offered by Lantern House. Mr. Cloward responded it was a homeless shelter and indicated the appropriated funding provided assistance for individuals from Layton City. Mr. Cloward mentioned all grant funding requests would be reviewed by the CDBG Committee and he would be providing a recommendation during a future City Council Meeting in May. Councilmember Bloxham was appreciative of attendance by the various individuals affiliated with public service sub-grant recipients and expressed his opinion this was an important part of requesting grant funding.

Councilmember Smith Edmondson pointed out this was the beginning of the process and the figures shared during this meeting were specific to the 2025-2026 Program Year. She mentioned the Council would receive more information and a recommendation for the 2026-2027 Program Year during the future meeting in which another public hearing would take place.

Mayor Petro announced the Public Hearing would remain open and clarified no action was required for the agenda item.

REZONE REQUEST – HINES AT THREE FARMS – A (AGRICULTURE) AND R-S PRUD (RESIDENTIAL SUBURBAN, PLANNED RESIDENTIAL UNIT DEVELOPMENT) TO R-1-10 (SINGLE FAMILY RESIDENTIAL) – ORDINANCE 26-01 – APPROXIMATELY 2746 WEST GENTILE STREET

Brad McIlrath, City Planner, introduced the agenda item and shared a visual illustration which identified the location of the parcel proposed for rezone and was adjacent to R-S zoning to the west and A zoning to the north, south, and east. He pointed out the rezone request was for 30.5 acres. He shared a concept plan for the proposed development and identified the various streets which would provide connections to the development. He emphasized this was merely a concept at this point and approval would only be applicable to the rezone

D R A F T

and pointed out the applicant would be required to advance through the preliminary and final subdivision process.

He reported the Planning Commission reviewed the rezone request during its meeting on Tuesday, January 13, 2026, and unanimously recommended approval. City Staff also recommended approval.

He asked if there were any questions.

Councilmember Thomas requested clarification if 58-foot right-of-way was standard and Mr. McIlrath responded in the affirmative. Mr. Drake clarified that also included curb, gutter, and sidewalk.

Mayor Petro called for public comment.

Carlos, resident, identified where he lived in conjunction with the proposed development and asked how the cul-de-sac would be accommodated with adjacent property owners. Mr. McIlrath responded it was currently designated as a temporary turnaround to accommodate emergency vehicles. He explained the property would be dedicated back to respective property owners as the subdivision was developed and mentioned this concern had been addressed during the Planning Commission Meeting and clarified the property owners would actually be gaining some property as the temporary turnaround would be straightened out. Carlos also inquired about the water access used by farmers for the adjacent agriculture property and inquired whether that would also be addressed. Mr. McIlrath responded the City's Engineering Staff would have to investigate that specific issue; however, it would be addressed during the subdivision approval process.

MOTION: Councilmember Kolendrianos moved to close the public hearing for Item B only at 8:05 PM and approve the Rezone Request – Hines at Three Farms – A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential) – Ordinance 26-01 – Approximately 2746 West Gentile Street. Councilmember Bloxham seconded the motion. The motion passed with the following vote:

Councilmember Bloxham expressed appreciation to the property owner and developer for proposing a development with R-1-10 (Single Family Residential) zoning. **Voting AYE – Councilmembers Bloxham, Thomas, Smith Edmondson, Kolendrianos, and Morris. Voting NO – None.**

UNFINISHED BUSINESS:

There was no unfinished business.

D R A F T

The meeting adjourned at 8:06 p.m.

Kimberly S Read, City Recorder

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

Item Number: 3.A.

Subject:

Eagle Scout Letters of Congratulations

Background:

Mayor Petro will present letters of congratulations to two Boy Scouts who recently earned the rank of Eagle Scout.

Alternatives:

N/A

Recommendation:

N/A

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

Item Number: 5.A.

Subject:

Bid Award – Ormond Construction, Inc. – 490 West Hill Field Road, Project 25-43 – Resolution 26-17 – Along a Private Drive Located between Approximately 490 West and North Hill Field Road and Along Hill Field Road between Approximately 2300 North and 2340 North

Background:

Resolution 26-17 authorizes the execution of an agreement (Agreement) between Layton City and Ormond Construction, Inc. (Ormond) for 490 West Hill Field Road, Project 25-43. The Project includes removal and replacement of an 8-inch PVC sanitary sewer line, sanitary sewer manhole replacement, storm drain pipe installation, installation of storm drain structures, installation of new curb and gutter, and all other incidental work associated with sanitary sewer and storm drain work.

One bid was received, with Ormond submitting the lowest responsive, responsible bid in the amount of \$306,159. The engineer's estimate was \$275,000.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-17 awarding the bid to Ormond for 490 West Hill Field Road, Project 25-43; 2) Adopt Resolution 26-17 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 26-17 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-17 awarding the bid to Ormond and authorize the City Manager to execute the Agreement for 490 West Hill Field Road, Project 25-43.

RESOLUTION 26-17

A RESOLUTION ADOPTING AN AGREEMENT WITH ORMOND CONSTRUCTION, INC. FOR THE 490 WEST HILL FIELD ROAD, PROJECT 25-43

WHEREAS, Layton City (City) has elected to construct street improvements, to be known as the 490 West Hill Field Road, Project 25-43 (Project 25-43), located along a private drive between approximately 490 West and North Hill Field Road and along Hill Field Road between approximately 2300 North and 2340 North; and

WHEREAS, the City received one bid for construction of the referenced project on March 5, 2026, with the results of the bid attached hereto for the Council's review; and

WHEREAS, City Staff has reviewed and evaluated the response to the Advertisement for Bids and has found it to be in the best interest of the City and citizens of Layton City to conditionally select Ormond Construction, Inc. (Ormond) as the contractor for Project 25-43.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. Ormond is conditionally selected as the lowest responsive and responsible bidder with whom the City Manager should conduct negotiations for Project 25-43.

2. The City Manager is directed to conduct negotiations for an agreement (Agreement) with Ormond for Project 25-43. The terms of the Agreement shall address the terms and conditions of the Advertisement for Bids as well as the price contained in the proposal submitted by Ormond that are consistent with the intent of the Advertisement for Bids. The Agreement shall include such other provisions as are deemed necessary to accomplish the purposes of the City in entering an agreement for Project 25-43.

3. When the Agreement is in a form acceptable to the City Manager and City Attorney and after Ormond has properly executed said Agreement, the City Manager is authorized to execute the Agreement on behalf of the City. Execution of the Agreement by the City Manager shall constitute the City's acceptance of the offer by Ormond and the formal award of the contract to Ormond for Project 25-43, pursuant to the terms and conditions of the Agreement.

4. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of Layton, Utah, this **19th day of March, 2026**.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 
CLINTON R. DRAKE, City Attorney


STEPHEN JACKSON, Department Director

LAYTON CITY CORPORATION
490 West Hill Field Road, Project 25-43

Bid Opening March 5, 2026, 10:00 a.m.

Engineer's Estimate: \$275,000.00

490 West Hill Field Road, Project 25-43	Ormond Construction, Inc.
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Schedule A		QTY	Unit	(\$ Per	TOTAL (\$)
A1	Mobilization and Traffic Control	1	LS	\$20,000.00	\$20,000.00
A2	Furnish and install 8-inch PVC D3034 sewer pipe	602	LF	\$109.50	\$65,919.00
A3	Furnish and install 5-foot sewer manhole	1	EA	\$12,625.00	\$12,625.00
A4	Furnish 1-inch gravel (rock) bedding material for pipe	500	TON	\$38.00	\$19,000.00
A5	Furnish 3-inch minus, select borrow material for trench backfill	2860	TON	\$30.00	\$85,800.00
A6	Furnish and install roadbase (8-inch thick minimum)	23	TON	\$34.00	\$782.00
A7	Furnish and install asphalt patch (4-inch thick minimum)	13	TON	\$198.00	\$2,574.00
A8	Furnish and install roadbase (driveway 6-inch thick minimum)	131	TON	\$34.00	\$4,454.00
A9	Furnish and install asphalt (driveway 3-inch thick)	65	TON	\$198.00	\$12,870.00
A10	Clearing, Grubbing, and Excavating (As Required for Construction)	1	LS	\$7,500.00	\$7,500.00
A11	Furnish and install 2-inch secondary water line, if needed	200	LF	\$38.00	\$7,600.00
A12	Furnish and install 18-inch RCP storm drain pipe	10	LF	\$710.00	\$7,100.00
A13	Furnish and install 15-inch RCP storm drain pipe	10	LF	\$700.00	\$7,000.00
A14	Furnish and install 12-inch RCP storm drain pipe	21	LF	\$335.00	\$7,035.00
A15	Remove existing pipe	642	LF	\$7.50	\$4,815.00
A16	Remove existing storm drain box or concrete structure	4	EA	\$1,500.00	\$6,000.00
A17	Construct standard hooded inlet box	1	EA	\$4,285.00	\$4,285.00
A18	Construct standard combination cleanout/inlet box	1	EA	\$8,075.00	\$8,075.00
A19	Reconnect Existing Service Lateral	3	EA	\$1,225.00	\$3,675.00
A20	Sewer Bypass Pumping	1	LS	\$17,550.00	\$17,550.00
A21	Clean and televise new lines	1	LS	\$1,500.00	\$1,500.00
Schedule A Total:					\$306,159.00

Project Total:	\$306,159.00
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Incidentals (Not Part of Base Bid)		QTY	Unit	(\$ Per	TOTAL (\$)
100	Furnish and install roadbase (driveway 6-inch thick minimum full width)	265	TON	\$34.00	\$9,010.00
101	Furnish and install asphalt driveway (full width)	130	TON	\$198.00	\$25,740.00
102	Excavate driveway	109	CY	\$52.50	\$5,722.50

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

Item Number: 5.B.

Subject:

Adopt an Ordinance Prohibiting Virtual Currency Kiosks, also known as Crypto Automated Teller Machines (Crypto ATMs), from Businesses within Layton City Limits – Ordinance 26-07

Background:

Layton City Investigations determined there have been approximately two (2) million dollars in losses due to virtual currency kiosk fraud from January 2021 to December 2025. There are currently eighteen virtual currency kiosks located throughout the City. This ordinance will make it unlawful to host, allow, operate, permit, locate, or place a virtual currency kiosk within Layton City limits.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-07 prohibiting all virtual currency kiosks, also known as Crypto Automated Teller Machines (Crypto ATMs), from businesses within Layton City limits.; 2) Adopt Ordinance 26-07 with any amendments the Council deems appropriate; or 3) Not adopt Ordinance 26-07 and remand to Staff with directions.

Recommendation:

Staff recommends Council adopt Ordinance 26-07 prohibiting all virtual currency kiosks, also known as Crypto Automated Teller Machines (Crypto ATMs), from businesses within Layton City limits.

Layton City
ORDINANCE 26-07

VIRTUAL CURRENCY KIOSKS

PROHIBITING VIRTUAL CURRENCY KIOSKS

WHEREAS, Layton City Investigations determined that there has been approximately two million dollars in loss due to virtual currency kiosk fraud from January, 2021 to December, 2025; and

WHEREAS, there are currently eighteen virtual currency kiosks located throughout the City of Layton; and

WHEREAS, this ordinance will make it unlawful to host, allow, operate, permit, locate or place a virtual currency kiosk within the City of Layton.

NOW THEREFORE, be it ordained by the City Council of Layton City, UT as follows:

SECTION 1: Repealer. If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

SECTION 2: Amendment. Section "9.17.010 Definitions" is hereby amended as follows.

The following words and terms, when used in this Section, shall have the following meaning:

“Virtual Currency” means a digital representation of value that is used as a medium of exchange, a unit of account, or a store of value, but does not have legal tender status as recognized by the United States Government.

“Virtual Currency Kiosk” means an electronic terminal or any other similar automated device, located in places of business, or areas generally accessible to the public, which acts as a mechanical agent of the Virtual Currency Kiosk Operator, enabling the exchange of Virtual Currency for money, bank credit, or other virtual currency. The term "Virtual Currency Kiosk" shall not include personal technology such as a personal computer, tablet, mobile device, or digital wallet used by an individual for personal, non-commercial purchase, sale, or storage of virtual currency or digital assets or point-of-sale terminals used by a merchant for the sole purpose of accepting virtual currency as payment for legal goods or services offered by the merchant.

“Virtual Currency Kiosk Operator” means a person or entity that:

1. knowingly permits the use or installation of a virtual currency kiosk on property owned, leased or controlled by the person or entity;
2. operates a Virtual Currency Kiosk within the corporate limits of Layton City; or
3. owns a Virtual Currency Kiosk that is either located or operated within the corporate limits of Layton City.

SECTION 3: **Amendment.** Section "9.17.020 Prohibited" is hereby amended as follows.

It shall be unlawful for any person or entity to host, allow, operate, permit, locate or place a Virtual Currency Kiosk within the corporate limits of Layton City. A violation of this Section shall constitute a class "B" misdemeanor.

All Virtual Currency Kiosks existing in the City as of the Effective Date of this Ordinance must be removed within 60 days after the Effective Date. Failure to remove a Virtual Currency Kiosk within the 60-day period shall constitute a class "B" misdemeanor, with each day of continued violation constituting a separate offense.

SECTION 4: **Enactment.** Section "9.17.030 Exceptions" is hereby enacted as follows.

This Section shall not be construed to regulate, restrict, or prohibit the personal possession, storage, or transfer of Virtual Currency by an individual, provided such activity does not involve the use of a Virtual Currency Kiosk as defined in this Section and does not apply to transactions conducted via personal computers, mobile devices, or software-based virtual currency wallets that are not part of a Virtual Currency Kiosk located within the City.

SECTION 5: **Enactment.** Chapter "9.17 Virtual Currency Kiosks" is hereby enacted as follows.

SECTION 6: **Severability.** If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

SECTION 7: **Effective Date.** This ordinance being necessary for the peace, health, and safety of Layton City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

****Signatures On Next Page****

PASSED AND ADOPTED by Layton City Council this _____.

JOY PETRO, Mayor
Layton City

Attest:

KIMBERLY S READ, City Recorder
Layton City



CLINTON R. DRAKE, City Attorney
Layton City

City Council Vote as Recorded:	AYE	NAY	ABSTAIN	ABSENT
Zach Bloxham	___	___	___	___
Mike Kolendrianos	___	___	___	___
Clint Morris	___	___	___	___
Bettina Smith Edmondson	___	___	___	___
Dave Thomas	___	___	___	___

RECORDED this _____.
PUBLISHED OR POSTED this _____.

CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Layton City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

- 1. Layton City Center
- 2. Surf 'n Swim Bulletin Board
- 3. Davis County Library - Layton Branch

on the above referenced dates.

KIMBERLY S READ, City Recorder
Layton City

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

Item Number: 6.A.

Subject:

Rezone Request – The Overlook at Kays Creek – R-S (Residential Suburban) to R-1-10 (Single Family Residential) – Ordinance 26-02 – Approximately 2550 North Valley View Drive

Background:

Blake Anderson, representing Omner Holdings, LLC, (the Applicant) is requesting a rezone for the subject property. The rezone request is to change the current zone from R-S (Residential Suburban) to R-1-10 (Single Family Residential). The request for the rezone is to allow the property to be developed for single-family detached homes on individual lots.

The proposed concept plan includes 10 single-family residential lots on 3.57 acres. The property is in a sensitive lands/hillside area and requires the development to be reviewed through the Sensitive Land Ordinance. The City worked with the Applicant in resolving geotechnical and geological issues with the property with the aid of the Applicant's geotechnical engineers and geologists and the City's third-party geotechnical engineers and geologists.

The Sensitive Lands Ordinance requires a conceptual plan that is detailed enough to mitigate all geotechnical and geological concerns while designing a development that is required to meet all other subdivision ordinances. The conceptual plan must be reviewed and approved by the Council in conjunction with the rezone request.

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 proposed rezone request meets the General Plan requirements for this area of Layton City.

Alternatives:

Alternatives are to: 1) Adopt Ordinance 26-02 approving the rezone request from R-S (Residential Suburban) to R-1-10 (Single Family Residential); 2) Adopt Ordinance 26-02 approving the rezone request from R-S (Residential Suburban) to R-1-10 (Single Family Residential) with modifications; or 3) Not adopt Ordinance 26-02, denying the rezone request.

Recommendation:

On February 24, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from R-S (Residential Suburban) to R-1-10 (Single Family Residential).

Staff supports the Planning Commission's recommendation.

ORDINANCE 26-02

(The Overlook at Kays Creek – Approximately 2550 North Valley View Drive Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL 09-076-0067 DESCRIBED HEREIN, LOCATED AT APPROXIMATELY 2550 NORTH VALLEY VIEW DRIVE FROM R-S (RESIDENTIAL SUBURBAN) TO R-1-10 (SINGLE FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from R-S to R-1-10 be approved; and

WHEREAS, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION 1. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. The zoning map is hereby amended by changing the zone classification of the following property from R-S to R-1-10:

BEGINNING AT THE INTERSECTIION OF THE EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF THE US-89 AND THE SOUTHERLY BOUNDARY LINE OF SAID TRACT WHICH POINT IS 207.71 FEET SOUTH 89°27'12" EAST ALONG THE QUARTER SECTION LINE AND 52.93 FEET NORTH 01°26'20" EAST AND 15.21 FEET SOUTH 89°27'12" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 00°07'05" EAST 13.26 FEET; (2) THENCE NORTH 19°33;19" EAST 89.71 FEET; (3) THENCE NORTH 01°29'26" EAST 441.04 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID TRACT; THENCE NORTH 71°14'16" EAST 164.21 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE EASTERLY BOUNDARY LINE OF SAID TRACT; THNCE SOUTH 17°50'44" EAST 381.07 FEET ALONG SAID EASTERLY BOUNDARY LINE TO THE SOUTHERLY BOUNDARY LINE OF SAID TRACT; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 89°27'12" WEST 106.61 FEET; (2) THENCE NORTH 00°32'36" EAST 52.94 FEET; (3) THENCE NORTH 89°27'12" WEST 299.64 FEET TO THE POINT OF BEGINNING

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This zoning amendment shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON MARCH 19, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Mike Kolendrianos	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

For: 
CLINTON R. DRAKE, City Attorney


WESTON APPLONIE, Community &
Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Kem Weaver, Planner II

DATE: March 19, 2026

RE: Rezone Request – The Overlook at Kays Creek – Rezone from R-S (Residential Suburban) to R-1-10 (Single Family Residential) – Approximately 2550 North Valley View Drive – Ordinance 26-02

LOCATION: Approximately 2550 North Valley View Drive

CURRENT ZONING: R-S (Residential Suburban)

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

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 3.57 acres within an area identified with sensitive lands. The property is located east of Highway 89 at approximately 2550 North with frontage on Valley View Drive. The proposed development site is currently zoned R-S (Residential Suburban).

Properties located to the east of the subject property consist of single-family detached homes on separate parcels that are zoned R-S. A church building is located to the south with State Highway 89 located to the west.

BACKGROUND INFORMATION

Blake Anderson representing Omner Holdings, LLC, (the Applicant) is requesting a rezone for the subject property. The proposed development includes 10 single-family residential lots. The City has been working with the Applicant to address the geological and geotechnical aspects of the subject property, in addition to a required concept plan. Both aspects of review are as outlined in the Sensitive Lands ordinance for areas identified to include sensitive land issues. The final layout of the concept plan is designed to address and mitigate the geotechnical issues with the subject property.

STAFF REVIEW

General Plan

Utah State Code 10-20-401 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 Residential and R-1-10 zoning is the highest density that can be obtained in this area for a standard subdivision. As such, the R-1-10 aligns with the goals and objectives of the General Plan for this area of the City.

Concept Plan

The Sensitive Land Ordinance requires the Applicant to submit a concept plan to be reviewed by Staff with a recommendation from the Planning Commission to the City Council.

The subject property is 3.57 acres. With a concept plan that includes 10 lots, this equates to a density of 2.8 units per acre. The base density of the R-1-10 zone is 3.5 units per acre. The 10 single-family lots each have a minimum lot size of 10,000 square feet. A majority of the proposed lots well exceed the minimum lot size requirement with lots sizes ranging from 10,500 square feet to 18,800 square feet.

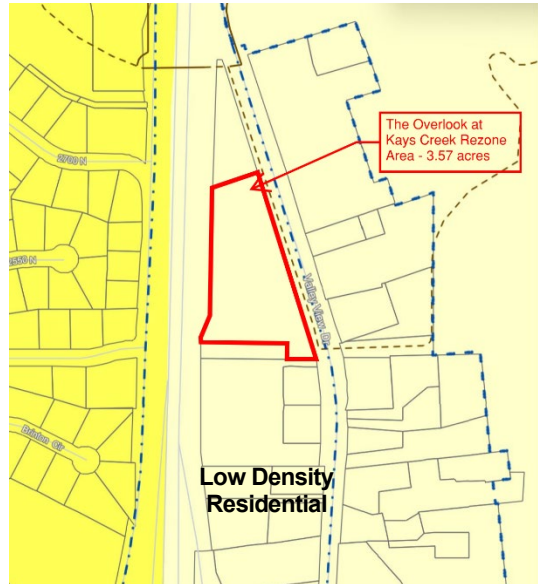


Figure 1 - General Plan Land Use Map

The concept plan shows five homes having direct frontage onto Valley View Drive with four homes having frontage onto a cul-de-sac, which is being proposed as a public street. Lot 10 includes unique site characteristics which will require the lot to be accessed from the church property located to the south. Additionally, due to the unique grades of the lot a retaining wall is required along Valley View Drive. To provide access to Lot 10, Parcel A of the subdivision will be quit-claim deeded to the church and provided with an access easement through the church property to access Lot 10.

Geotechnical Studies

The City and the Applicant have been working with the Applicant's geotechnical engineers and the City's third-party geotechnical engineers to identify and mitigate geotechnical and geological issues on the property.

The items explored were fault scarp locations, slope stability, unstable soils, groundwater, and liquefaction. There are portions of the subject property that have been identified as unbuildable. A fault scarp is located through the center of the property traveling from Valley View Drive toward State Highway 89. A no-build easement, measuring 61 feet in width, will be part of the recorded plat as part of proposed lots 2 through 5 and lot 9 to ensure the fault scarp will not be affected from home construction. Based upon reviews of the geotechnical studies, no other geotechnical and geological concerns need to be mitigated with the property.

STAFF RECOMMENDATION

On February 24, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from R-S (Residential Suburban) to R-1-10 (Single Family Residential). Staff supports the Planning Commission's recommendation.



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: Planning Commission
City Council

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 11, 2026

SUBJECT: Overlook at Kays Creek Rezone
2550 North Valley View Drive

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of ground containing approximately 3.567 acres at 2550 North Valley View Drive. The applicant is requesting a zoning change from R-S and R-1-10 to develop the parcels into single family homes. The Engineering Department has the following comments regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

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

Street – Valley View Drive will need to be widened with full improvements along the east side of the project, including asphalt widening, curb/gutter, and sidewalk.

Water – There is an existing 12-inch waterline on the west side of Valley View Drive and a 6-inch waterline on the east side of Valley View. All connections shall be made to the 12-inch waterline.

Based on the city water model, the fire flow at Valley View Drive and 2500 North will be approximately 7,000 gpm with 60 psi. The fire flow will be further refined upon approval of the conceptual plan. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants. (DG 4.06.H)

Sanitary Sewer – Sanitary sewer has not been installed in Valley View Drive. A new sewer main will need to be installed in Valley View Drive, extend north to an existing casing under Hwy 89, through the casing to Hobbs Creek Drive, to connect to a sewer main in 2700 North. There is a payback to the City of \$2,187.55 per acre for the casing under Hwy. 89. The payback will be assessed with the final subdivision fees.

Storm Drain – There is an 8-inch storm drain to the north in Valley View Drive that is not sized for this development. The Storm Drain Master Plan specifies a regional detention facility to service this parcel and the surrounding parcels so onsite detention will not be required. The storm drain will need to extend in Valley View Drive to connect to the existing 36-inch pipe near the Hwy 89 ROW.

The development will need to comply with Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards. Items of note for the LID:

- 1) This area is within a Drinking Source Protection Zone 4.
- 2) The Hobbs Reservoir is a regional harvest and reuse facility.
- 3) The feasibility to implement LID may be impacted by the geotechnical findings.

Land Drain – A land drain system will be required for any home/building as specified in the geotechnical report and as required per Layton City Municipal Code 18.40.020. The geotechnical engineer has indicated that foundation drains are a requirement of development of lots 1-3 if the basement walls extend more than 2 feet below the existing site grade. Therefore, a land drain system will need to be installed with the development unless these lots have restricted finish floor elevations. (DG 7.04.A)

Land drain is not installed in Valley View Drive. The land drain main will need to connect to the storm drain system at a point where the rim elevation is lower than the finished floor elevation of the home. (DG 7.06.F)

Secondary Water – This property is located in the Weber Basin secondary water service area. They will need to be contacted to determine if secondary water is available to service this development. A will serve letter will need to be provided at the preliminary stage of development from Weber Basin. The secondary water system will need to meet Weber Basin requirements. (MC 18.36.070.10)

Miscellaneous –

1. Lighting will be required in all public right of ways. A preliminary design will be provided at the preliminary stage of development. (DG 10.02 & MC 18.50.075)
2. Water exaction requirements will need to be met. The single family residential component shall be calculated at 3 acer feet per developed area. Water shares from Kays Creek Irrigation, Holmes Creek Irrigation, or DWCCC will need to be submitted at the final stage of development. The use of Weber Basin secondary water will reduce the water exaction amount. A credit will be given for any existing culinary meters removed from service. (MC 19.23.010)
3. The developer should be aware that if side yard/rear yard gravity utilities are approved by the City Engineer, the lines will need to be placed within a 20' easement for the first utility with 10' for each additional utility and will need to be locking pipe and the pipe will be cased from manhole to ROW. (DG 5.04.B, 6.06.E, and 7.06.B)
4. A portion of the property is part of the north private access for the LDS church building at 2966 East 2500 North. If one does not exist, an access agreement will need to be established and recorded at the County.



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Mayor • Joy Petro
City Manager • Alex R. Jensen

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

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

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: 2550 N Valley View Drive Rezone

CC: 1) Engineering
2) Blake Anderson, blakjanderson@msn.com

DATE: May 21, 2024

I have reviewed the rezone received on May 17, 2024 for 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.
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.
3. Where applicable, two means of egress may be required.

4. On site fire hydrants may be required.
5. Wildland Urban Interface Codes may apply to the project.

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 #S24-079 District #16
Project Tracker #LAY2404113358
ERS#12943



Memorandum

To: Blake Anderson
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 17, 2024
Re: 2550 N. Valley View Drive Rezone, Rezone – 2550 N. Valley View Dr.
Review: 1st Cycle, 1st Review

2550 North Valley View Drive lies within the City's existing Oak Forest Park and Hobbs Reservoir service areas. The applicant's proposed rezone from R-S to R-1-10 would not impact the Parks & Recreation Department.

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

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.





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: Blake Anderson; blakejanderson@mail.com
Chaz Schlange; chaz@wasatchcivil.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 4, 2026

SUBJECT: The Overlook at Kays Creek
2550 North Valley View Drive
Concept Review Cycle 1 – submittal 3

I have reviewed the conceptual plans distributed on January 13, 2026 for the Overlook at Kays Creek subdivision located at approximately 2550 North Valley View Drive. The plan has been stamped "Approved as Corrected." The following comments and corrections will need to be addressed with the preliminary plan submittal.

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

Conceptual Drawings

- ~~1. Land drain is not installed in Valley View Drive. The land drain main will need to connect to the storm drain system at a point where the rim elevation is lower than the finished floor elevation of the home. (DG 7.06.F) The developer should be aware lowest finished floor elevations as determined by the rim elevation of the connection point to the storm drain will need to be added to the final dedication plat (DG 7.06.F).~~
- ~~2. Inlet boxes will need to be installed upstream of the ADA ramps. (DG 6.08.B) Inlets will need to be added on Valley View Drive south of 2550 North and on the north side of 2550 North west of Valley View.~~
- Not Addressed** – The sanitary sewer lines and storm drain lines located side-lot or rear-lot shall provide for vehicular access to all cleanouts and manholes. Vehicular access shall have a maximum slope of 10% and a minimum 10-foot-wide drivable surface capable of handling 65,000 lbs. (DG 5.04.B.3 and 6.06.E.3) An access easement will need to be established if the drivable surface is not constructed within the utility easement. **The response comments indicate that there are no side-lot or rear-lot sanitary sewer and storm drain mains. The sanitary sewer through the Potter parcel to the north is a side-lot main that will need to be constructed per the previously referenced standards. The storm drain design has changed from the previously provided design, now extending approximately 150 feet to the north to connect to a different storm drain system.**

This system was not sized for this parcel and cannot be used for the run-off from this development. The previous storm drain design with the storm drain connecting to the 36-inch storm drain to the south will need to be incorporated in the preliminary plans and this main will also need to follow the side-lot standards.

4. **Not Addressed** – Sanitary sewer lines and storm drain lines located side-lot or rear-lot shall be installed in steel casing from manhole/box to right of way **with locking joints**. (DG 5.04.B.4 and 6.06.E.4) **See response to number 3 above.**
5. ~~The geotechnical engineer recommended that footings be placed at least 15 feet from the crest and toe of the slope. The buildable area for lots 4, 5, and 9 will need to be modified to be outside the setback lines indicated on the conceptual plat.~~
6. ~~The geotechnical setback lines will need to be added to the Conceptual Grading & Drainage Plan to verify the placement of the 15-ft setback from the top and toe of the slope.~~
7. ~~The storm drain in the intersection of 2550 North and Valley View Drive will need to be reconfigured to eliminate the storm drain pipe under the ADA ramp (DG 6.06.E).~~
8. ~~Cross sections are indicated on Valley View Drive and 2550 North and to "See Detail Sheet #9". Sheet 9 was not included with the plan set to review the proposed cross sections.~~

Conceptual Plat –

1. Now that the geotechnical review process is complete, geotechnical notes regarding setbacks, restrictions, etc. will need to be added to the final dedication plat.
2. While not applicable to the conceptual plat, the following will need to be addressed with the final dedication plat.
 - a. All curb and gutter, asphalt, etc will need to be removed from the final plat.
 - b. The Owner's Dedication will need to address the dedication of the public street and public utility and drainage easements to the City.
 - c. Bearings will need to be added to all lot lines.
 - d. ~~The ownership and maintenance of the private drive south of lot 10 will need to be addressed.~~
 - e. ~~The length of the northern street ROW line (226.89') is in correct. The length is approximately 207.37'.~~
 - f. ~~The year of the International Wildland Urban Interface Code in General Note 7 is incomplete.~~
 - g. ~~There are overlapping labels along the north lot line on lot 4.~~

General Notes - Applicable to future stage of development

1. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre-feet per developed acre for single family residential. This is required for all development regardless of secondary water use. The final water exaction amount will be based on the final dedication plat. A credit will be given for any meter removed from service and if Weber Basin secondary water is used. (MC 19.23.010)
2. Street lights are required for all new development within the city on public streets. Street light locations will be given in the preliminary stage of development and may change at the time of the final, depending on the location of fire hydrants, lot reconfiguration, or phasing. The developer will be required to pay for the lights and installation. The lights will be purchased by the City and the installation will be done by the City's contractor. The cost for the lights will be determined at the time of the final. The developer will be responsible to install any transformers that may be needed for the lights. (DG 10.02.C)

3. The development will need to comply with Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards. Items of note for the LID:
 - a. This area is within a Drinking Source Protection Zone 4.
 - b. The Hobbs Reservoir is a regional harvest and reuse facility.
 - c. The feasibility to implement LID may be impacted by the geotechnical findings.
4. This property is located in the Weber Basin secondary water service area. They will need to be contacted to determine if secondary water is available to service this development. A will serve letter will need to be provided at the preliminary stage of development from the irrigation company. An approval letter from Weber Basin for the secondary water system will need to be submitted at final.
5. Based on the water model, the anticipated fire flow in Valley View Drive is 7,000 gpm with 60 psi. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants. (DG 4.06.H)
6. This parcel is within a sanitary sewer payback area to the City for the installation of the casing under Hwy 89. The payback amount of \$2,187.55 per acre will be assessed with the final subdivision fees.
7. Written approval from the adjacent property owner agreeing to grant easements for the sanitary sewer and storm drain line extensions will need to be provided with the Preliminary Application. (DG 1.06.17)
8. An Easement Agreement between the developer and property owner of parcels 09-076-0062 and 09-076-0063 was provided as part of the application. The agreement is missing the legal names of the property owners in the 1st section of the agreement. The agreement also indicates sewer laterals to be installed into parcels 09-076-0063 and 09-076-0062. Laterals for future lots cannot be installed until the lots are approved through the development process. The payback mentioned in item 6 above will be applicable for any connection provided to a parcel included in the payback area. All utility easements shall be on the City approved forms to be recorded prior to scheduling a preconstruction meeting. The easement forms shall be provided at the Final Subdivision Application.
9. A Reciprocal Access Easement Agreement between the developer and the property owners of parcels 09-077-0214 and 09-076-0065 was provided as part of the application. The final agreement will not be required until the final subdivision stage of development. Documentation will need to be provided at the preliminary subdivision stage of development from the property owners indicating their willingness and intention to enter into the access agreement.

While not applicable at the Conceptual Plan Review stage of the development process, the engineer should be aware of the following standards to incorporate in the final subdivision plans.

- ~~1) The minimum slope around a cul-de-sac bubble is 1.0% (DG 3.12.A).~~
- 2) The maximum cross slope through a pedestrian crossing is 2.0% (DG 3.16.A.4).
- 3) The back of curb radius on a collector street is 35 feet (DG 3.16.A.6).
- 4) Single family homes shall have a ¾" lateral with a 5/8" meter (DG 4.10.A). This will need to be correctly noted on the final plans.
- 5) The secondary system is Weber Basin. They will need to approval all secondary water improvements. Proof of payment of any fees and a letter of approval will need to be submitted for final approval. The secondary water line will need to be purple in color to avoid confusion with the blue culinary water lines.
- 6) **Sheet 9 was not included with this submittal – correction will be verified at a later stage of the development process.** The sidewalk and curb and gutter details on page 9 should be removed and the Layton City standard drawings (ST-ST-09 and ST-ST-10) should be added in their place.

- 7) Sheet 10 was not included with this submittal – correction will be verified at a later stage of the development process The Layton City secondary water details and web-site reference included in the drawings on page 10 should be removed and Weber Basin details should be added in their place.
- 8) The developer shall provide cross-section drawings at 50-foot spacing of the right-of-way when the cut or fill exceeds 2 feet at the right-of-way line with the final plans (DG 3.22.A)
- 9) The developer shall provide slope easements on the dedication plat when the cut or fill exceeds 3 feet (DG 3.22.B)
- 10) Based on the City's geotechnical engineer recommendations, Christensen Geotechnical and Western Geologic shall review the final site plans and construction drawings to assess that their recommendations have been incorporated into the design of the project.
- ~~11) The culinary water valve symbol in 2550 North should shifted to the Hot Tap. Valves are part of the hot tap set ups and an additional valve will not be required.~~
- 12) The sanitary sewer outfall in Hobbs Creek Drive will need to be shifted east to provide additional space between the main and manholes and the curb and gutter.



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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.

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: The Overlook at Kays Creek @ 2550 N Valley View Drive

CC: 1) Engineering
2) Blake Anderson, blakejanderson@msn.com
3) Chaz Schlange, chaz@wasatchcivil.com
4) Chris Lessig, cmlessig@gmail.com

DATE: December 15, 2025

I have reviewed the conceptual plan submitted on November 20, 2025 for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1,000 gallons per minute for 60 consecutive minutes for residential one and two family dwellings. Fire flow requirements may be increased to a maximum of 2,000 gallons per minute for residential one and two family dwellings with a building footprint equal to or greater than 3,600 square feet, or for buildings other than one and two family dwellings. Per the Layton City Engineering Water Model, the anticipated fire flow is 7,000 gallons per minute. (2021 IFC 507.3/Appendix B)

The Overlook at Kays Creek S25-148
December 15, 2025
Page 2

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

GM#1 subdivision site plan:sh
Plan #S25-148 District #16
Project Tracker #LAY2405153362



Memorandum

To: Blake Anderson, Chaz Schlange, Chris Lessig
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: January 23, 2026
Re: The Overlook at Kays Creek, Conceptual Approval – 2550 N. Valley View Dr.
Review: Review 4

The Overlook at Kays Creek located at 2550 North Valley View Drive lies within Oak Forest Park and Hobbs Reservoir service areas.

The Parks & Recreation Department has reviewed the plans re-submitted on January 13th and has no other comments or concerns regarding The Overlook at Kays Creek.

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.





THE OVERLOOK AT KAYS CREEK

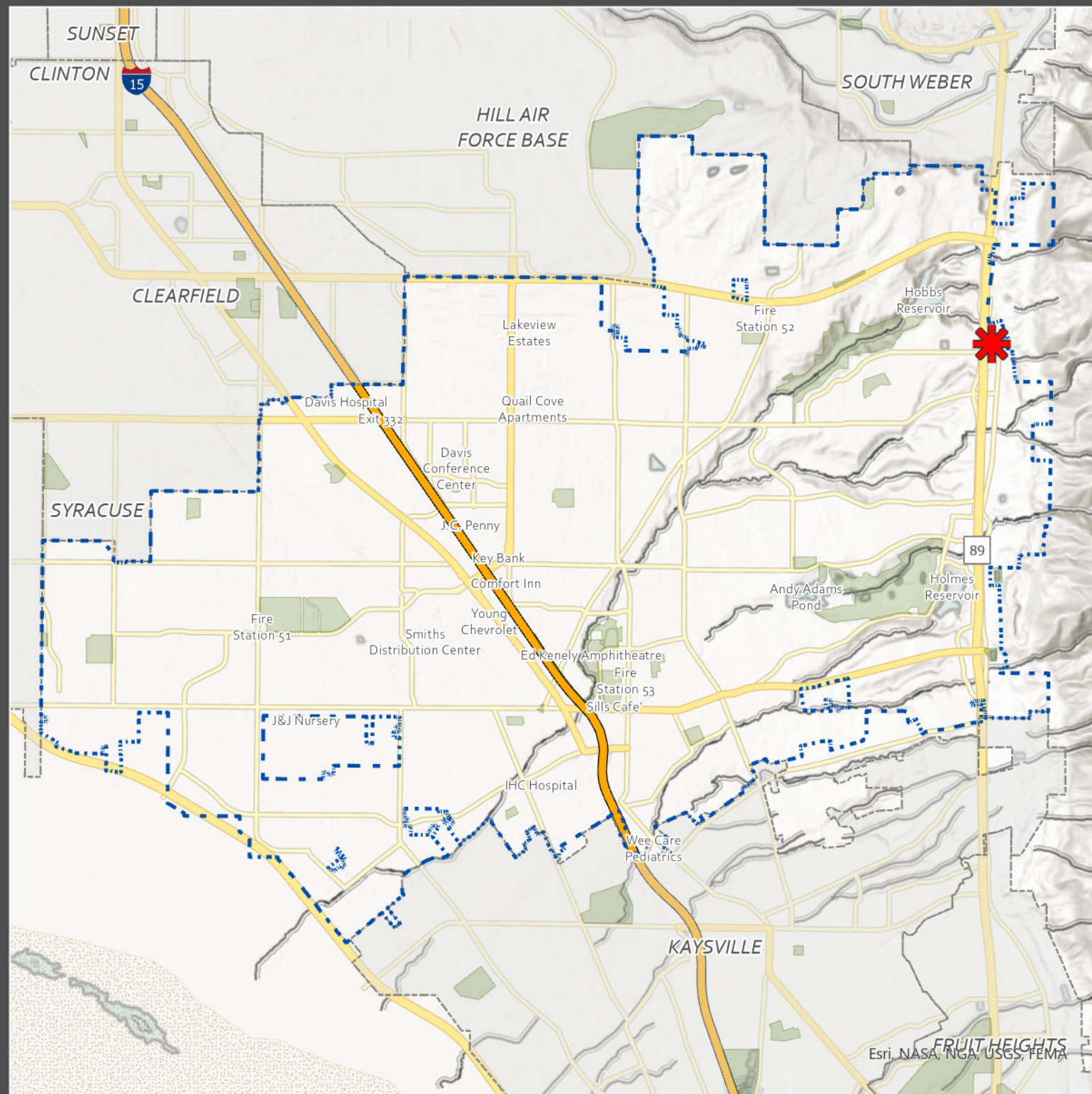
2550 NORTH
VALLEY VIEW DRIVE

CONCEPT AND
REZONE
R-S TO
R-1-10

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



Map 1





THE OVERLOOK AT KAYS CREEK

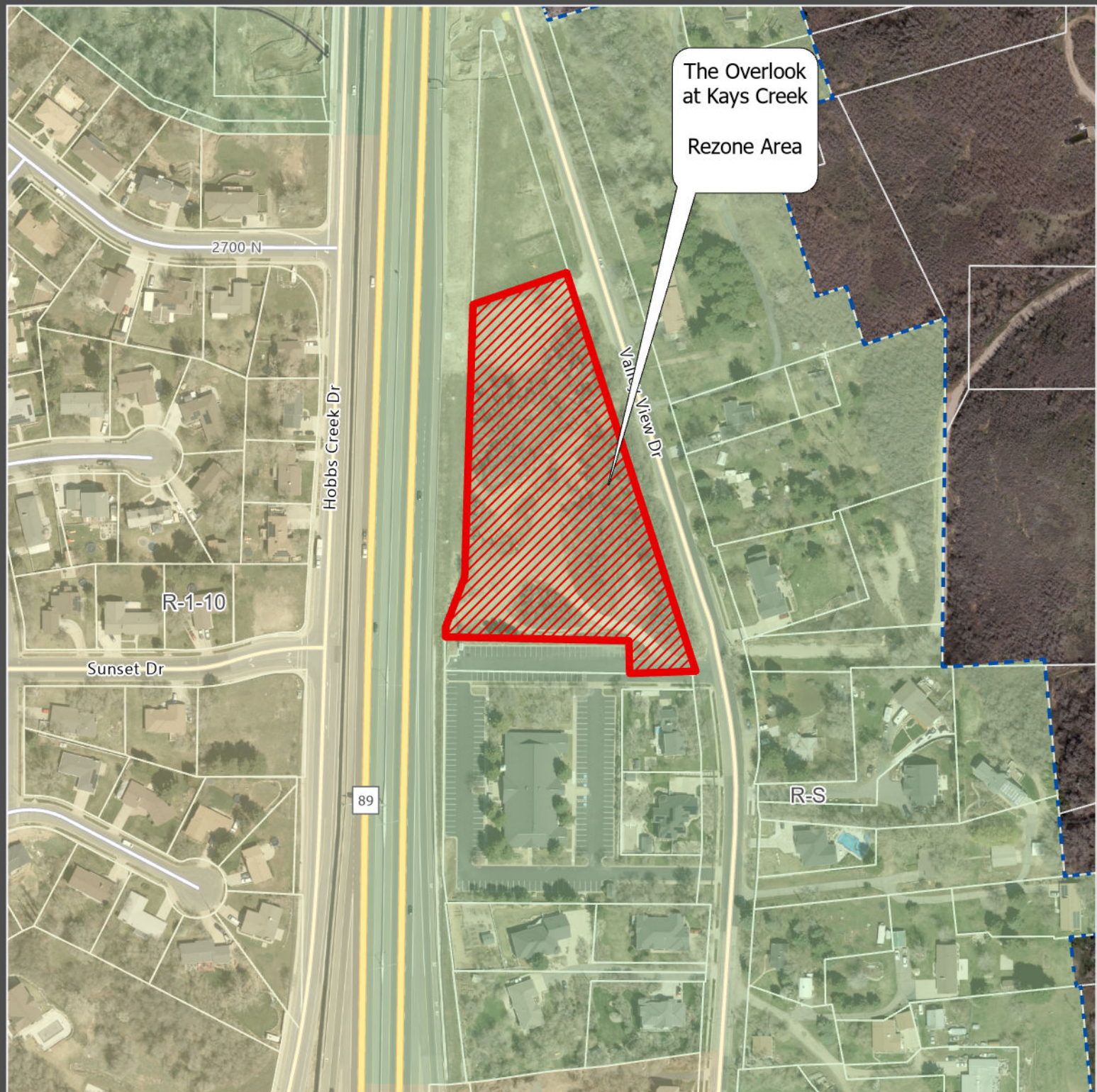
2550 NORTH
VALLEY VIEW DRIVE

CONCEPT AND
REZONE
R-S TO
R-1-10

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



Map 2





THE OVERLOOK AT KAYS CREEK

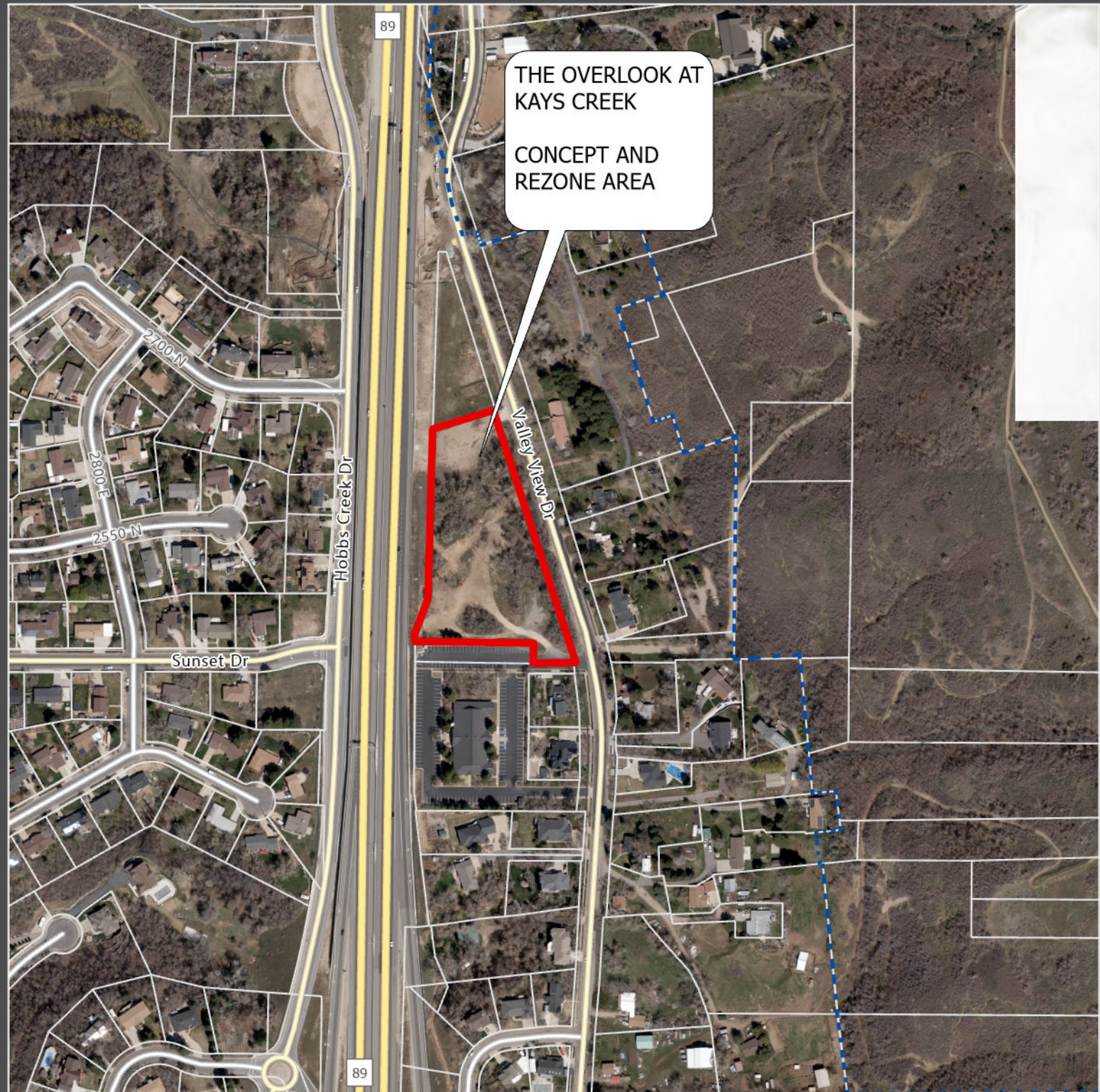
2550 NORTH
VALLEY VIEW DRIVE

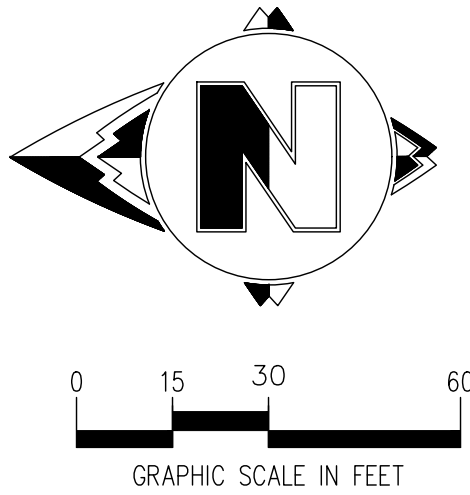
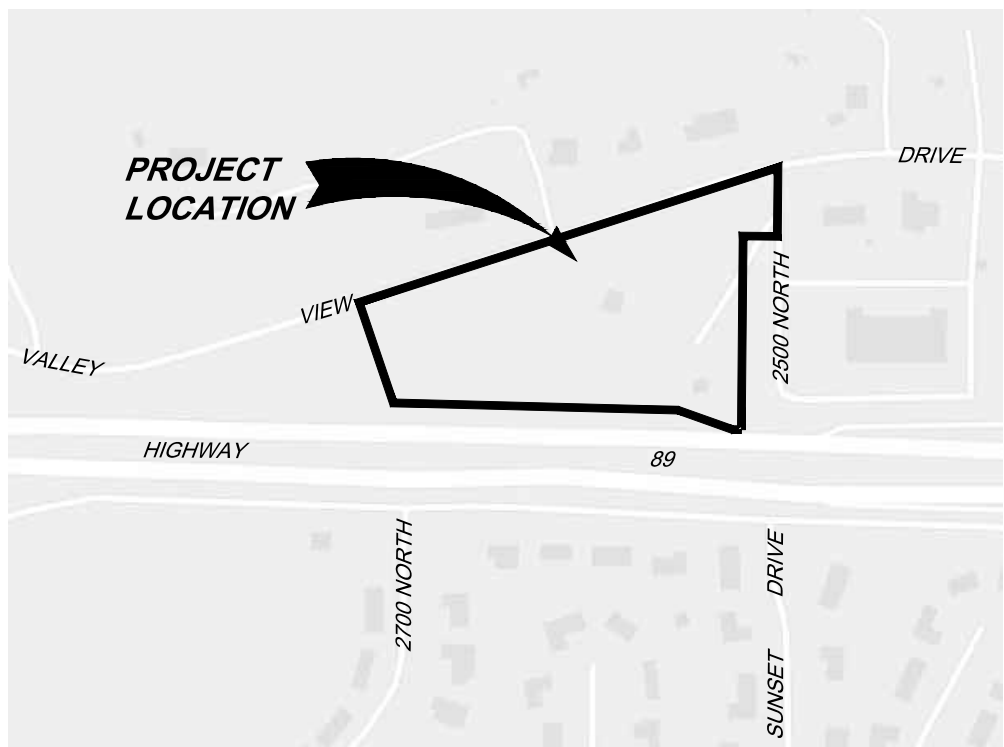
CONCEPT AND
REZONE
R-S TO
R-1-10

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



Map 3





THE OVERLOOK AT KAYS CREEK SUBDIVISION

A PART OF THE NORTHWEST QUARTER OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M.
LAYTON CITY, DAVIS COUNTY, UTAH
DECEMBER 2025

GENERAL NOTES

- 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
- THE ILLEGAL ACCESSORY STRUCTURES WILL BE REMOVED FROM THE PROPERTY PRIOR TO RECORDING THIS FINAL PLAT.
- GEOTECHNICAL REPORT COMPLETED BY CHRISTENSEN GEOTECHNICAL PROJECT 356-002 DATED NOVEMBER 20, 2023 REPORT HAS BEEN PREPARED & SUBMITTED TO LAYTON CITY.
- NO ACCESS IS ALLOWED OFF US-89.
- PARCEL "A" TO BE QUIT CLAIMED TO THE L.D.S. CHURCH AND A CROSS ACCESS AGREEMENT BETWEEN LOT 10 AND L.D.S. CHURCH WILL BE ESTABLISHED & RECORDED AT THE COUNTY.
- A SEVERITY ASSESSMENT SHALL BE CONDUCTED FOR EACH BUILDABLE LOT IN ACCORDANCE WITH THE 2009 INTERNATIONAL WILDLAND URBAN INTERFACE CODE.
- ACCESS TO LOT 10 WILL ONLY BE ALLOWED FROM 2500 NORTH (PRIVATE DRIVE)

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- P.U.&D.E.
- STREET CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING FENCE
- NO ACCESS
- BUILDING SETBACK
- BUILDABLE AREA (B.A.)
- FOUND SECTION CORNER
- CALCULATED SECTION CORNER
- FOUND MONUMENT
- CURB NAIL FOUND / SET AS NOTED
- FOUND REBAR SET BY OTHERS
- SET 5/8" REBAR & ORANGE WCE CAP

BASIS OF BEARINGS

BASIS OF BEARINGS IS SOUTH 89°07'00" EAST 1319.11 FEET BETWEEN THE BRASS CAP MARKING THE QUARTER CORNER OF SECTION 12 AND THE ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF THE NW QUARTER OF SECTION 12

THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.000334079 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE RECORD INFORMATION

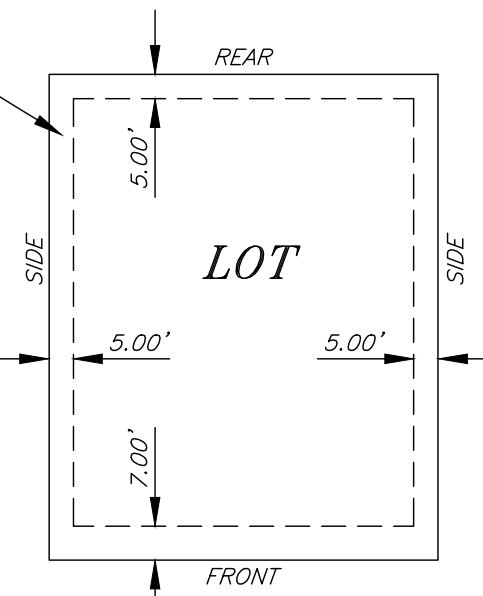
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED SOUTH 89°07'00" EAST 207.71 FEET ALONG THE QUARTER SECTION LINE; NORTH 01°46'32" EAST 52.93 FEET; AND SOUTH 89°07'00" EAST 15.21 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 12 (BASIS OF BEARINGS IS SOUTH 89°07'00" EAST 1319.11 FEET BETWEEN SAID QUARTER CORNER AND THE ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF THE NW QUARTER SAID SECTION.) RUNNING THENCE THE FOLLOWING FOUR (4) COARSES AND DISTANCES ALONG AN EXISTING FENCE; (1) NORTH 00°27'17" EAST 13.26 FEET; (2) NORTH 19°53'31" EAST 89.71 FEET; (3) NORTH 01°49'38" EAST 441.04 FEET; (4) NORTH 71°34'28" EAST 164.21 FEET TO THE TERMINATION OF SAID FENCE WHICH IS ON THE EAST RIGHT-OF-WAY LINE OF VALLEY VIEW DRIVE. THENCE SOUTH 17°30'32" EAST 681.07 FEET ALONG SAID RIGHT-OF-WAY. THENCE NORTH 89°07'00" WEST 106.61 FEET; THENCE NORTH 00°52'48" EAST 52.94 FEET TO AN EXISTING FENCE; THENCE NORTH 89°07'00" WEST 289.64 FEET ALONG SAID FENCE TO THE POINT OF BEGINNING.

CONTAINS 155,392 SQUARE FEET OR 3.567 ACRES MORE OR LESS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	50.00'	223.06'	255°38'01"	555°19'33"E
C2	16.50'	21.78'	75°38'08"	N34°40'24"E
C3	50.00'	68.21'	78°10'23"	S33°24'17"W
C4	50.00'	69.95'	80°10'07"	S45°45'58"E
C5	50.00'	84.90'	97°17'32"	N45°30'13"E
C6	16.50'	13.88'	48°12'18"	N20°57'29"E
C7	16.50'	7.90'	27°25'50"	N58°46'33"E
C8	19.00'	35.93'	108°21'53"	N36°40'25"E
C9	19.50'	30.64'	90°00'00"	N62°50'44"W
C10	19.50'	30.64'	90°00'00"	N27°09'16"E

BUILDING SETBACKS	
FRONT (FT.)	30.00
SIDE (FT.)	8.00
CORNER SIDE (FT.)	20.00
REAR (FT.)	25.00



TYPICAL LOT EASEMENTS

GEOTECHNICAL NOTES

- UNDOCUMENTED FILL EXISTS FROM 3.5 TO 6 FEET BELOW GRADE. ALL UNDOCUMENTED FILL SHALL BE REMOVED BENEATH FOOTINGS, FLATWORK, AND PAVEMENTS AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL.
- ALL FOOTINGS SHALL BE LOCATED AT LEAST 20 FEET HORIZONTALLY FROM THE FACE OF THE EXISTING SLOPE.
- FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR APPROVED STRUCTURAL FILL AND EMBEDDED A MINIMUM OF 30 INCHES BELOW EXTERIOR GRADE FOR FROST PROTECTION. THE MINIMUM ALLOWABLE BEARING CAPACITY IS 2,000 PSF.
- GROUNDWATER WAS ENCOUNTERED AT APPROXIMATELY 6 FEET BELOW GRADE. GROUNDWATER LEVELS MAY FLUCTUATE SEASONALLY.
- LOTS 1, 2, AND 3 REQUIRE A PERIMETER FOUNDATION DRAIN FOR ANY BASEMENT WALL EXTENDING MORE THAN 2 FEET BELOW EXISTING GRADE. THE DRAIN SHALL INCLUDE A 4-INCH SLOTTED PIPE AT OR BELOW FOOTING ELEVATION, SURROUNDED BY AT LEAST 12 INCHES OF FREE-DRAINING GRAVEL WITH FILTER FABRIC SEPARATION.
- FINISHED GRADES AROUND STRUCTURES SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 8 INCHES IN THE FIRST 10 FEET. ROOF RUNOFF SHALL BE COLLECTED IN GUTTERS WITH DOWNSPOUTS DISCHARGING OUTSIDE BACKFILL LIMITS. SPRINKLERS SHALL NOT BE PLACED WITHIN 12 INCHES OF FOUNDATIONS.
- STRUCTURAL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS, COMPACTED TO AT LEAST 95 PERCENT OF ASTM D1557, OR 98 PERCENT WHERE FILL EXCEEDS 5 FEET. STRUCTURAL FILL SHALL BE FREE OF ORGANICS, DEBRIS, AND OVERSIZED MATERIAL.
- THE SUBDIVISION IS WITHIN AN AREA MAPPED WITH MODERATE LIQUEFACTION POTENTIAL.
- A GEOTECHNICAL ENGINEER SHALL OBSERVE FOOTING EXCAVATIONS, STRUCTURAL FILL PLACEMENT, AND SITE GRADING TO VERIFY COMPLIANCE WITH THE GEOTECHNICAL REPORT.

BERNICE P. POTTER TRUSTEE
09-076-0062

UTAH DEPARTMENT OF
TRANSPORTATION
09-076-0064

UTAH DEPARTMENT OF TRANSPORTATION
09-076-0066

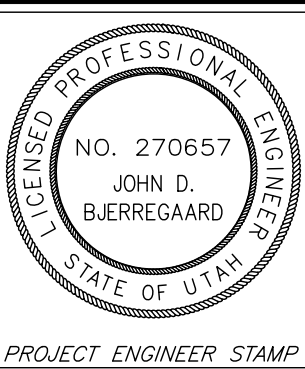
NORTHWEST CORNER OF
SECTION 12 T4N R1W
S.L.B.&M. (CALCULATED)

NORTHWEST CORNER OF
SECTION 12 REFERENCE
MONUMENT T4N R1W
S.L.B.&M. (FOUND)

U.S.-89

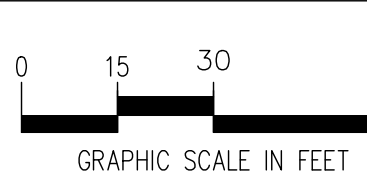
P.O.B.

WEST 1/4 CORNER OF
SECTION 12 T4N R1W
S.L.B.&M. (FOUND)



WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

REV.	DATE	APPR.



DESIGNED C.C.S. DATE DEC. 4, 2025
DRAWN C.C.S. SCALE 1"=30'
CHECKED J.D.B.

OMNER HOLDINGS
2110 HAMPTON CIRCLE
OGDEN, UT 84403
(801) 628-0533

THE OVERLOOK AT KAYS CREEK SUBDIVISION
CONCEPTUAL PLAT

SHEET:

1

OF 3 SHEETS

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

Item Number: 6.B.

Subject:

Annexation and Rezone Request – Love’s Valley View – Unincorporated Area to R-S (Residential Suburban)
– Ordinances 26-04 and 26-05 – Approximately 940 North East Side Drive

Background:

Erik Craythorne with Craythorne Development (the Applicant), is requesting a rezone for the subject property to R-S (Residential Suburban). This rezone request is tied to an annexation request to annex the subject property into Layton City and subsequently apply the R-S to the area. The request for the rezone is to allow the property, along with adjacent properties to the west, to be developed as a single-family subdivision.

The subject property has an area of 2.09 acres and is located in a sensitive lands/hillside area and requires the development to be reviewed through the Sensitive Land Ordinance. As with other properties located in Sensitive Lands areas, the City and Applicant have been working together on the review of the annexation request, rezone, and geotechnical and geological issues with the property. The reviews have been accomplished with the aid of the Applicant’s geotechnical engineers and geologists and the City’s third-party geotechnical engineers and geologists.

The Sensitive Lands Ordinance requires a conceptual plan that is detailed enough to mitigate all geotechnical and geological concerns while designing a development that is required to meet all other subdivision ordinances. As part of this rezone application, the Applicant has provided a conceptual plan for future development of the site. Staff has reviewed the rezone request and conceptual plan and provided comments to the Applicant. The most recent Staff memorandums are attached to this report for reference.

Upon approval of the annexation and rezone, the Applicant will be required to go through the subdivision process to further refine the concept plan and subdivide the area in accordance with the standards of the Sensitive Lands Ordinance and other municipal standards as outlined in the Staff memorandums. The proposed rezone request aligns with the goals and objectives of the General Plan for this area of Layton City.

Alternatives:

Alternatives to the First Motion are to: 1) Adopt Ordinance 26-04, approving the annexation of approximately 2.09 acres located at approximately 940 North East Side Drive based on consistency with the Annexation Policy Plan; or 2) Not adopt Ordinance 26-04, denying the annexation request of approximately 2.09 acres located at approximately 940 North East Side Drive.

Alternatives to the Second Motion are to: 1) Adopt Ordinance 26-05, approving the rezone request of approximately 2.09 acres located at approximately 940 North East Side Drive from Unincorporated Area to R-S (Residential Suburban); or 2) No adopt Ordinance 26-05, denying the rezone request of approximately 2.09 acres located at approximately 940 North East Side Drive from Unincorporated Area to R-S (Residential Suburban).

Recommendation:

On February 24, 2026, the Planning Commission forwarded a recommendation of approval to the City Council for the rezone request from Unincorporated Area to R-S (Residential Suburban) subject to meeting all City requirements.

Staff supports the Planning Commission’s recommendation and also recommends that the City Council adopt Ordinances 26-04 and 26-05 approving the annexation and rezone requests. This recommendation is based on compliance with the City’s Annexation Policy Plan, General Plan, City Code, and Development Guidelines and Design Standards (Public Works/Engineering Standards).

ORDINANCE 26-04
(Love's Valley View Subdivision Annexation)

AN ORDINANCE ANNEXING REAL PROPERTY LOCATED AT APPROXIMATELY 940 NORTH EAST SIDE DRIVE INTO THE CITY AND EXTENDING THE CORPORATE LIMITS OF LAYTON CITY; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City has determined that the properties located at approximately 940 North East Side Drive are part of an existing unincorporated area of properties contiguous to Layton City; and

WHEREAS, these properties are identified in the Layton City Annexation Policy Plan, Expansion Area One, adopted by the City Council on December 5, 2002; and

WHEREAS, a plat of said real properties has been prepared under the supervision of a competent surveyor, showing the size and location of said real properties and showing that the same is contiguous to the present corporate limits of Layton City; and

WHEREAS, the City Council has determined that in their judgment, this annexation meets the standards set forth in the Utah State Code, and the noticing requirements therein have been satisfied; and

WHEREAS, the Layton City Council deems it to be in the best interest of the City and its citizens to annex the real property described herein to Layton City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION 1. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. That the following described rear property is hereby annexed into Layton City, and the corporate limits of the City are hereby extended to include said rear property.

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY.

BEGINNING AT A POINT WHICH IS ON THE EXISTING CORPORATE LIMITS OF LAYTON CITY, SAID POINT BEING 2.646.88 FEET NORTH 0°34'55" EAST ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION, AND 425.42 FEET SOUTH 89°34'55 EAST FROM THE WEST QUARTER CONER OF SAID SECTION 24; AND RUNNING THENCE ALONG THE SECTION LINE, SOUTH 89°34'55 EAST 167.37 FEET TO THE NORTHWEST CORNER OF UNITED STATES OF AMERICA'S (PARCEL 11-032-0029); THENCE ALONG SAID PARCEL SOUTH 03°11'58" WEST 660.47 FEET TO THE EXISTING CORPORATE LIMITS OF LAYTON CITY, BEING THE NORTH LINE OF EASTSIDE VILLAGES PRUD; THENCE ALONG SAID CORPORATE LIMITS SOUTH 89°11'19" WEST 108.94 FEET TO THE EXISTING CORPORATE LIMITS OF LAYTON CITY, BEING THE SOUTHEAST CORNER OF PARCEL 11-032-0068; THENCE ALONG SAID CORPORATE LIMITS NORTH 1°52'00" WEST 662.56 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.09 ACRES

SECTION 3: Filing. The City Recorder is directed to file a certified copy of the plat of said real property and a certified copy of this ordinance of annexation with the Davis County Recorder; and within 60 days after the enactment hereof, the City Council shall file with the Lieutenant Governor a notice of

impending boundary action, as defined in Section 67-1a-6.5 UCA that meets the requirements of Section 67-1a-6.5(3) UCA and a copy of an approved final plat, as defined in Section 67-1a-6.5.

SECTION 4. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 5. Effective Date. This ordinance amendment shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON THIS 19th DAY OF MARCH, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Mike Kolandrianos	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

For: 
CLINTON DRAKE, City Attorney


WESTON APPLONIE, Community &
Economic Development Director

ORDINANCE 26-05
(Love's Valley View Subdivision Rezone)

AN ORDINANCE AMENDING THE ZONING MAP; CHANGING THE ZONING CLASSIFICATION OF THE HEREINAFTER DESCRIBED PROPERTY LOCATED AT APPROXIMATELY 940 NORTH EAST SIDE DRIVE STREET FROM UNINCORPORATED AREA TO R-S (RESIDENTIAL SUBURBAN) PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein below; and

WHEREAS, the City has determined that the property located at approximately 940 N. East Side Drive and is an existing unincorporated parcel of property contiguous to Layton City; and

WHEREAS, the City Council has approved an annexation of the property; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said properties from Unincorporated Area to R-S (Residential Suburban) be approved; and

WHEREAS, the City Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the City Council has determined that this amendment is rationally based, is reasonable, is consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION 1. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. The zoning map is hereby amended by changing the zone classification of the following properties from A to R-1-10 PRUD.

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN U.S. SURVEY.

BEGINNING AT A POINT WHICH IS ON THE EXISTING CORPORATE LIMITS OF LAYTON CITY, SAID POINT BEING 2.646.88 FEET NORTH 0°34'55" EAST ALONG THE SECTION LINE TO THE NORTHWEST CORNER OF SAID SECTION, AND 425.42 FEET SOUTH 89°34'55 EAST FROM THE WEST QUARTER CONER OF SAID SECTION 24; AND RUNNING THENCE ALONG THE SECTION LINE, SOUTH 89°34'55 EAST 167.37 FEET TO THE NORTHWEST CORNER OF UNITED STATES OF AMERICA'S (PARCEL 11-032-0029); THENCE ALONG SAID PARCEL SOUTH 03°11'58" WEST 660.47 FEET TO THE EXISTING CORPORATE LIMITS OF LAYTON CITY, BEING THE NORTH LINE OF EASTSIDE VILLAGES PRUD; THENCE ALONG SAID CORPORATE LIMITS SOUTH 89°11'19" WEST 108.94 FEET TO THE EXISTING CORPORATE LIMITS OF LAYTON CITY, BEING THE SOUTHEAST CORNER OF PARCEL 11-032-0068; THENCE ALONG SAID CORPORATE LIMITS NORTH 1°52'00" WEST 662.56 FEET TO THE POINT OF BEGINNING.

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This ordinance amendment shall become effective immediately upon posting.

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON THIS 19th DAY OF MARCH, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Mike Kolandrianos	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder

For: John Sanders
CLINTON DRAKE, City Attorney

Weston Applonie
WESTON APPLONIE, Community &
Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Brad McIlrath, City Planner 

DATE: Thursday, March 19, 2026

RE: Annexation and Rezone Request – Love’s Valley View – Unincorporated Area to R-S (Residential Suburban) – Approximately 940 North East Side Drive – Ordinances 26-04 and 26-05

LOCATION: Approximately 940 North East Side Drive

CURRENT ZONING: Unincorporated Davis County

PROPOSED ZONING: R-S (Residential Suburban)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 2.096 acres within an area identified with sensitive lands. The property is located east of Highway 89 at approximately 940 North East Side Drive. Properties located to the east of the subject property is a water detention basin and a gravel pit with properties to the north, south, and west consisting of single-family detached homes on separate parcels that are zoned R-1-10 (Single Family Residential), R-1-10 PRUD (Single Family Residential, Planned Residential Unit Development) and R-S (Residential Suburban) respectively.

BACKGROUND INFORMATION

Erik Craythorne with Craythorne Development (the Applicant), is seeking approval for a rezone request to the R-S (Residential Suburban) zone to development the subject along with a property to the west as a single-family subdivision. Following the Planning Commission’s recommendation, the City Council will review the annexation request and rezone of the subject property during a public hearing scheduled for March 19, 2026.

STAFF REVIEW

General Plan

Utah State Code 10-20-401 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 Residential. As such, the R-S Zone aligns with the goals and objectives of the General Plan for this area of the City.

Concept Plan

The Sensitive Land Ordinance requires the Applicant to submit a concept plan as part of the rezone request to be reviewed by Staff with a recommendation from the Planning Commission to the City Council. The subject property is 2.096 acres with a total project area of 3.370 acres when

including the property to the west. The conceptual plan for the total project area includes four lots, this equates to a density of 1.21 units per acre. The conceptual plan includes two phases but will need to be revised to address comments of the Staff memorandums. The base density of the R-S zone is 2.5 units per acre with a minimum lot size requirement of 15,000. The 4 single-family lots comply with the minimum lot size requirement with lots sizes ranging from 15,004 square feet to 58,300 square feet.

The four lots will have direct frontage onto a new cul-de-sac street extending east from East Side Drive. Access to the gravel pit will continue to be provided from this new street by way of a property on the south side but not included in the subdivision.

Geotechnical Studies

The City and the Applicant have been working with the Applicant's geotechnical engineers and the City's third-party geotechnical engineers to identify and mitigate geotechnical and geological issues on the property.

The items explored as a part of the geotechnical study included fault scarp locations, slope stability, unstable soils, groundwater, and liquefaction. The geotechnical study identifies the Davis Aqueduct along the eastern boundary line of the subject property and a Weber Basin water storage facility. As identified with other subdivision developments within sensitive land areas, a planned residential unit development (PRUD) can be a good tool to design a subdivision. A PRUD can allow for clustering of residential uses to avoid areas of the development most significantly impacted by sensitive land uses

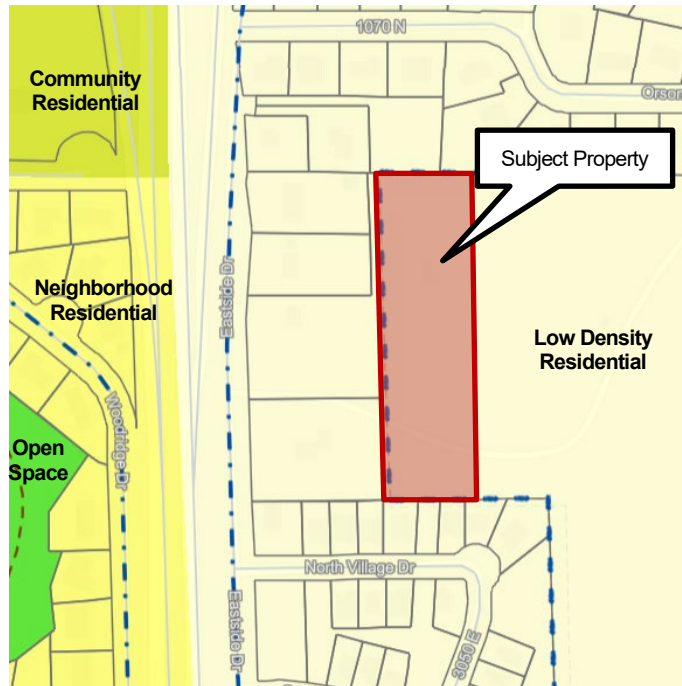


Figure 1: General Plan

such as excessive slopes or waterways. For this specific development, a PRUD was not deemed necessary based upon Staff review and comments provided to the Applicant. As outlined in the Engineering Staff memorandum, certain lots may be restricted for subsurface geotechnical issues in a way that is sufficient to address the underlying sensitive land issues. Additionally, the area of the conceptual subdivision does not include areas with slopes greater than 15.56%. As such, the conceptual subdivision may be developed in accordance with the development standards of the R-S and Sensitive Lands Ordinance without the application of a PRUD. As identified in Staff memorandums and third-party geotechnical review, future subdivision of this property will need to properly address the sensitive land issues in accordance with the development standards of the Sensitive Lands Ordinance.

RECOMMENDATION

On February 24, 2026, the Planning Commission forwarded a recommendation of approval to the City Council for the rezone request from Unincorporated Area to R-S (Residential Suburban) subject to meeting all City requirements.

Staff supports the Planning Commission's recommendation and recommends that the City Council adopt Ordinances 26-04 and 26-05 approving the annexation and rezone requests. This recommendation is based on compliance with the City's Annexation Policy Plan, General Plan, City Code, and Development Guidelines and Design Standards (Public Works/Engineering Standards).



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: Andy Hubbard; andyh@greatbasinengineering.com
Erik Craythorne; ecraytorne@gmail.com

CC: CED Dept/Fire Marshal/Legal Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: February 5, 2026

SUBJECT: Love's Valley View Concept – 3rd submittal
940 North East Side Drive (approximate)

I have reviewed the Conceptual Plan distributed on January 21, 2026 for the Love's Valley View Subdivision located at 940 North East Side Drive. The plans have been stamped "Approved as Corrected." The following comments will need to be addressed and a revised concept plan will need to be submitted prior to the Planning Commission meeting.

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

~~The concept plan cannot be approved until the annexation and rezone have been approved and all geotechnical/geological issues have been addressed. Additional changes to the concept design may be required based on the resolution of the geotechnical/geological issues. Future concept plans cannot be reviewed until the geotechnical/geological items have been resolved and the mitigation measures can be incorporated into the concept design. A third party geotechnical engineer will need to review the geotechnical and geological reports. The developer will be responsible to pay for the third party reviewer hired by the City. The developer will need to coordinate with the CED department for payment, etc. (MC 19.07.060)~~ The GeoStrata review of the geotechnical and geological reports is complete. The recommendations from the report will need to be incorporated in the construction drawings and notes will need to be added to the dedication plat. CMT will need to be retained to complete the recommended testing and observations. Recommendations of note:

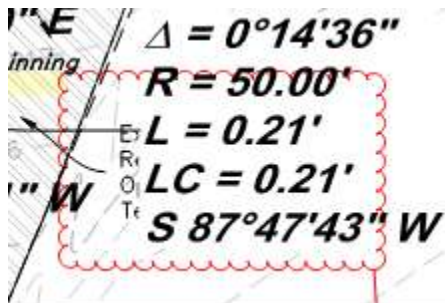
1. Any lot impacted by the surface fault rupture hazard special study zone will need to have lot specific subsurface investigations to assess the risk from active surface faulting. The lots will be labeled with an "R" designation on the final dedication plat.
2. A CMT geotechnical engineer shall observe the subgrade to assess that suitable natural soils have been exposed and properly prepared. An observation report shall be provided to the City.

3. If more than 4 feet of site grading fill is anticipated, CMT shall be notified to assess potential settlements and provide additional recommendations as needed. Any additional recommendations shall be reviewed by the City and GeoStrata.
4. All fill material shall be approved by a CMT geotechnical engineer prior to placement.
5. The base of footing excavations shall be observed a geotechnical engineer from CMT to assess that suitable bearing soils have been exposed prior to placement of select structural fill and/or foundations.
6. CMT shall be retained as part of a comprehensive quality control testing and observation program as outlined in the geotechnical report Section 12. Each visit shall be summarized in a memorandum and the memorandum shall be submitted to the City for review.

Concept Plan

- 1) ~~Not Addressed~~ — The current geotechnical report indicates a street structure of 3-inches of asphalt over 10-inches of road base. The street cross section will need to match the final geotechnical requirements. If the gravel pit truck traffic will continue to use the road, the geotechnical report will need to be amended to address the weight of these vehicles. A street cross section was not included in the submitted concept plan.
- 2) ~~Not Addressed~~ — A cross section for the specifically for this street will need to be added to the plan. (DG 1.04.8). While the City standard drawing is included in the plan, the current street design includes a space ranging from 8.0' to 9.0' between the back of curb and the right of way line which does not meet a City standard design. The typical cross section for a cul-de-sac is 50 feet. Should the gravel pit truck traffic continue to use the road, the width will need to be increased for safety. A street cross section was not included on the submitted concept plan.
- 3) ~~Partially Addressed~~ — The point of beginning is not labeled on the drawing. The Point of Beginning for Phase 1 has been labeled. The point of beginning for the overall description and Phase 2 description will need to be labeled.
- 4) ~~The legal descriptions for the cul-de-sac bubble includes two separate curves with a 50 foot radius along the boundary. There should only be one curve consistently through the cul-de-sac bubble. There appears to be one curve labeled on the boundary drawing.~~
- 5) The existing water and sewer laterals for the home will need to be added to the plans. (DG 1.04.10) If the laterals are not used for the new lot, they will need to be disconnected at the respective main. (DG 1.08. Culinary Water 8 and Sanitary Sewer 7)
- 6) ~~The street design will need to include a landing of 4% or less for a minimum of 100 feet at the intersection. (DG 3.12.D) Based on the proposed contours, this does not appear to be addressed.~~
- 7) ~~Proposed contours are shown in the adjoining properties to the south of the road. A letter of acknowledgement from the property owners indicating their willingness to allow grading on their property and any required slopes easements to be established will need to be provided for conceptual plan approval. The proposed contours stop at the south boundary line without a means to address the grade change.~~
- 8) ~~The proposed contours on the north do not matching up to the existing contours. The existing contours do not continue onto the properties to the north (09-082-0137 and 09-084-0036)~~
- 9) ~~The top or bottom edge of the slope caused by excavation or fill up to ten vertical feet shall be at least three horizontal feet from the property lines and street right of way lines. (MC 19.07.120.5.d)~~
- 10) Our records indicate a 4-inch Weber Basin line in the northeast corner of parcel 11-032-0076. This will need to be verified with Weber Basin.

- 11) The following differences were found when comparing the overall legal description and the labels on the drawing:
- a. ~~The bearing of the first locating call is North 00d12'30" East in the legal description and is North 00d12'29" East on the drawing.~~
 - b. ~~The bearing and length of the fifth call after point of beginning (POB) is South 3d10'52" W 231.00 feet in the legal description and North(South) 3d10'51" East (West) 231.06 feet on the drawing.~~
 - c. ~~The length of the sixth call after POB is 109.15 feet in the legal description and 73.52 feet on the drawing.~~
 - d. ~~The bearing and length of the seventh call after POB is North 1d51'59" West 186.42 feet in the legal description and South (North) 1d52'00" East (West) 187.18 feet on the drawing.~~
 - e. ~~The eighth call after POB in the legal description has a length of 262.97 feet and the drawing follows the street improvements with three calls along the south boundary (S 87d55'01" W 34.97 feet, N 1d53'14" W 8.50 feet, S 87d55'01" W 262.97 feet).~~
- 12) The overall description has a failure to close of 0.10 feet. This will need to be reduced to be less than 0.015 feet. (DG 9.02.B.1)
- 13) The legal description for Phase 2 has a failure to close of 69.89 feet and is located 991.72 feet north of the proposed location. It appears that the bearings of the locating calls and the bearing of the first call after POB are causing these errors.
- 14) There is a bearing label for S 89d34'55" East on the Basis of Bearing, which is a Northerly line.
- 15) The detention area will need to be shifted to be 10 feet from all property lines, streets, and building envelopes. (DG 6.12.N.)
- 16) Note 1 indicates "Phase 2 will **not** be developed after gravel pit operations..." The **Not** is believed to be in error and the statement should be "Phase 2 will be developed after gravel pit operations...."
- 17) The eastern boundary line in the Concept plan is divided into two segments with one segment with a bearing of S 3d10'52" W and the other with a bearing of S 3d10'51" W. This does not match the eastern line of the annexation boundary which has a bearing of S 3d11'58" W. The bearing of these lines should match.
- 18) The length of the southern line of the annexation boundary is 108.94 feet. The length of the corresponding southern line of the conceptual plan is 109.15 feet. **The response letter indicates the area of property outside the subdivision boundary but within the annexation boundary shall be dedicated to the owners of the parcel to the west (Parcel 11-032-0068). The subdivision cannot move forward with the Preliminary Subdivision application until a Simple Boundary Adjustment Application has been completed to adjust the western boundary line from the existing location to the new location along the subdivision boundary line.**
- 19) ~~The buildable area for the lot in Phase 2 will need to be added to the plan. (DG 1.04.6)~~
- 20) ~~The slope of the lots will need to be labeled. (DG 1.04.6)~~
- 21) **The surface fault rupture hazard special study zone identified in Figure 3 of the Geotechnical report will need to be added to the concept plan.**
- 22) **The subdivision boundary label for the 7th call after point of beginning is obstructing a leader note for the existing asphalt road.**



- 23) There is a slope arrow and label for -9.17% near the southern lip of curb that contradicts the slope labels and arrows near the centerline of the street.



General Notes - Applicable to future stage of development

1. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply, 3 acre-feet per developed acre. This is required for all development regardless of secondary water use. The final water exaction amount will be based on the final dedication plat. A credit will be given if Weber Basin secondary water is used. A credit will also be given for any existing meter. (MC 19.23.010)
2. Street lights are required for all new development within the City. Street light locations will be provided in the preliminary stage of development and may change at the time of the final, depending on the location of fire hydrants, lot reconfiguration, or phasing. The developer will be required to pay for the lights and installation. The lights will be purchased by the City and the installation will be done by the City's contractor. The cost for the lights will be determined at the time of the final. The developer will be responsible to install any transformers that may be needed for the lights. (DG 10.02 & MC 18.50.075)
3. The developer and design engineer shall refer to DG 6.14, 6.16, 6.18, and 8.16 to implement Low Impact Development standards within the project. LID standards as required in Section 6.14 of the Development Design Standards will need to be implemented and the Storm Water Quality Report will need to be submitted with the preliminary subdivision application. An infiltration test will not be required if infiltration is deemed technically infeasible due to a drinking water protection zone, contaminated soil, soil classification and/or ground water depth. Any infiltration test will need to comply with the standards outlined in Section 8.16 of the same design standards. Items of note for the LID:
 - a. This area is within one Drinking Source Protection Zone 4.
 - b. This area is serviced by a regional detention facility, Holmes Reservoir.
 - c. The feasibility to implement LID may be impacted by the geotechnical findings.
4. Part of this property is located in the Weber Basin secondary water service area and a portion is currently being serviced by them. They will need to be contacted to determine if secondary water is available to service this development. A will serve letter will need to be provided at the preliminary stage of development from the irrigation company. (MC 18.36.070.10)

5. Based on the water model, the available fire flow in East Side Drive is 4,500 gpm with 100 psi. The fire flow will be further refined upon approval of the preliminary plans. The Fire Marshal will determine the required fire flow as well as the requirement for additional fire hydrants. (DG 4.06.H)
6. Slope easements will need to be provided at all locations along the public right of way where the proposed elevation change is greater than 2 feet. (DG 3.22.A)
7. The title report includes a 60-ft wide ingress and egress along the southern property line that will need to be addressed with the development.
8. The final design of the retaining walls will need to be by a structural engineer (MC 15.03.110.2).
9. There is a 78-inch aqueduct and a 10-inch secondary waterline along the east property line. Weber Basin will need to be consulted for the easement widths as well as for any restrictions within the easements.
- ~~10. The detention basin shall include a separate inlet and outlet pipe with a control structure located within the berm of the basin. (DG 6.12.F.1)~~
- ~~11. The Secondary Water material will need to be added to the Proposed Utility Note. The pipe size and material will be as directed by Weber Basin.~~
12. The right of way dedication area will need to be expanded to include the area under the sidewalk radius on lot 4.

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

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Love's Valley View Subdivision Annexation & Rezone

CC: 1) Engineering
2) Andy Hubbard, andyh@greatbasinengineer.com
3) Erik Craythorne, ecraythorne@gmail.com

DATE: June 18, 2025

I have reviewed the annex and rezone application received on May 20, 2025 for 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 #S25-071 District #34
Project Tracker #LAY2503053430



Memorandum

To: Andy Hubbard, Erik Craythorne
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 30, 2025
Re: Love's Valley View Subdivision Annexation & Rezone, Annexation & Rezone – 940 N. East Side Dr.
Review: Review 1

The property located at approximately 940 North East Side Drive (Tax ID# 11-032-0082) is within the future service area of Snow Canyon Park. The applicant's proposed annexation and rezone to RS would not impact the Parks & Recreation Department.

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

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.





**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Staff Memo

To: Andy Hubbard, Great Basin Engineering
Erik Craythorne, Craythorne Development

CC: Engineering/Fire/Legal/Parks & Recreation

From: Brad McIlrath, City Planner

Date: February 5, 2025

Re: Love's Valley View Concept Plan – 3rd Review

Attention Civil Engineers and 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 plat and within 20 business days for a final plat or other land use application. Thank you.

This is the 3rd review for the above referenced project located at approximately 90 N. East Side Drive to be developed with a single-family subdivision consistent with the development standards of the R-S Zone. The review for the concept plan was transmitted to City Staff on January 21, 2026 with a due date of February 19, 2026 pursuant to Municipal Code 19.03.050.

The Planning Staff has reviewed the concept plan request and has determined that it can be given a status of **"Approved as Corrected"**. Municipal Code (MC) and Development Agreement (DA) references, if applicable, are provided in parenthesis.

Comments 1-5 of the Concept Plan comments were provided previously as part of the annexation and rezone memo. Comment 6 addresses the need to complete a simple boundary adjustment prior to the submission of a preliminary plat application for the subdivision.

Concept Plan Comments:

1. Potential development impediments to the area include the following:
 - a. The Davis Aqueduct traverses this area which may make it difficult to develop.
 - b. This property is located in an area on the City's Sensitive Lands Overlay Map identified with the following natural conditions: 1) Fault Deformation Zone; 2) Alluvial Fan Debris Hazard; and 3) Moderate Liquefaction Potential. As such, development of this area will be subject to the review and development standards of the Sensitive Lands Ordinance (See MC 19.07 Sensitive Lands Development Regulations).
2. All existing structures that cross property lines will need to be relocated or demolished and noted with the subdivision submittal. As can be seen on the plat with structures located on Lots 2, 3, and 4.
3. Upon approval of the rezone to R-S, subdivision of the property will require preliminary and final subdivision approval by the Planning Commission and City Council as a location in a sensitive lands area of the City.
4. The concept plan indicates a cul-de-sac, and a remnant property to the south (labeled future phase 2) that would not be included in the subdivision. Due to the 40' aqueduct easement, the buildable

area of that future phase 2 area is limited and therefore, it would be best to address with a future phase. In the future it is possible that additional property could be added thereto to create a sufficient buildable area. As such, any portion of the property not included in the preliminary and final subdivision plat process for this phase of the proposed Love's Valley View Subdivision will require its own process for the future phase 2.

5. It is recommended that an access easement be recorded across parcel 11-032-0068, if not already in existence, to ensure access to the gravel pit site.
6. The concept plan shows that parcel #11-032-0068 with the owners listed as Paul Childs and M Isabell Watts is increasing in size with property provided from the annexation parcel #11-032-0082. This boundary line adjustment will need to be completed following approval of the annexation and prior to the submittal of the preliminary plat application for the Love's Valley View Subdivision. An application for a simple boundary adjustment may be obtained using the following link: [Planning & Zoning](#).

As a reminder, please wait to resubmit until you have received comments from the Layton City Fire Department, the Parks Department, the Engineering Division, and the Planning Division. Resubmittals for this application can be submitted by emailing CEDApplications@laytoncity.org.

LOVE'S VALLEY VIEW

ANNEXATION & REZONE
TO R-S (RESIDENTIAL
SUBURBAN)

APPROXIMATELY
940 NORTH
EAST SIDE DRIVE

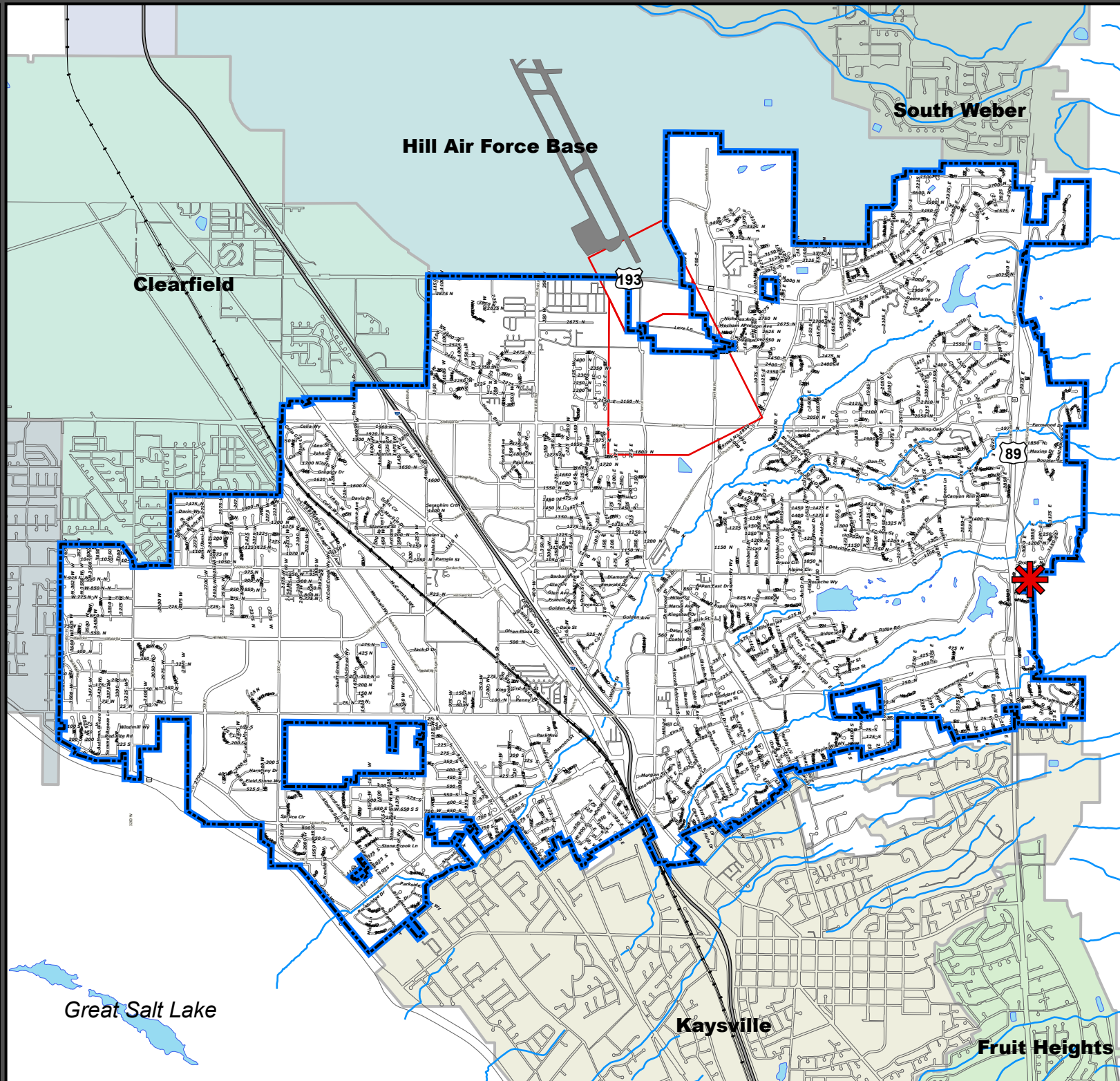
Legend

-  City Boundary
-  Rail Lines
-  Interstate 15
-  APZ
-  Lakes
-  Streams

 - Project Site



Map 1





LOVE'S VALLEY VIEW

ANNEXATION & REZONE
TO R-S (RESIDENTIAL
SUBURBAN)

APPROXIMATELY
940 NORTH
EAST SIDE DRIVE

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Subject Property



Map 2





LOVE'S VALLEY VIEW

ANNEXATION & REZONE
TO R-S (RESIDENTIAL
SUBURBAN)

APPROXIMATELY
940 NORTH
EAST SIDE DRIVE

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Subject Property



Map 3

LOVE'S VALLEY VIEW
ANNEXATION AREA & REZONE TO
R-S (RESIDENTIAL SUBURBAN)



Love's Valley View Subdivision

A part of the Northeast Quarter of Section 24, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah
January 2026

FLOOD PLANE INFORMATION:

By Graphic plotting only Property is located in Zone X, Areas of 0.2% annual flood chance, according to FEMA Map #49011C0063E with an effective Date of June 18, 2007

BENCHMARK INFORMATION:

* Top of monument for the West Quarter corner of Section

PROPOSED UTILITY NOTE

Sanitary Sewer - 8" SDR-35

Water (Culinary) - 8" C-900 DR14
There are two 12" Mains in the frontage road, connect to the Eastern most Main

Secondary Water - 6" C-900 DR14

Storm Drain - 15" RCP to 24" RCP as needed based on Stormwater Study

A minimum of 10' separation will be maintained between Culinary water and Sanitary Sewer.
Existing Overhead utilities along frontage will need to be buried (Tele. and Power)

NOTES

- Phase 2 will not be developed until after gravel pit operations have move the access location roadway has been removed.
- This property is located within the Wetland Urban Interface and is required to have a Severity Assessment conducted by the Fire Department for all buildable lots.
- Retaining wall will be designed by a Structural Engineer.
- Existing gravel pit access road to remain until gravel pit operations are terminated.
- Any building that crosses an existing or proposed property line will be removed.
- Any existing sewer or water service materials not used in this development will be terminated at the main.
- Calculated Average Slope $S = 0.00229(1/L)/A$
 $S = 0.00229(5)(2782)/2.95 = 10.78\%$
Min Lot widths have been followed.

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	Top of Walk	TW
Water Manhole	Top of Concrete	TCN
Storm Drain Manhole	Natural Ground	NG
Cleanout	Finish Grade	FG
Electrical Manhole	Match Existing	ME
Catch Basins	Fire Department Connection	FDC
Exist. Fire Hydrant	Finish Contour	-90
Fire Hydrant	Exist. Contour	95.37A
Fire Department Connection	Finish Grade	95.72A
Post Indicator Valve	Exist. Grade	R
Exist. Water Valve	Ridge Line	
Water Valve	Direction of Flow	
Sanitary Sewer	Existing Asphalt	
Culinary Water	New Asphalt	
Gas Line	Heavy Duty Asphalt	
Irrigation Line	Existing Concrete	
Storm Drain	New Concrete	
Telephone Line	Demo'd Road Base	
Secondary Waterline	Spill Curb & Gutter	
Power Line	Demo Tree	
Fire Line	Tree To Remain in Place	
Land Drain		
Power pole w/guy		
Light Pole		
Fence		
Flowline of ditch		
Overhead Power line		
Corrugated Metal Pipe		
Concrete Pipe		
Reinforced Concrete Pipe		
Ductile Iron		
Polyvinyl Chloride		
Top of Asphalt		
Edge of Asphalt		
Centerline		
Flowline		
Finish Floor		
Top of Wall		
Top of Wall		

OVERALL DESCRIPTION

A parcel of land being a part of Section 24, Township 4 North, Range 1 West, Salt Lake Base, and Meridian, U.S. Survey.

Beginning at a point at the Southwest Corner of parcel 11-032-0011 said point also being 251.48 feet South 0°12'30" West and 172.41 feet East from the Northwest Corner of Section 24; thence along said parcel South 89°41'39" East 252.71 feet; thence North 2°13'03" West 250.00 feet to the Section Line property being the South line of the Weber Basin Conservancy District; thence along said property South 89°34'58" East 178.30 feet along said line to a parcel of the United States of America; thence along said parcel South 3°11'58" West 661.247 feet; thence South 89°11'19" West 73.75 feet; thence North 1°52'00" West 187.16 feet; thence West along the Arc of a 50.00 foot radius Curve to the Right a Distance of 0.212 feet (Central Angle equals 0°14'36" Long Chord Bears South 87°47'43" West 0.212 feet); thence South 87°55'01" West 36.61 feet thence North 1°52'00" West 8.50 feet; thence South 87°55'01" West 262.94 feet to the Right of Way of Eastside Drive; thence along said right of way four (4) Courses (1) North 2°09'06" West 30.16 feet; (2) North 89°40'30" West 0.57 feet; (3) North 2°09'00" West 156.86 feet; (4) North 3°50'00" East 42.64 feet to the point of beginning.

Contains 3.370 Acres

Rotate Clockwise 0°37'34" For NAD83 Bearings

DESCRIPTION - PHASE 1

A parcel of land being a part of Section 24, Township 4 North, Range 1 West, Salt Lake Base, and Meridian, U.S. Survey.

Beginning at a point at the Southwest Corner of parcel 11-032-0011 said point also being 251.48 feet South 0°12'30" West and 172.41 feet East from the Northwest Corner of Section 24; thence along said parcel South 89°41'39" East 252.71 feet; thence North 2°13'03" West 250.00 feet to the Section Line property being the South line of the Weber Basin Conservancy District; thence along said property South 89°34'58" East 178.30 feet along said line to a parcel of the United States of America; thence along said parcel South 3°11'58" West 430.177 feet; thence North 86°49'08" West 44.91 feet; thence Southwesterly along the arc of a 50.00 foot radius non-tangent Curve to the Right a distance of 73.95 feet (Central Angle equals 84°44'10" Long Chord Bears South 45°32'56" West 67.39 feet); thence South 87°55'01" West 36.61 feet; thence North 1°52'00" West 8.50 feet; thence South 87°55'01" West 262.94 feet to the Right of Way of Eastside Drive; thence along said right of way four (4) Courses (1) North 2°09'06" West 30.16 feet; (2) North 89°40'30" West 0.57 feet; (3) North 2°09'00" West 156.86 feet; and (4) North 3°50'00" East 42.64 feet to the point of beginning.

Contains 2.961 Acres

Rotate Clockwise 0°37'34" for NAD83 Bearings

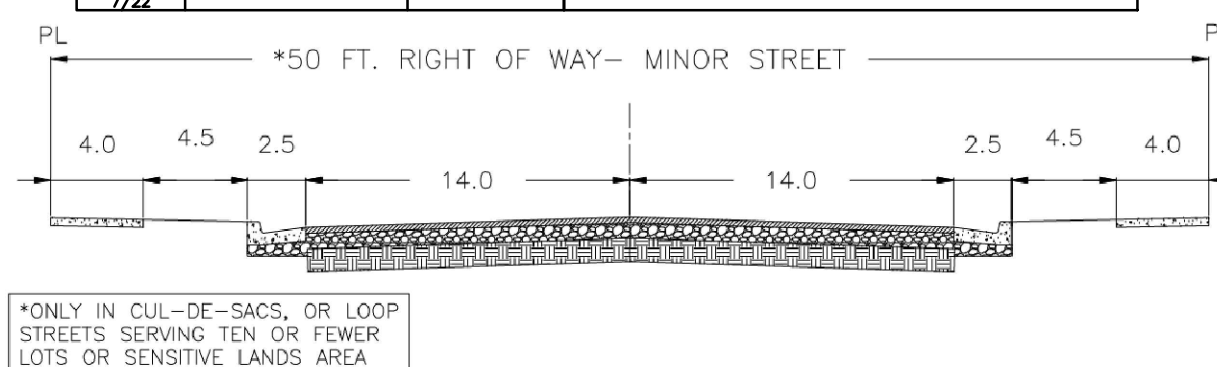
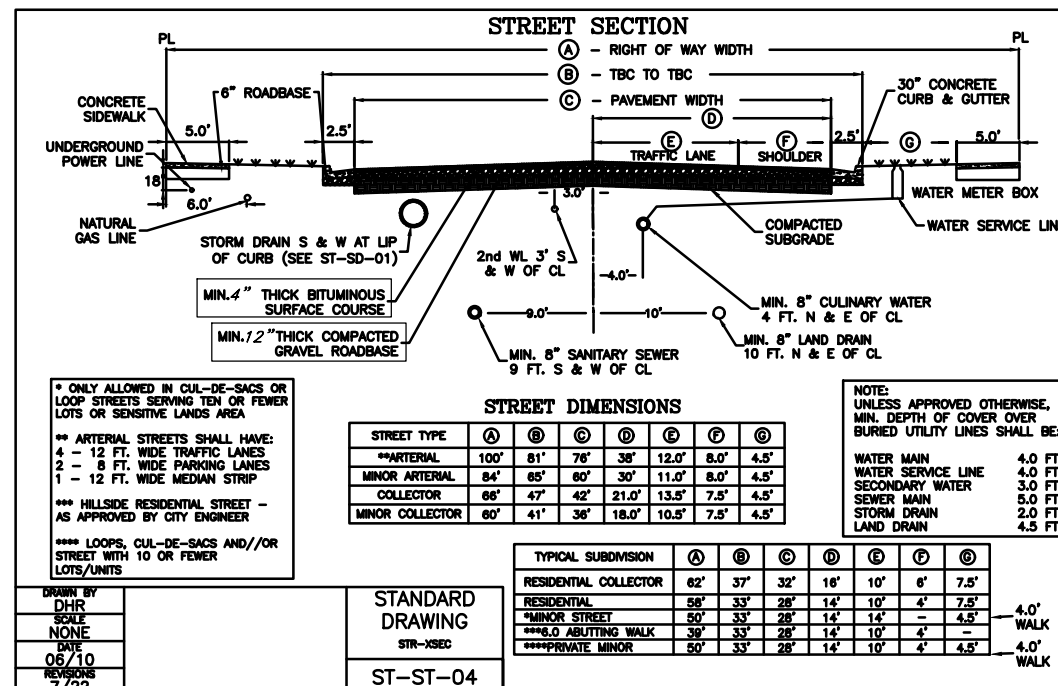
DESCRIPTION - PHASE 2

A parcel of land being a part of Section 24, Township 4 North, Range 1 West, Salt Lake Base, and Meridian, U.S. Survey.

Beginning at a point 478.52 feet South 00°12'30" West along the Section Line and 477.81 feet East from the Northwest Corner of Section 24; and running thence Northeasterly along the arc of a 50.00 foot radius, non-tangent curve to the left a distance of 73.73 feet (Delta equals 84°29'34" and chord bears North 45°25'38" East 67.23 feet); thence South 86°49'08" East 44.91 feet; thence South 3°11'58" West 231.07 feet; thence South 89°11'19" West 73.75 feet; thence North 1°52'00" West 187.16 feet to the point of beginning.

Contains 17,816 Square feet

Rotate Clockwise 0°37'34" For NAD83 Bearings



GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Love's Valley View Subdivision

946 Eastside Drive
Layton City, Davis County, Utah
A part of Section 24, T4N, R1W, SLB&M, U.S. Survey

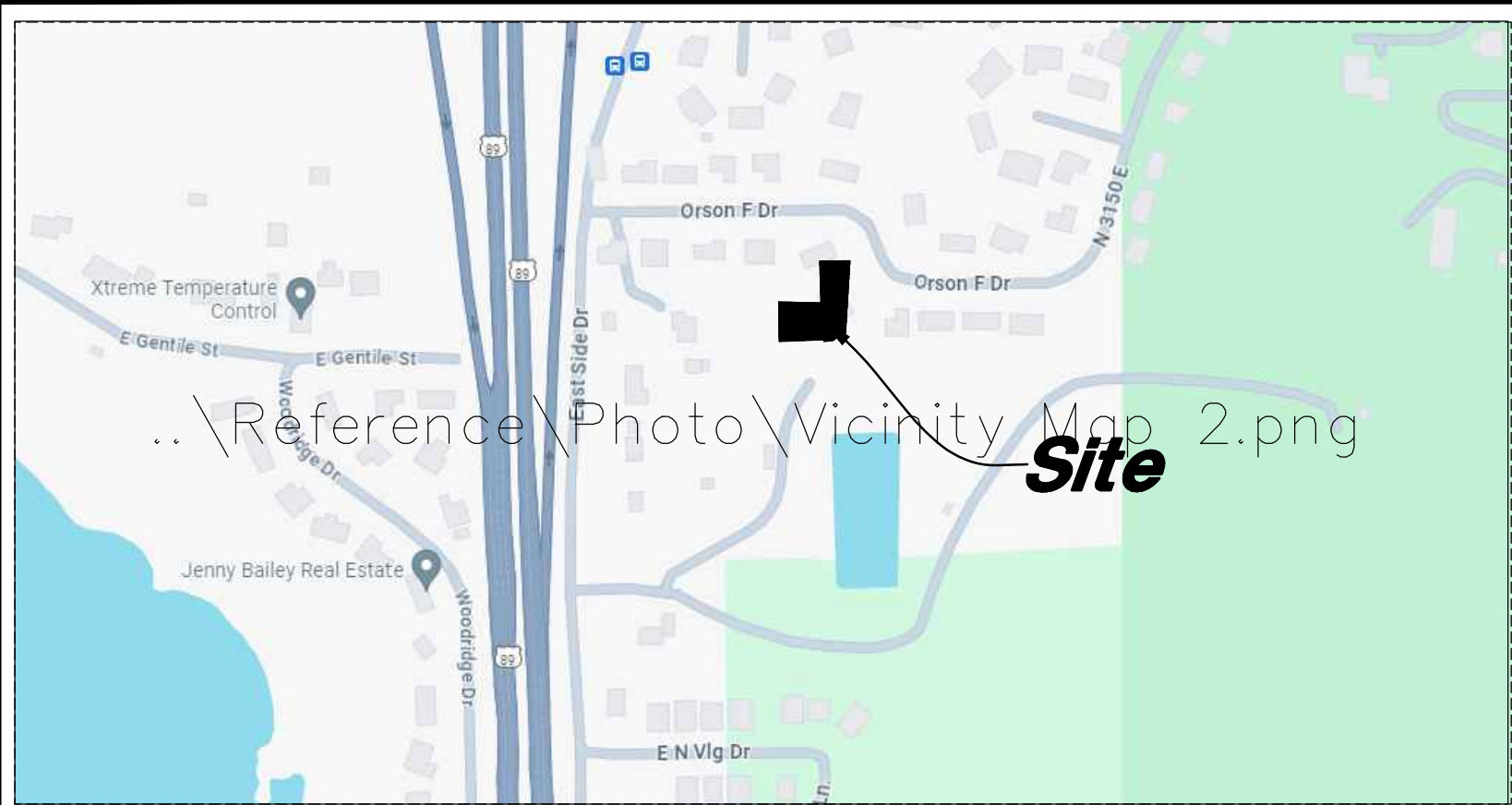
Concept

January 21, 2026

SHEET NO.

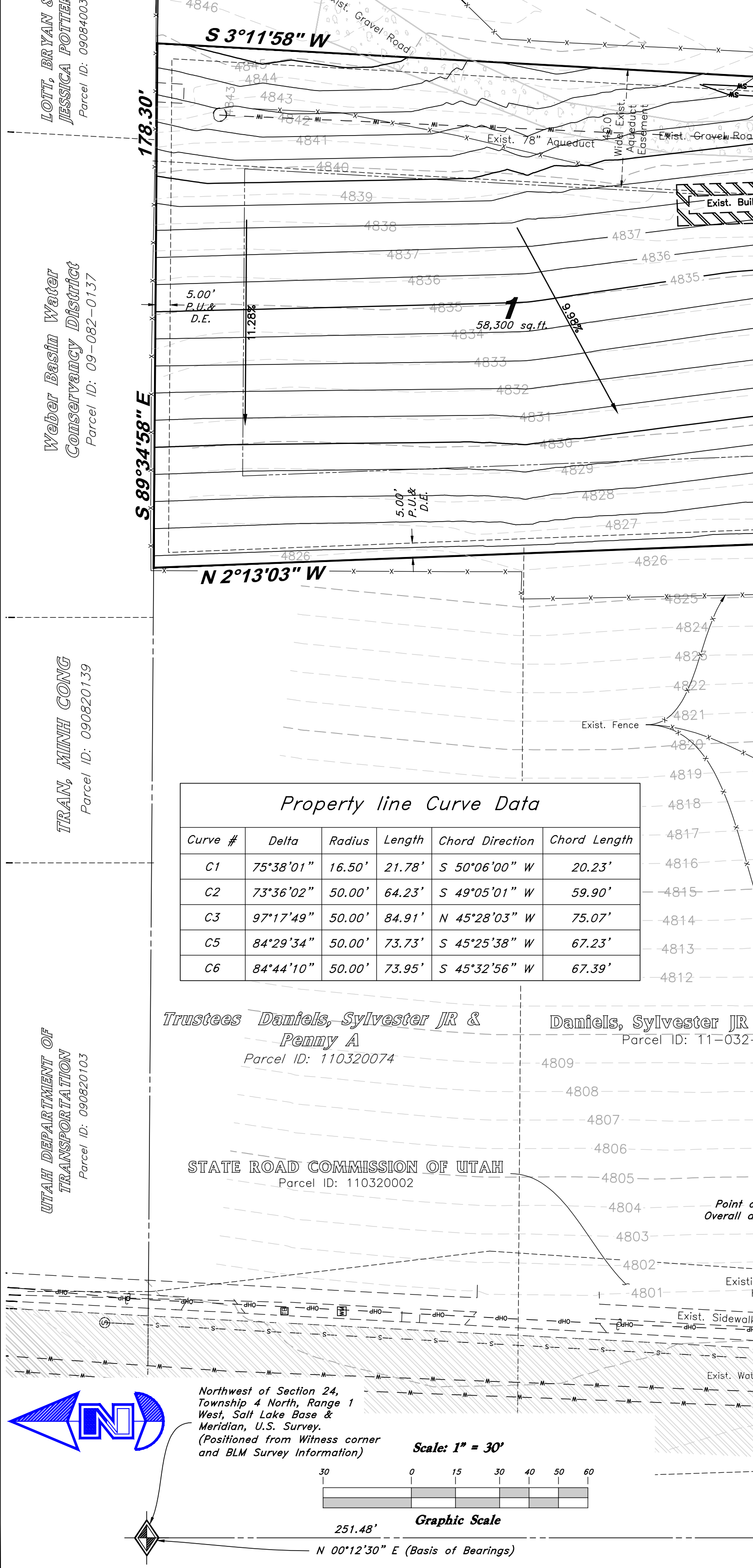
C-000

92N098 - PRELIM.DWG



Vicinity Map

(Not to Scale)



Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	75°38'01"	16.50'	21.78'	S 50°06'00" W	20.23'
C2	73°36'02"	50.00'	64.23'	S 49°05'01" W	59.90'
C3	97°17'49"	50.00'	84.91'	N 45°28'03" W	75.07'
C5	84°29'34"	50.00'	73.73'	S 45°25'38" W	67.23'
C6	84°44'10"	50.00'	73.95'	S 45°32'56" W	67.39'

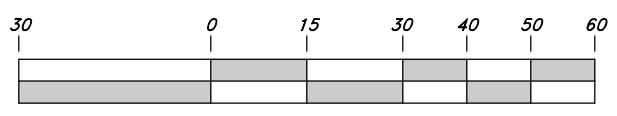
Trustees Daniels, Sylvester JR & Penny A
Parcel ID: 110320074

Daniels, Sylvester JR & Penny A
Parcel ID: 11-032-0011

STATE ROAD COMMISSION OF UTAH
Parcel ID: 110320002

Northwest of Section 24,
Township 4 North, Range 1
West, Salt Lake Base & Meridian, U.S. Survey.
(Positioned from Witness corner
and BLM Survey Information)

Scale: 1" = 30'



251.48' N 00°12'30" E (Basis of Bearings)

2647.053 (NAD 83) 2646.88'

West Quarter of Section
24, Township 4 North,
Range 1 West, Salt
Lake Base & Meridian,
U.S. Survey. (Found
Brass Removed during
recent construction)

Connect to Existing
Inlet box with
Land Drain

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

Item Number: 6.C.

Subject:

Development Agreement Amendment – Trailside West PRUD – Resolution 26-14 – Approximately 1855 West 1225 North

Background:

Shaun Athey with LHM DEV TRS, LLC, (Destination Homes) (the Applicant) is seeking approval to amend the Development Agreement for the Trailside West PRUD. Trailside West PRUD is a master-planned residential community with a small area of commercial/flex industrial space. The development area of approximately 39.64 acres is located north of Gordon Avenue and between the Union Pacific rail corridor and Denver and Rio Grande Western Rail Trail.

Due to the level of specificity of the Development Agreement the Applicant is requesting this amendment to allow for minor modifications in design that would not require a formal amendment to the Development Agreement. To provide greater flexibility in design, while maintaining compliance with the development standards of the Development Agreement, the Applicant is proposing the addition of a Pattern Book to the Development Agreement. A Pattern Book is a tool that has been used by Destination Homes in other developments as it serves as an architectural design manual that is specific to the development. The proposed Pattern Book and associated amendments to the Development Agreement address the specificity needed for the City, while granting greater flexibility for the builder to respond to the market.

In addition to the Pattern Book changes to the Master Plan (Exhibit B-1) and Master Plan Diagram (B-2) are being shown to reflect the new layout of the townhomes with the removal of the 12 tandem garage townhome units that will be replaced with two-car garage units. Exhibits C-E that have previously been referred to for strict compliance and will now be referred to as development examples with design compliance outlined in the Pattern Book.

During the public hearing held by the Planning Commission it was discussed that the Development Agreement does not prevent similar units from being repeated when next to each other. However, Municipal Code requires that townhome units shall express a unique identity between side-by side units. Following the public hearing, Staff met with the Applicant to review comments provided in the hearing from residents at Trailside West PRUD. Based upon that meeting with the Applicant, the “repeated assembly” language in the Pattern Book is being removed and is shown as stricken as part of the supporting documents for this agenda item. The Applicant had not intended to provide townhomes with a repeating pattern and was in agreement with Staff to remove the repeated townhome assemblies from the Pattern Book.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-14, approving the Development Agreement amendment request for the Trailside West PRUD as proposed; or 2) Adopt Resolution 26-14 approving the Development Agreement amendment request for the Trailside West PRUD subject to modifications; or 3) Not adopt Resolution 26-14, denying the Development Agreement amendment request.

Recommendation:

On February 24, 2026, the Planning Commission forwarded a recommendation of approval to the City Council for the Development Agreement amendment request as proposed.

Staff supports the recommendation of the Planning Commission and recommends approval of Resolution 26-14 approving the Development Agreement amendment subject to the removal of repeated townhome assemblies in the Pattern Book as outlined in the Staff report.

RESOLUTION 26-14

ADOPTING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED PARTNERSHIP

WHEREAS, LHM DEV TRS, LLC (Destination Homes) (Owner) is developing certain property located at approximately 1855 West 1225 North in Layton City; and

WHEREAS, Owner, predecessor-in-interest, the Barnes Family LP, and Layton City entered into an agreement on the 7th of October, 2021 setting forth the responsibilities of both parties relative to various aspects of the development of the certain real property to accommodate the development with appropriate infrastructure and land uses to enhance the general area; and

WHEREAS, Owner and Trailside Partners, LLC are the successors-in-interest to Maurice R Barnes and Ellen N Barnes Family Limited Partnership and are developing certain real property; and

WHEREAS, the City Council has determined it to be in the best interest of the citizens of Layton City to enter into this agreement amendment to ensure that certain property will be developed according to the overall objectives and intent of the City's General Plan and in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That the agreement amendment entitled "First Amendment to Agreement for Development of Land Between Layton City and Maurice R Barnes & Ellen N Barnes Family Limited Partnership" between Layton City, Utah and LHM DEV TRS, LLC, which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the Mayor be authorized to execute and deliver the Service Contract and the Mayor is authorized to approve the final terms of the Service Contract.
3. This Resolution shall become effective immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of Layton, Utah, this 19th day of March, 2026.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

For: 
CLINTON R. DRAKE, City Attorney



WESTON APPLONIE, Community &
Economic Development Director



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Brad McIlrath, City Planner 

DATE: Thursday, March 19, 2026

RE: Development Agreement Amendment Request – Trailside West PRUD – Approximately 1855 West 1225 North– Resolution 26-14

LOCATION: Approximately 1800 West Gordon Avenue

ZONING: R-H PRUD (High Density Residential, Planned Residential Unit Development)

PROJECT DENSITY: Maximum of 14.80 Units Per Acre (568 Dwelling Units)

BACKGROUND INFORMATION

Shaun Athey with LHM DEV TRS, LLC, (Destination Homes) (the Applicant), is seeking approval to amend the Development Agreement for the Trailside West PRUD. Trailside West PRUD is a master-planned residential community with a small area of commercial/flex industrial space. The development area of approximately 39.64 acres is located north of Gordon Avenue and between the Union Pacific rail corridor and Denver and Rio Grande Western Rail Trail.

The Development Agreement, which was executed in the Fall of 2021, includes specific development standards for the residential and commercial buildings in Trailside West PRUD as well as the provision of high-quality unique open space amenities. Residential building types found in the development include narrow-lot single-family homes, townhomes, condominiums and apartments. The specific terms of the Development Agreement and the R-H PRUD Zone allowed for an entitlement of no more than 568 residential units at a density not to exceed 14.80 units to the acre. As outlined in the Development Agreement, a commercial and/or flex maker space is required at the southeast corner of the development north of Gordon Avenue. That commercial and/or flex maker space is required to have a minimum square footage of 8,600 square feet. For reference the original recorded Development Agreement is included with this report and provided before the Development Agreement Amendment documents.

DESCRIPTION OF DEVELOPMENT AGREEMENT AMENDMENT

The Applicant is requesting an amendment to the Development Agreement to provide some flexibility in the design of the townhome units while also maintaining the same level of quality and design originally approved. The Development Agreement includes strict adherence to specific development standards for each residential unit in Trailside West PRUD as well as the provision of high-quality unique open space amenities. The Applicant has found that the tandem garage townhomes have not performed well and would like to provide alternative townhome units that have been much more successful which include a traditional two-car garage. This shift in the unit mix/design will result in a reduction of townhomes by 12 units. This reduction in the number of townhome units will not be offset with any other residential units and therefore will result in an overall reduction of 12 units, changing the total from 568 units to 556 units.

Due to the specificity of the Development Agreement, any minor design modifications to residential units require a formal amendment to the Development Agreement. To provide greater flexibility in design, while maintaining compliance with the development standards of the Development Agreement, the Applicant is proposing the addition of a Pattern Book. A Pattern Book is a tool that has been used by the Applicant in other areas as it serves as an architectural design manual that is specific to the development. The proposed Pattern Book and related amendments to the Development Agreement address the specificity needed to comply with City standards, while granting greater flexibility for the builder to respond to the market.

Residential Building Design Standards

The Pattern Book is intended to address all the residential building design standards for Trailside West PRUD. As such, the amendment outlines what language and sections of the Development Agreement are being amended and/replaced with the standards provided in the Pattern Book. Staff reviewed the proposed Pattern Book and development standards to ensure consistency with the zoning of the project and terms of the Development Agreement. There are no new terms being proposed that would violate any previously agreed upon terms of the Development Agreement.

The Pattern Book provides detailed design standards for single-family and townhome buildings. Sections of the Development Agreement related to design standards that are applicable to all residential buildings will remain in the Development Agreement. This includes reference to Layton Municipal Code Section 19.25.060 requiring compliance of apartment and condominium buildings to follow those design standards. The Pattern Book also includes a page to address the condominiums. The only design standard change to the condominiums is the call out of a seven-foot by seven-foot (7'x7') porch as opposed to a 49 square foot porch, as currently mentioned in the Development Agreement.

During the public hearing held by the Planning Commission it was discussed that the Development Agreement does not prevent similar units from being repeated when next to each other. However, Municipal Code requires that townhome units express a unique identity between side-by-side units. Following the public hearing, staff met with the applicant to review comments provided in the hearing from residents at Trailside West PRUD. Based upon that meeting with the Applicant, the "repeated assembly" language in the Pattern Book is being removed and is shown as stricken as part of the supporting documents for this agenda item. The Applicant had not intended to provide townhomes with a repeating pattern and agreed with Staff to remove the repeated townhome assemblies from the Pattern Book.

Development Agreement Exhibits

In addition to the Pattern Book, changes to the Master Plan (Exhibit B-1) and Master Plan Diagram (B-2) shown to reflect the new layout of the townhomes with the removal of the few tandem garage townhome units. Exhibits C-1 and C-2 (single-family buildings), D-1 and D-2 (townhome buildings), and E-1 through E-4 (multi-family buildings) that have previously been referred to for strict compliance. Those exhibits will now be referred to as development examples with design compliance outlined in the Pattern Book.

RECOMMENDATION

On February 24, 2026, the Planning Commission forwarded a recommendation of approval to the City Council for the Development Agreement amendment request as proposed. Staff supports the recommendation of the Planning Commission and recommends approval of Resolution 26-14 approving the Development Agreement amendment subject to the removal of repeated townhome assemblies in the Pattern Book as outlined in the Staff report.



TRAILSIDE WEST PRUD

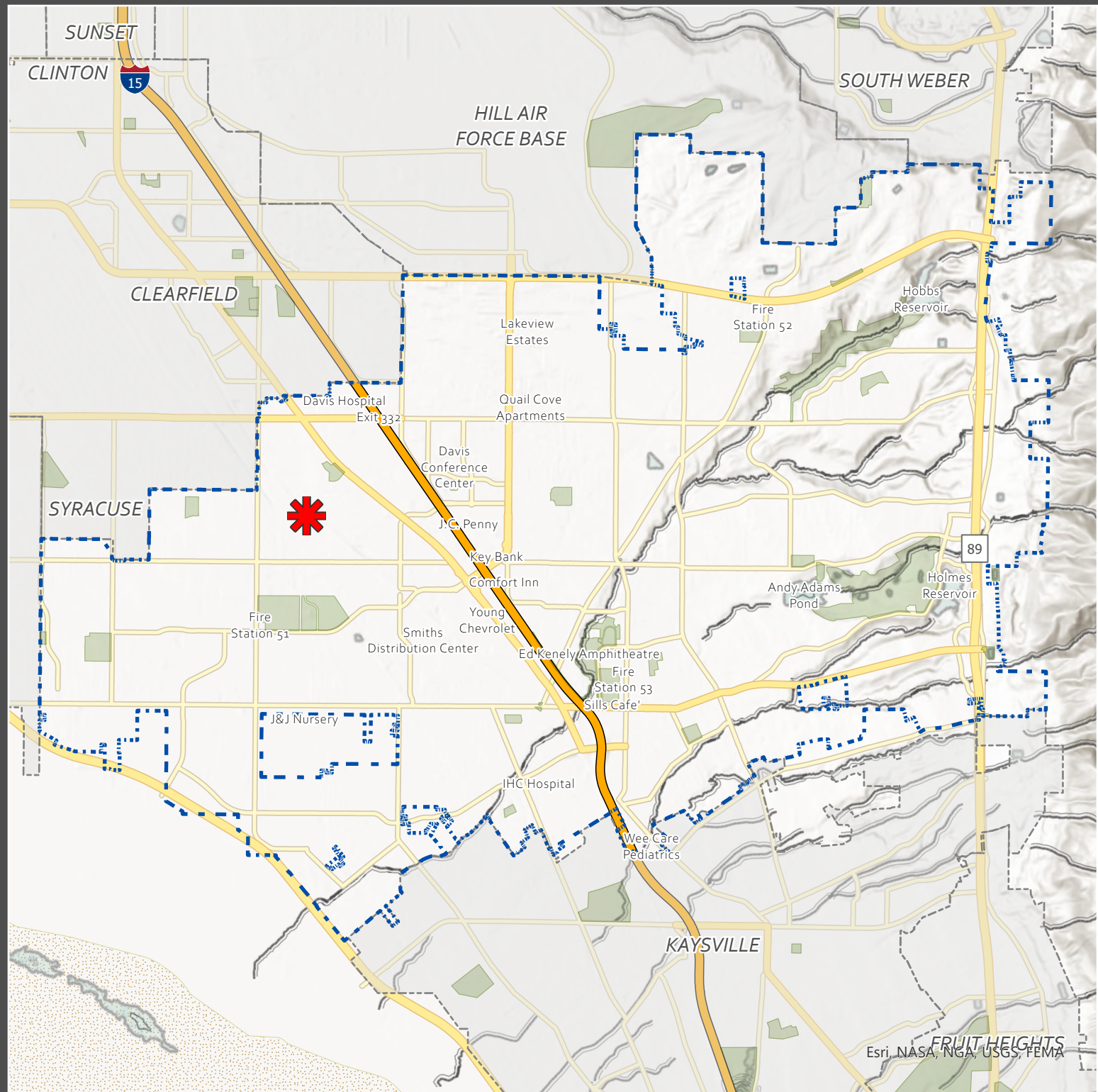
APPROXIMATELY 1855
WEST 1225 NORTH

DEVELOPMENT AGREEMENT AMENDMENT

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



Map 1





TRAILSIDE PRUD

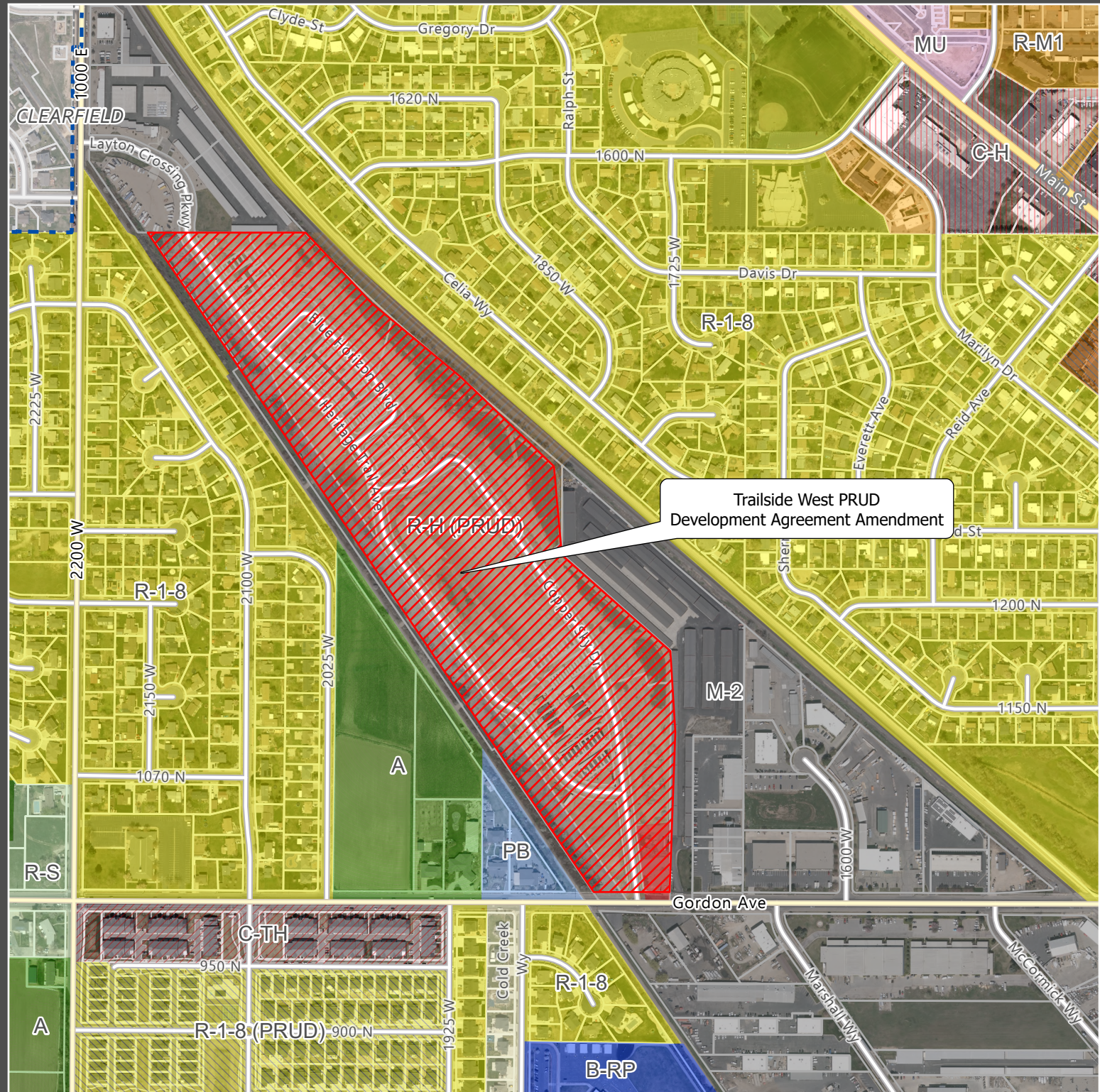
APPROXIMATELY 1855
WEST 1225 NORTH

DEVELOPMENT AGREEMENT AMENDMENT

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



Map 2





TRAILSIDE WEST PRUD

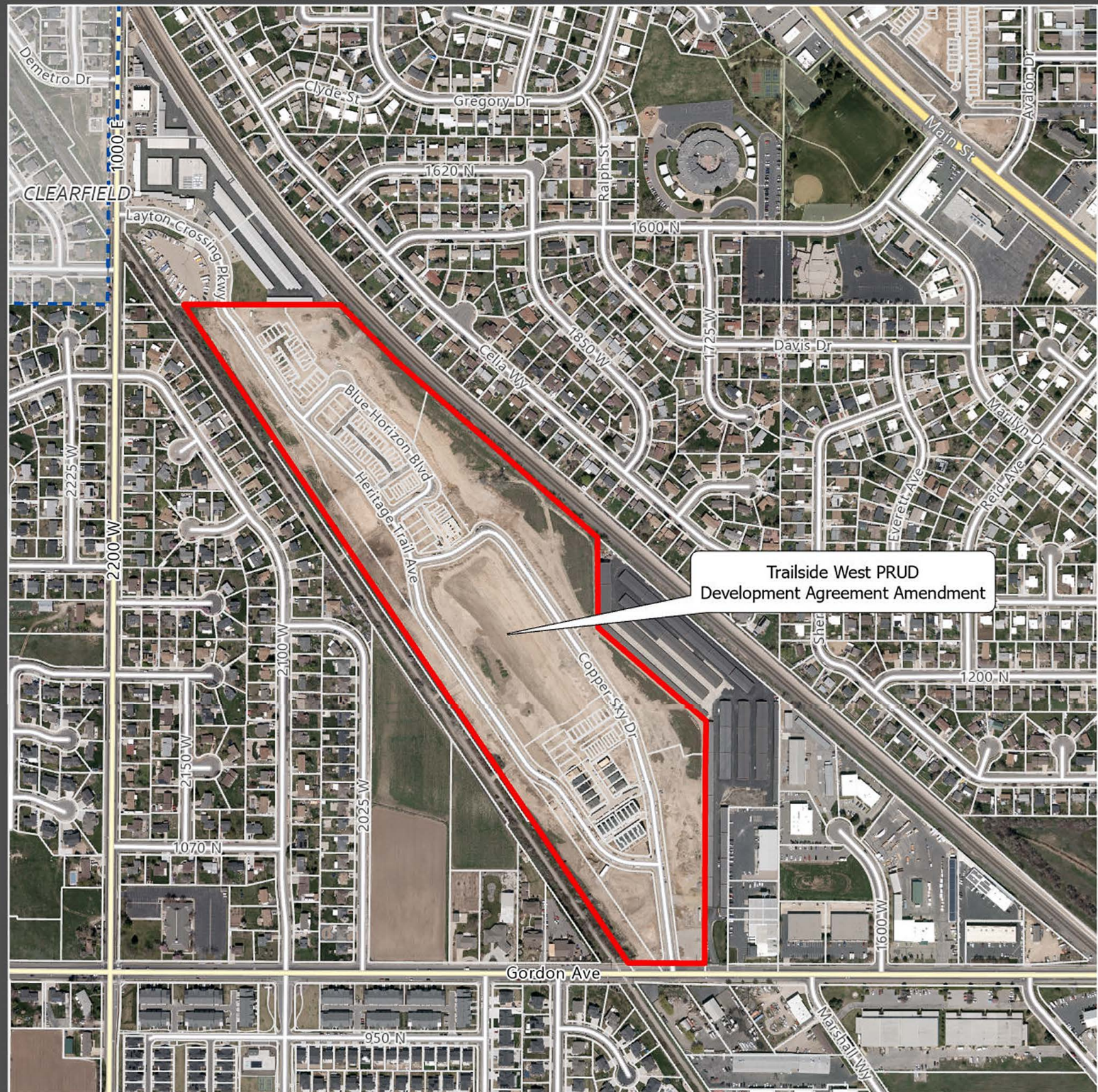
APPROXIMATELY
1855 WEST 1225
NORTH

DEVELOPMENT AGREEMENT AMENDMENT

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



Map 3



31
E 3438799 B 7895 P 472-502
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
11/30/2021 10:15 AM
FEE \$0.00 Pgs: 31
DEP RT REC'D FOR LAYTON CITY CORP

AGREEMENT FOR DEVELOPMENT OF LAND
BETWEEN LAYTON CITY AND MAURICE R
BARNES & ELLEN N BARNES FAMILY LIMITED
PARTNERSHIP

10-043-0028 ✓

RETURNED

NOV 30 2021

AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED PARTNERSHIP

THIS AGREEMENT for the development of land (hereinafter referred to as "Agreement") is made and entered into this 7th day of October, 2021, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and property owner MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED PARTNERSHIP (hereinafter referred to as "Owner"), with City and Owner collectively referred to as "Parties" and separately as "Party".

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan, City has considered an application for a General Plan Amendment and zone change of a certain property located at approximately 1000 East Layton Crossing Parkway and 1800 West Gordon Avenue in Layton City (hereinafter the "Subject Area") from M-2 (Heavy Manufacturing/Industrial) to R-H PRUD (High Density Residential, Planned Residential Unit Development) and CP-3 (Planned Regional Commercial) as depicted on Exhibit A attached hereto; and

WHEREAS, Parties desire to enter into this Agreement to provide for the development of the Subject Area consisting of approximately 39.64 acres (hereinafter the "Development Area" as depicted on Exhibit A), in a manner consistent with the City's General Plan and the intent reflected in that Plan; and

WHEREAS, City is willing to grant approval of R-H (PRUD) and CP-3 zoning 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 to consider the approval of such development at this time; and

WHEREAS, City finds that entering into the Agreement with Owner is in the vital and best 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 "City's Undertakings" shall mean the obligations of the City set forth in Article III.

1.2 "Owner's Undertakings" shall have the meaning set forth in Article IV.

1.3 "R-H (PRUD)" zoning shall mean a single family and multi-family residential use district with a planned residential unit development overlay, and "CP-3" zoning shall mean the regional commercial zoning district. The use, maximum density, site and building design standards of the R-H (PRUD) zoning and CP-3 zoning are regulated by Table 5-1 and 5-2 of the Zoning Regulation Chart and Chapter 19.08 of

the Layton Municipal Code, as shown in Appendix A-1. These zoning districts are further restricted by the provisions set forth in Article IV.

ARTICLE II CONDITIONS PRECEDENT

2.1 This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Layton City Council.

2.2 R-H (PRUD) zoning and CP-3 zoning consistent with Exhibit A is a condition precedent to Owner's Undertakings in Article IV.

ARTICLE III CITY'S UNDERTAKINGS

3.1 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 M-2 to R-H (PRUD) and CP-3, as depicted on Exhibit A, with an effective date of no sooner than the effective date and adoption of this Agreement by the City Council. Any zoning amendment shall occur upon a finding by the City Council that it is in the best interest of the health, safety, and welfare of the citizens of Layton 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.

3.2 The proposed zoning changes are as reflected on Exhibit A for the overall area.

ARTICLE IV OWNERS' 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, Owners agree to the following:

- 4.1 **Zoning.** Zoning and development of the Development Area shall comply with Article II. Once the Subject Property is zoned in accordance with Article II, development of the Development Area shall comply with all applicable City rules, regulations, and codes.
- 4.2 Owner agrees that each phase of the Subdivision approved by City must comply with all the requirements of the City Code prior to the approval of any phase in the subdivision.
- 4.3 Any proposal to rezone the Subject Area from R-H (PRUD) and CP-3 as depicted on Exhibit A to another zone shall require a rezone petition and amendment to this Agreement.
- 4.4 **Density.** The maximum density of residential units shall not exceed 14.80 units per acre with a total of 568 units and shall be located approximately in the same location as shown in Exhibits B-1 and B-2 (Concept Plan).
- 4.5 **Commercial Requirement.** There shall be a minimum of 8,600 square feet of commercial

and/or flex maker space, which shall be located approximately in the same location as shown in Exhibits B-1 and B-2.

- 4.6 **The Amenity.** As used, herein the term “the Amenity” shall include a playground, community garden, trail connections to the Denver and Rio Grande Western Rail Trail, a bike repair station, an outdoor gathering space, a hammock park, and benches. Location of each amenity shall be approximately in the same location as shown in Exhibit G-1 through G-3. The amenity shall be maintained by the Owner and Home Owners Association (HOA).

- 4.6.1 Owner agrees to retain ownership of the Amenity until the Amenity is completed. The Amenity shall be substantially similar in design, quality, and materials as depicted in Exhibit G-1 through G-3.

- 4.7 **Issuance of Building Permits.** Provided Owner and the builders are in compliance with the City’s Code, the terms of Subdivision approval and the City’s Engineering requirements, City will issue building permits and/or occupancy permits in approved phases of the Subdivision up to a total of 315 units of the total 568 that could be approved under the Subdivision approval.

- 4.7.1 As used, herein the term “Major Amenity” shall include the trail connections, open space areas located along the western portion of the development, and proposed playground as shown in Exhibit G-1. Prior to the issuance of the 315th residential building permits and/or certificates of occupancy, construction on the Major Amenity shall commence. In the event the Amenity is not completed prior to the issuance of the 315th building permit and/or certificate of occupancy, City may withhold issuance of further building permits and/or certificates of occupancy until the Amenity is completed, or at the discretion of City, until a cash (or equivalent) bond is posted by Owner in an amount determined by City after receipt from Owner of an accurate cost estimate, to cover the cost of the Amenity. The Amenity must be completed within one year from the date of the issuance of the 315th permit and/or certificate of occupancy or within 12 months of the posting of the bond if a bond is permitted, whichever occurs sooner.

- 4.7.2 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 Amenity according to the terms of this Amendment.

- 4.8 **Residential Design Standards.** All single-family and townhome buildings shall comply with the requirements outlined in Layton City Municipal Code 19.24.080 Condominium/Townhouse Design Standards, as shown in Appendix A-1. All residential apartment and condominium buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards, as shown in Appendix A-1.

- 4.8.1 All residential buildings shall have an architectural style that is substantially similar in design, quality, and materials as shown Exhibits C-1 and C-2 for single-family buildings, Exhibits D-1 and D-2 for townhome buildings, and Exhibits E-1 through E-4 for multi-family buildings.

- 4.8.2 Twenty percent of all street-facing sides of primary and accessory buildings shall

be finished with masonry. For the purposes of this section, masonry shall include brick stone or cementitious siding but shall not include stucco or similar products. Calculation of minimum percentage shall not include entry feature columns.

4.8.3 Application of Exterior Brick or Rock Materials: To achieve the appearance of masonry as a structural component of the architecture, exterior masonry materials shall extend beyond any exterior wall corner by a depth of at least 18" onto the adjoining (perpendicular) wall elevation. This requirement shall also apply to non-masonry exterior materials, such that transitions of materials do not occur at building corners. The uniform application of building materials at corners shall extend vertically up to the roof eaves.

4.8.4 All single-family homes shall be rear-loaded. The total number, type, and location of housing units shall be located approximately in the same location as shown in Exhibit B.

4.8.5 All single family lots require alleys (rear lane drives) to provide primary vehicle access to garages and any parking spaces located at the rear of buildings.

4.8.6 All residential units shall have an open-air front porch, stoop, or other front entrance feature. Front entrance feature dimensions shall be or shall include a portion with a minimum depth and width of seven feet. These front entrance features may encroach no more than five feet into the front yard setback.

4.8.7 All apartment and condominium units shall have an open-air porch, balcony, or patio with a minimum of 49 square feet.

4.9 **Commercial Design Standards.** All commercial buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards, unless otherwise stated, as shown in Appendix A-1.

4.9.1 All commercial buildings shall have an architectural style that is substantially similar in design, quality, and materials as shown in Exhibits F-1 and F-2. The use of brick, rock, or cementitious siding is appropriate. Stucco or similar products are not permitted.

4.9.2 Each commercial building shall incorporate features designed to provide human scale and visual interest. A minimum of two features shall be incorporated for every 30 linear feet of building length. Compliance can be achieved through dormers, second story windows, transom window, cupolas, awnings, canopies, subdivision mural, or similar architectural features. A subdivision mural is not required to be incorporated multiple times.

4.9.3 Rollup doors that are visible from the public street shall have a minimum of 75% glass.

4.9.4 At least 50% of the lineal frontage of any ground floor wall with street frontage shall incorporate windows, doors, or display windows. Any transparent street-facing windows and doors that connect to warehouse and equipment storage areas shall be screened to block interior visibility with no more than 30% screening as window signs, and no more than 50% screening as window displays.

- 4.9.5 At least half of the windows and doors along street-facing building elevations shall be visible into finished interior reception, office, retail, or business operation areas. Warehouse and equipment storage areas shall not be visible from the street-facing windows and doors.
- 4.10 **Signs.** Attached signs shall include blade signs, wall signs, murals, or other similar style signs. Detached signs and electrical message center signs are not permitted.
- 4.11 **Land Use Regulations.** The land uses outlined here shall not be allowed within the CP-3 zoned portion of the property: Pet services; assisted living, halfway house, or similar facility; commercial radio or TV trans. station; electric power plant, electric substation; utility shops, storage yards and buildings; major auto repair; car wash; dealership; dealership, small; gasoline sales (wholesale); gasoline retail (no repairs); gasoline, petroleum products storage; muffler or brake shop; new & reconditioned auto parts, indoor; paint and body shop; seat cover or upholstery; service station, minor repairs; storage of autos, travel trailers; tire sales; tire recapping and retreading shop; towing services; outdoor truck storage truck/trailer rental, used auto parts sales, indoor; wrecking or salvage yard for auto parts; heavy equipment rental/sales, repair and storage; tavern, bar, private club with alcohol sales; dance hall or night club; lumber yard; trailer or mobile home sales; travel trailer park.
- 4.12 **Single Family Building Setbacks.** The minimum front yard setback for single-family residential units shall be 12'. Garages fronting onto streets shall be set back at least 20'.
- 4.12.1 Residential buildings and lots that front onto common open space area(s) shall provide at least one front entrance per building, with fencing and a sidewalk/pathway to delineate the privately-owned front yard from the common open space area. Shrubs/ornamental grasses shall be planted along both sides of the fencing to further enhance the boundary delineation between private and common open space areas.
- 4.12.2 The vehicle apron/driveway shall have a depth of either up to five feet or over 18'; any measurement in-between five feet and 18' is not permitted.
- 4.12.3 A window well that is less than seven feet away from a window well of an adjacent home is required to have a cover. Window wells must maintain a minimum of a four-foot separation from window wells on adjacent lots.
- 4.12.4 Solid fencing or walls of at least four feet and no taller than six feet in height shall be installed around limited common areas for privacy and shall comply with requirements outlined in the Layton City Municipal Code 19.24.040.1(e), as shown in Appendix A-1.
- 4.13 **Trail Access Points.** All trail access points connecting into the Denver and Rio Grande Western Rail Trail (D&RGW), shall come through an agreement between the City and Utah Transit Authority (UTA). All trail connections must connect to City-owned property or public right-of-way and be maintained by the City. Easements shall be secured for City to cross the Jordan Valley Water Conservancy District's (JWCD) property that abuts the D&RGW Rail Trail on the east side along the development.
- 4.13.1 Trail connections shall be established and improved across JWCD property

through an easement agreement. The trail easements shall extend from the D&RGW Rail Trail, across the Jordan Valley Water Conservancy District's Property (Tax ID: 100430029), and connect to a public-right-of-way, and shall be maintained by the City through an agreement.

4.13.2 The remaining sections of JVVCD property that abuts the proposed development and is not associated with a trail access easement, shall be maintained as open space by Owner and HOA.

4.13.3 When the future pipeline is installed within the JVVCD property, it shall be the responsibility of the City to reinstall the sections of trail removed during construction.

4.14 **Homeowners Association.** Owner shall provide for and record enforceable covenants, conditions, and restrictions (CCRs) providing architectural design consistency. Owner shall cause an HOA to be constituted as part of CCRs with the duties of maintaining the front yards of the lots and any amenities delineated in an approved final plat. The HOA shall be required to 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.

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

4.14.2 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 and pathways, and any other amenities, and fencing. The HOA shall also be responsible for maintenance of the park strips and any open space common areas along Gordon Avenue and Layton Crossing Parkway.

4.15 **Public Utilities.** Owner acknowledges and agrees that any development shall comply with all development standards, guidelines, ordinances, regulations, and statutes as exist at time of development.

4.15.1 **Street Connection.** The public street within the CP-3 zone shall be a minor collector with a 60' right of way. The public streets within the R-H zone shall be a residential street with a 58' public right-of-way. All private streets and alleys shall have a width of 26'.

4.15.2 **Trail Connections.** A letter of acknowledgement from JVVCD shall be required with the preliminary application. JVVCD will approve all improvements placed on their property with un-rescindable and unconditioned approvals.

4.15.3 **Culinary Water.** A ten-inch waterline shall be extended in 2200 West from 1850 North, including a section to be bored under the Union Pacific Rail Road (UPRR) and UTA tracks, to connect to an existing line in Layton Crossing Parkway. All existing services, fire hydrants, and mainlines in 2200 West shall be disconnected from the Clearfield City main and connected to the new ten-inch main. There are existing bonds and water impact funds available to help facilitate the installation of this line. Any costs above and beyond the collected amounts shall be the responsibility of Owner. All permits and fees to bore under the UPRR and UTA

tracks shall be the responsibility of Owner. The waterline extension is not eligible for a City or third-party payback. No new connections shall be made to the existing eight-inch main in Layton Crossing Parkway until this waterline has been constructed, tested, and is in use.

4.15.3.1 Prior to the issuance of any residential building permits and/or certificate of occupancy, construction of the culinary waterline in 2200 West shall be completed. City shall withhold issuance of building permits and/or certificates of occupancy until the waterline connection is completed and a looped water system with two source connections is provided to the development. All water main sizing will be determined based on fire flow requirements as determined by the Fire Marshal.

4.15.3.2 There is a pressure zone boundary near the center of the property. Pressure reducing valves (PRVs) shall be installed on any waterlines that cross this boundary. Modifications to the design on the water system may be necessary to minimize the number of PRVs in the system. Owner shall be responsible for all costs associated with the installation of the PRV(s), vaults, and associated telemetry.

4.15.3.3 All townhome, apartments, and condos will be serviced through master meters. Individual services shall only be provided to single-family homes. The private culinary lines will need to be designed to limit the number of connections and crossing within public streets.

4.15.4 **Sanitary Sewer.** There is an existing North Davis Sewer District (NDSD) sewer main in Gordon Avenue. Owner shall consult with NDSD to determine if there is adequate capacity in the line to address the proposed unit count.

4.15.5 **Storm Drain.** An existing 15" to 18" storm drain line exists along the western boundary line within the JVWCD property. Storm water will need to be detained and released into this line with a release rate of 0.2 cfs per acre. The existing storm drain system may be required to be relocated for placement within a public right of way.

4.15.6 **Land Drain.** The land drain system must address the foundation drains for any structures that extend below ground level.

4.16 **Water Exactions.** Owners shall be responsible for complying with Layton City's Water Exaction requirements effective on the date of execution of this agreement. Owner has provided proof of the transfer of 12 shares of Davis Weber County Canal Company for a total of 72 acre feet with the purchase of the property. The estimated water exaction amount for the R-H PRUD component is 130 acre feet. The final amounts shall be determined upon review of the final development plans.

4.17 **Precedence of this Agreement.** This agreement shall take precedence over any contrary provisions of any City Staff memorandums or representations.

4.18 **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.

4.19 **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.

4.20 **Conflicts.** Except as otherwise provided, any conflict between the provisions of this Agreement and City's standards for improvements, shall be resolved in favor of the stricter requirement.

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 in connection with Owner's Undertakings and shall make application for such permits directly to the Layton City Community and Economic Development Department and other 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 subject area where construction is commenced.

5.3 **Access to the Subject 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 Subject Area without charges or fees during the period of performance of Owner's Undertakings. City shall indemnify, defend, and hold Owner harmless from and against all liability, loss, damage, costs, or expenses (including attorney's fees and court costs) arising from or as a result of the death of a person or any accident, injury, loss, or damage caused to any person, property, or improvements on the Subject Area arising from the negligence or omissions of City, or its agents or employees, in connection with City's exercise of its rights granted herein.

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 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 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:

6.1.1 Cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by Party in default or breach of its obligations;

6.1.2 Owner agrees not to contest the reversion of the zoning by the City Council to the previous zoning on the property, and hereby holds City harmless for such reversion of the zoning from R-H (PRUD) and CP-3 to M-2.

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 of a default by Owner's assignee, Owner may elect, in its discretion, to cure the default of such assignee, provided, Owner's cure period shall be extended by 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 City Council with a recommendation from the Planning Commission and Staff.

ARTICLE VII GENERAL PROVISIONS

7.1 **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 Subject 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 **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, and the same 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 initial addresses of the Parties shall be:

To Owner: MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED
PARTNERSHIP
4042 South Splendor Way
Salt Lake City, UT 84124
801/599-3801

To 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.

7.3 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.

7.4 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.

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

7.6 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.

7.7 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.

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

- 7.8.1 With regard to Owner's Undertakings, performance of Owner's Undertakings as set forth herein.
- 7.8.2 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.

7.9 **Recordation.** This Agreement shall be recorded in reference to the property, and shall run with the land and be binding upon all successors in interest of the property.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.



LAYTON CITY CORPORATION

By: Joy Petro
JOY PETRO, Mayor

ATTEST:

By: Kimberly S Read
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

By: J. Mason For
for GARY CRANE, City Attorney

SUBMITTING DEPARTMENT

By: Chad Wilkinson
CHAD WILKINSON, Director
Community & Economic Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 4th day of November, 2021, personally appeared before me Joy Petro, 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.

Kimberly S Read
Notary Public



OWNER SIGNATURE AND ACKNOWLEDGMENT



DAVID BARNES

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 1st day of November, 2021, personally appeared before me David Barnes, who being duly sworn, did say that they are the Manager of the MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED PARTNERSHIP 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.





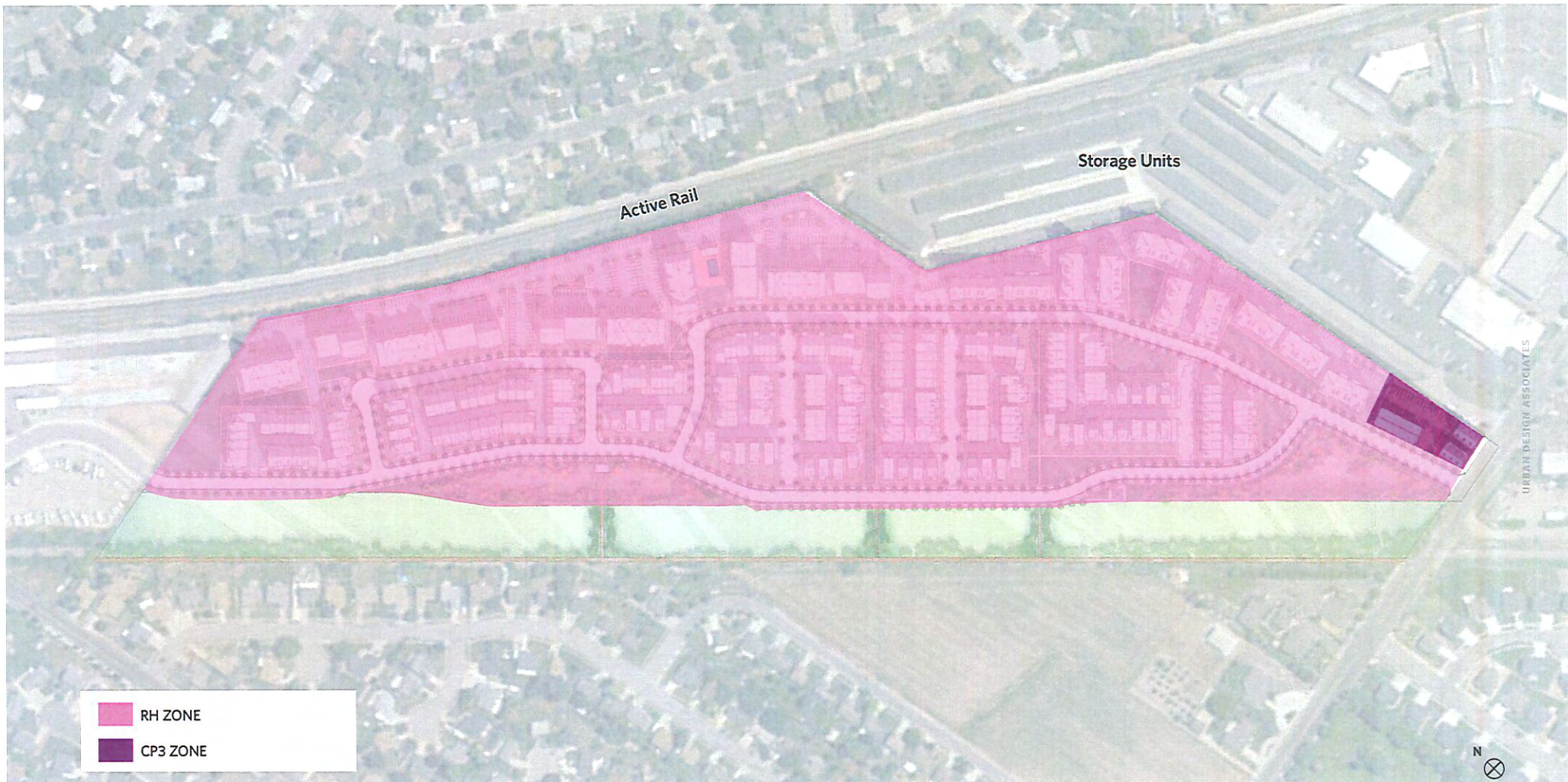
Notary Public

LEGAL DESCRIPTION

PARCEL #10-043-0028

BEG AT A PT 289.37 FT S $89^{\circ}50'40''$ W ALG THE SEC LINE FR THE SE COR OF THE SW $\frac{1}{4}$ OF SEC 18-T4N-R1W, SLM; & RUN TH N $0^{\circ}03'50''$ W 1004.92 FT TO A PT 350.0 FT S $0^{\circ}03'50''$ E OF THE SW'LY LINE OF THE OSL RR R/W; TH N $49^{\circ}35'$ W 568.61 FT PARALLEL TO SD R/W; TH N $0^{\circ}03'50''$ W 350.0 FT TO THE SW'LY LINE OF THE OSL RR R/W; TH N $49^{\circ}31'$ W 772.64 FT, M/L, ALG SD R/W ALG A LINE 50.0 FT PERP DIST SW'LY FR THE CENTERLINE THEREOF; TH N'LY 610.0 FT, M/L, ALG SD RR ALG THE ARC OF A 5779.6 FT RAD CURVE TO THE RIGHT TO THE N LINE OF SD SW $\frac{1}{4}$; TH W 499.26 FT, M/L, ALG THE N LINE OF SD $\frac{1}{4}$ SEC; TH S $34^{\circ}32'22''$ E 637.32 FT; TH S $25^{\circ}20'23''$ E 201.54 FT; TH S $34^{\circ}42'00''$ E 1362.86 FT; TH S $40^{\circ}20'38''$ E 122.02 FT; TH S $34^{\circ}42'00''$ E 867.31 FT, TO THE S LINE OF SD SEC; TH E 162.83 FT, M/L, ALG SD SEC LINE TO THE POB.

EXHIBIT A



PROPOSED REZONING

TRAILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT B-1



MASTER PLAN

TRILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT B-2

-  BARNES SITE
-  RAIL TRAIL
-  PRIMARY ROAD CONNECTION
-  OPEN SPACE
-  SL COUNTY WATER CONSERVANCY DISTRICT
-  SINGLE-FAMILY
-  FAMILY TOWNHOMES
-  CONDOS
-  MULTI-FAMILY APARTMENTS
-  PARKING
-  LIGHT INDUSTRIAL

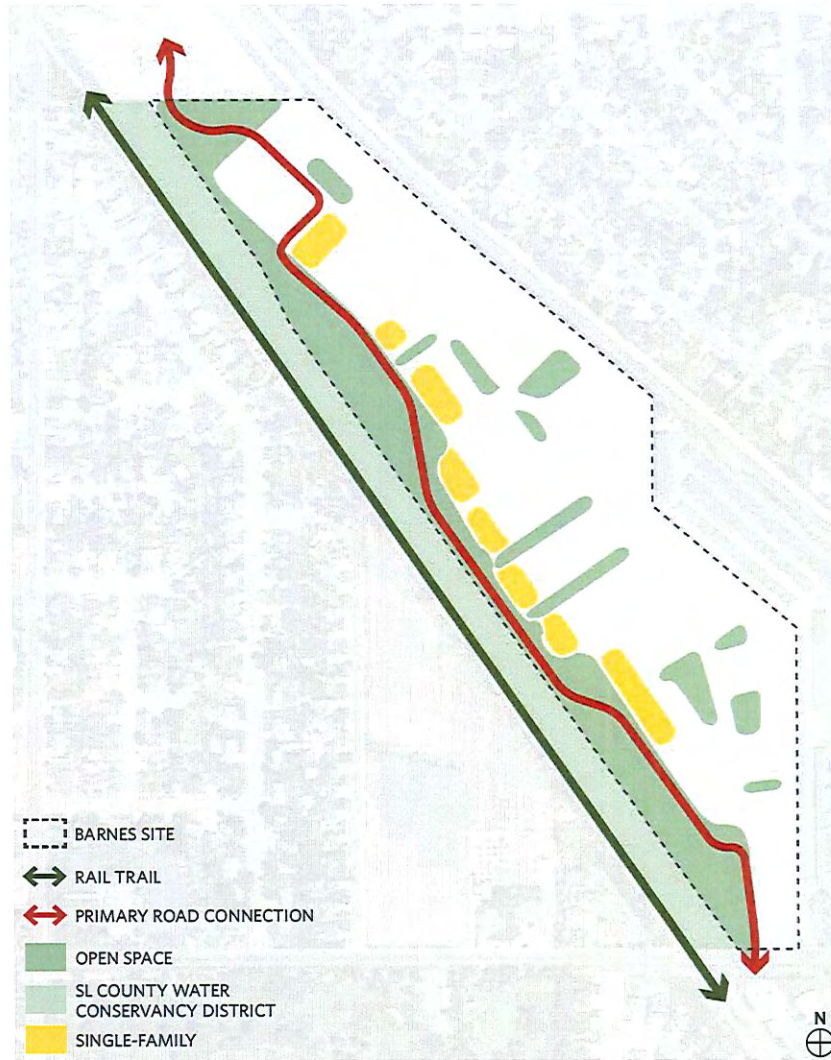


LIGHT INDUSTRIAL &
MAKER SPACE

MASTER PLAN DIAGRAM

TRAILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT C-1



Hartford Series Single-Family Examples



Hartford Series Single-Family Examples

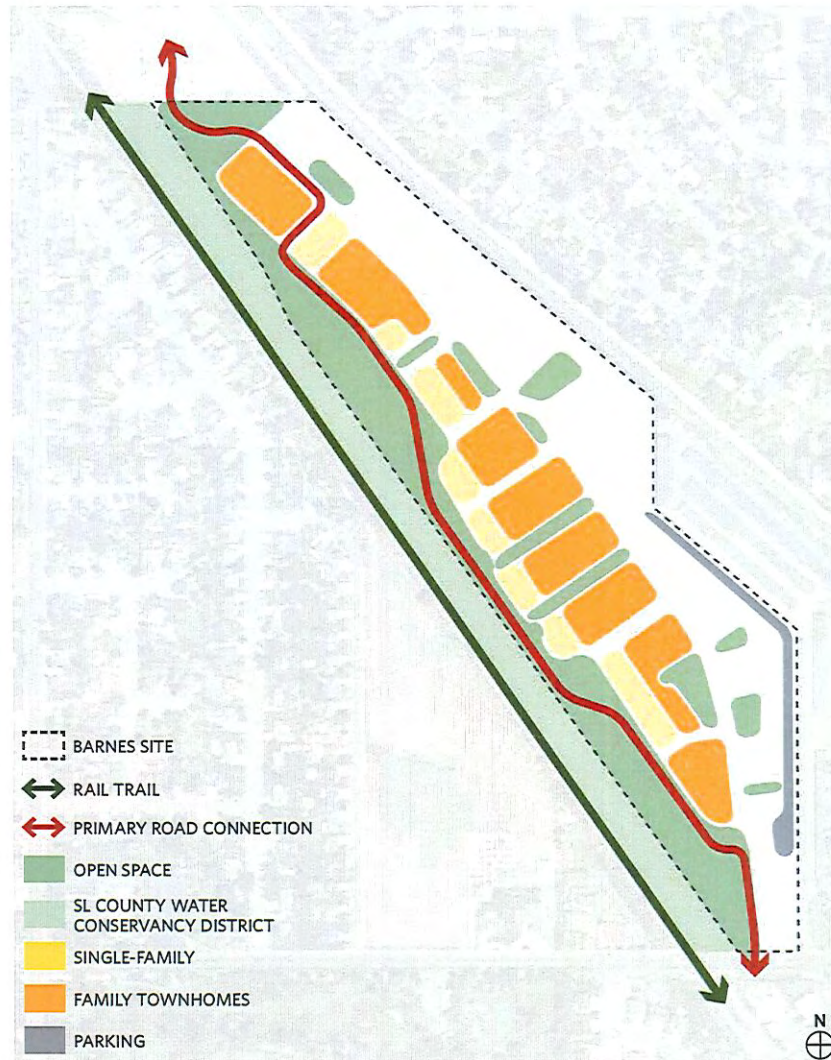


Hartford Series Single-Family Examples

EXHIBIT C-2



EXHIBIT D-1



Family Townhomes Example



Family Townhomes Example

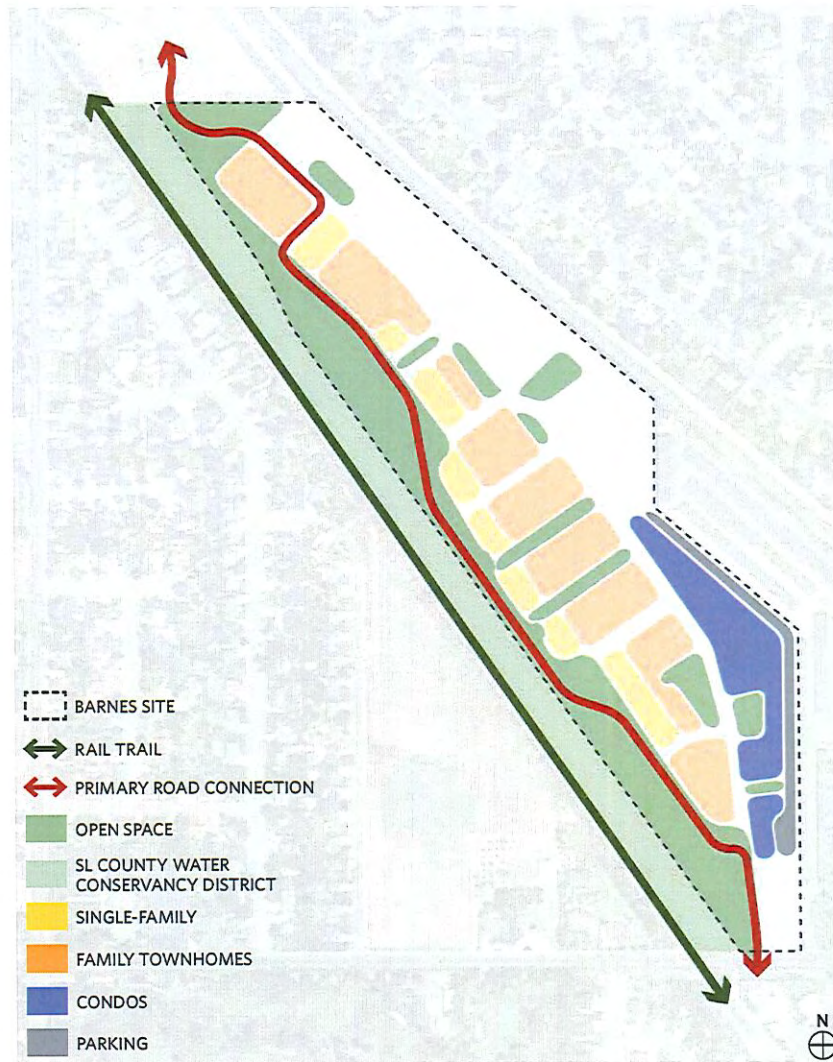


Family Townhomes Example

EXHIBIT D-2



EXHIBIT E-1



Condos Example — Rear Elevation

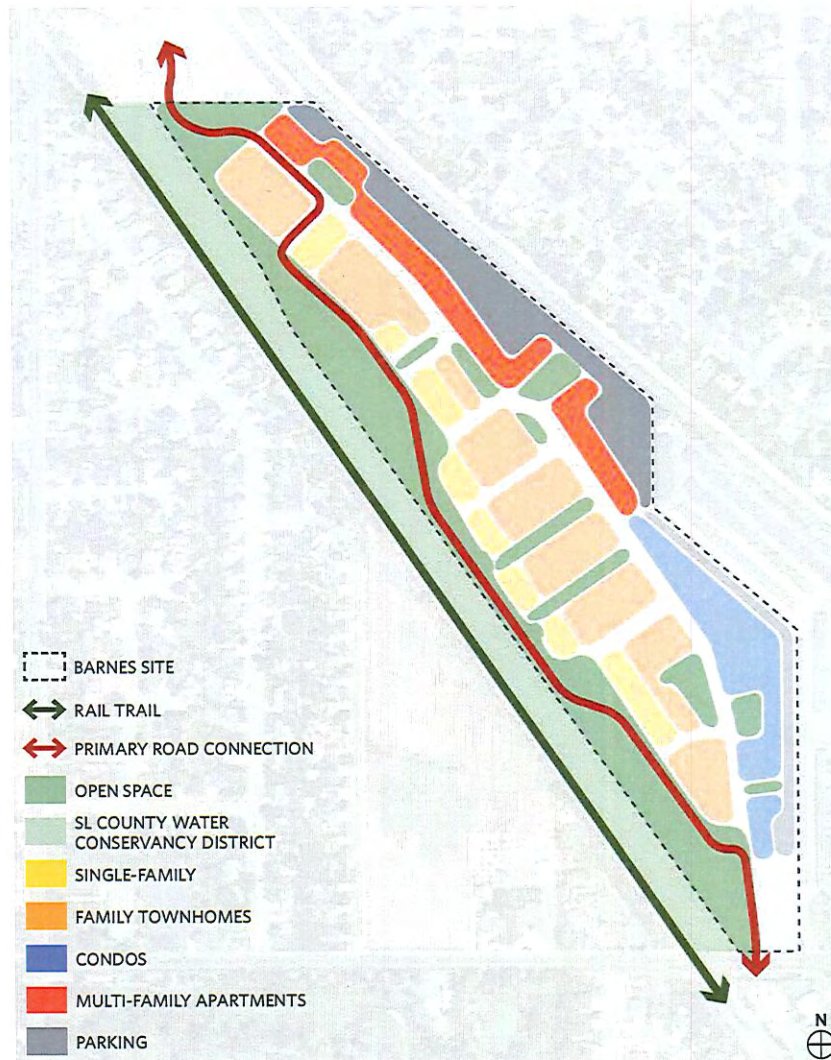


Condos Example — Side Elevation



Condos Example — Front Elevation

EXHIBIT E-2



Multi-Family Apartment Example



Multi-Family Apartment Example



Multi-Family Apartment Example

EXHIBIT E-3



MULTI-FAMILY LINER SITE SECTION

EXHIBIT E-4



EXHIBIT F-1

LIGHT INDUSTRIAL & MAKER SPACES

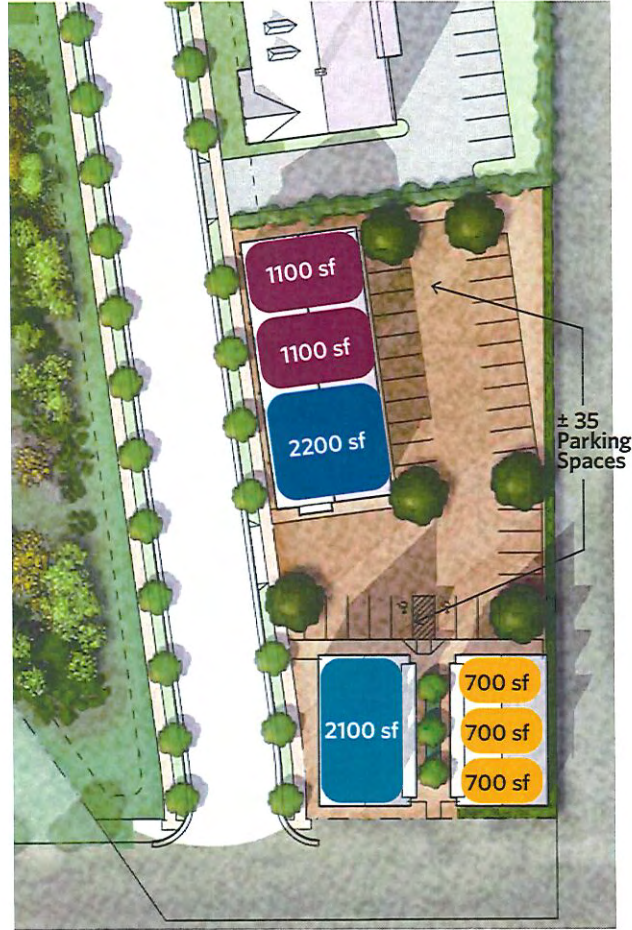


EXHIBIT F-2

LIGHT INDUSTRIAL & MAKER SPACES



Site Plan



Programming Plan



Precedents

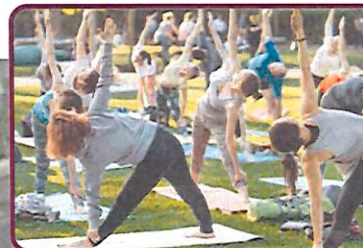
Apartment Amenities

EXHIBIT G-1

Gathering Space

Hammock Park

Community Garden



Playground



Direct Connections to the Trail



Bike Repair Station



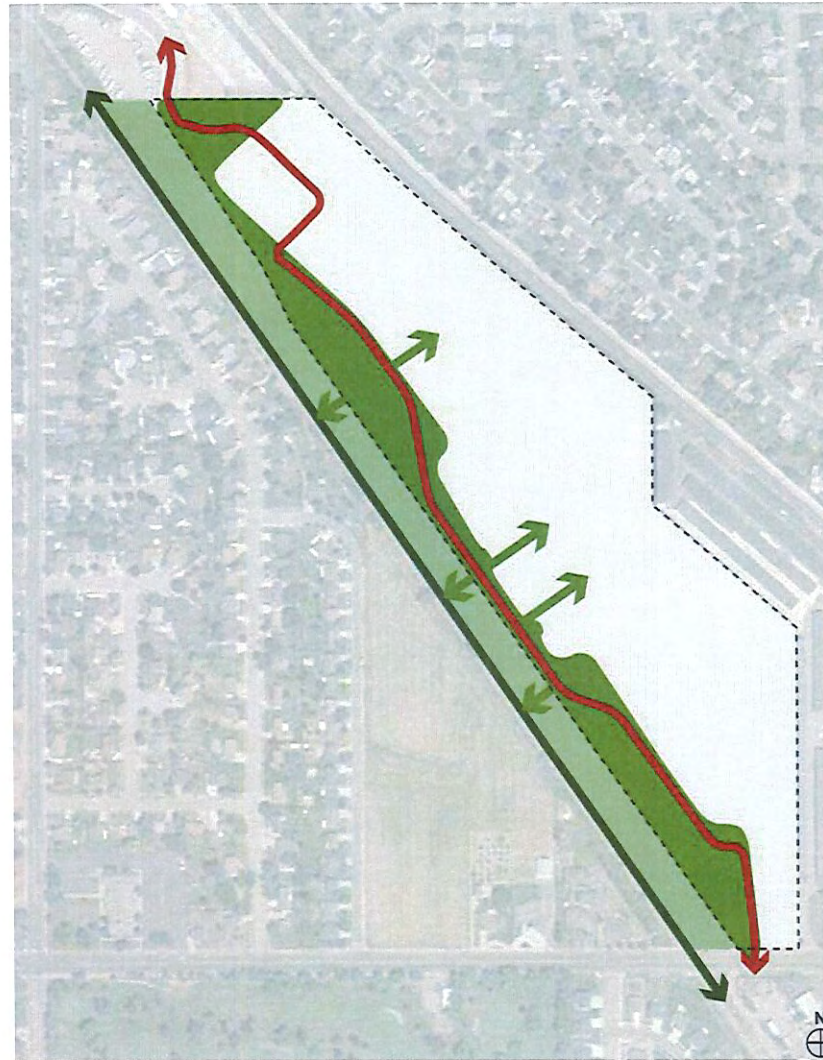
Benches

CONCEPTUAL LANDSCAPE PROGRAMMING

TRAILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT G-2

-  BARNES SITE
-  RAIL TRAIL
-  PRIMARY ROAD CONNECTION
-  OPEN SPACE
-  SL COUNTY WATER CONSERVANCY DISTRICT



FRONT DOOR ON THE RAIL TRAIL

TRAILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT G-3

-  BARNES SITE
-  RAIL TRAIL
-  PRIMARY ROAD CONNECTION
-  OPEN SPACE
-  SL COUNTY WATER CONSERVANCY DISTRICT



OPEN SPACE NETWORK

TRAILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021



**FIRST AMENDMENT TO
AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND
MAURICE R BARNES & ELLEN N BARNES FAMILY LIMITED PARTNERSHIP**

THIS FIRST AMENDMENT to Agreement for Development of Land Between Layton City and LHM DEV TRS, LLC (this “**First Amendment**”) is entered into as of _____, 2026 by and between Layton City, a municipal corporation of the State of Utah (the “**City**”), and LHM DEV TRS, LLC, a Utah limited liability company (“**LHM**”), and a subsequent successor-in-interest (see recitals) to Maurice R Barnes & Ellen N Barnes Family Limited Partnership (“**Barnes Family LP**”) and together with LHM, collectively, “**Owner**”. LHM and City may hereinafter be referred to collectively as the “**Parties**.”

RECITALS

A. WHEREAS, the City and Owner’s predecessor-in-interest, the Barnes Family LP entered into to that certain Agreement for Development of Land Between Layton City and Maurice R Barnes & Ellen N Barnes Family Limited Partnership, dated October 7, 2021 (the “**Agreement**”).

B. WHEREAS, Discovery Development, LLC (“**Discovery**”), an original successor-in-interest to Barnes Family LP assigned a portion of its rights related to that portion of the Subject Area identified on Schedule 1 attached hereto (“**LHM Property**”) under the Agreement to LHM pursuant to that certain Assignment of Partial Assignment and Assumption of Agreement for Development of Land dated November 13, 2024.

C. NOW, THEREFORE, the Parties have agreed to amend the Agreement, including to amend certain exhibits and to add a pattern book related to the LHM Property, in accordance with the terms of this First Amendment.

AMENDMENT

Paragraph 1.4 is hereby added as follows:

1.4 “Pattern Book” shall mean those certain design and development standards related to the LHM Property, which Pattern Book is attached hereto as Exhibit H. The Pattern Book shall not be altered or changed except by written consent of both Owner and the City following a formal approved amendment of this agreement.

Paragraph 4.8 is hereby reinstated and renewed as follows:

4.8 **Residential Design Standards.** All single-family, townhome, and condominium buildings shall comply with the requirements outlined in the Pattern Book. For the avoidance of doubt, in the event of any conflict between the Pattern Book and the Layton City Municipal Code, the Municipal Code shall govern. In the event of any conflict between the original language of

this Agreement this First Amendment and the Pattern Book, this First Amendment and Pattern Book shall govern. All residential apartment buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards. All residential condominium buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards, unless otherwise specified in the Pattern Book.

Paragraph 4.8.1 is hereby reinstated and renewed as follows:

4.8.1 All residential buildings shall have an architectural style that is similar in design, quality, and materials as shown in the examples provided on Exhibits C-1 and C-2 for single-family buildings, Exhibits D-1 and D-2 for townhome buildings, and Exhibits E-1 through E-4 for multi-family buildings. The examples shown in the above-referenced exhibits are meant to guide the overall general design of the development. For specific development and design standards, all residential buildings shall comply with the standards outlined in the Pattern Book as included as Exhibit H.

Paragraph 4.8.7 is hereby reinstated and renewed as follows:

4.8.7 All apartment units shall have an open-air porch, balcony, or patio with a minimum of 49 square feet. All condominium units shall have an open-air porch, balcony, or patio that complies with the Pattern Book.

Paragraph 4.9 is hereby reinstated and renewed as follows:

4.9 **Commercial Design Standards.** Except as may be provided for in the Pattern Book, all commercial buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards.

Paragraph 4.12 is hereby reinstated and renewed as follows:

4.12 **Single Family Building Setbacks.** Single family building setbacks shall be governed by the Pattern Book, except as stated below. For the avoidance of doubt the requirement that garages fronting onto streets be set back at least 20' is inapplicable to the LHM Property as such property only includes rear-loaded product.

4.12.1 Residential buildings and lots that front onto common open space area(s) shall provide at least one front entrance per building, with fencing and a sidewalk/pathway to delineate the privately-owned front yard from the common open space area. Shrubs/ornamental grasses shall be planted along both sides of the fencing to further enhance the boundary delineation between private and common open space areas.

Paragraph 4.12.2 is hereby deleted. Shall be governed by the Pattern Book.

Paragraph 4.12.3 is hereby deleted. Shall be governed by the Pattern Book.

4.12.4 Solid fencing or walls of at least four feet and no taller than six feet in height shall

be installed around limited common areas for privacy and shall comply with requirements outlined in the Layton City Municipal Code 19.24.040.1(e)

Paragraph 4.20 is hereby reinstated and renewed as follows:

4.20 **Conflicts.** In the event of any conflicting development standards between this Agreement (including without limitation the Pattern Book) and the Layton City Municipal Code, Municipal Code shall govern.

Exhibit B-1 (Master Plan) is hereby reinstated and renewed as follows:

EXHIBIT B-1 MASTER PLAN

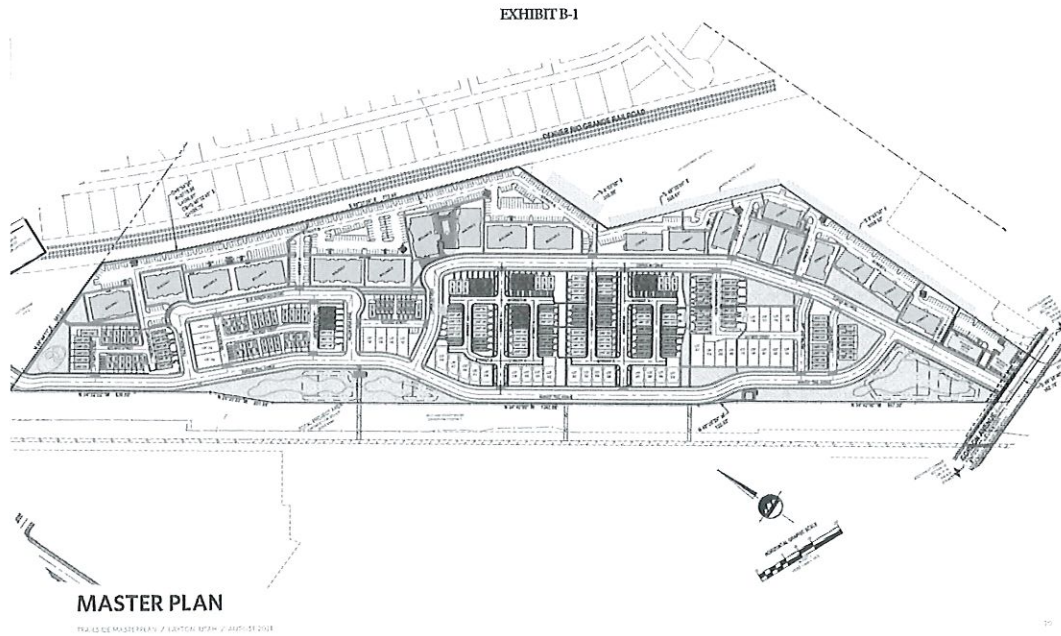


Exhibit B-2 (Master Plan Diagram) is hereby reinstated and renewed as follows:

EXHIBIT B-2 MASTER PLAN DIAGRAM

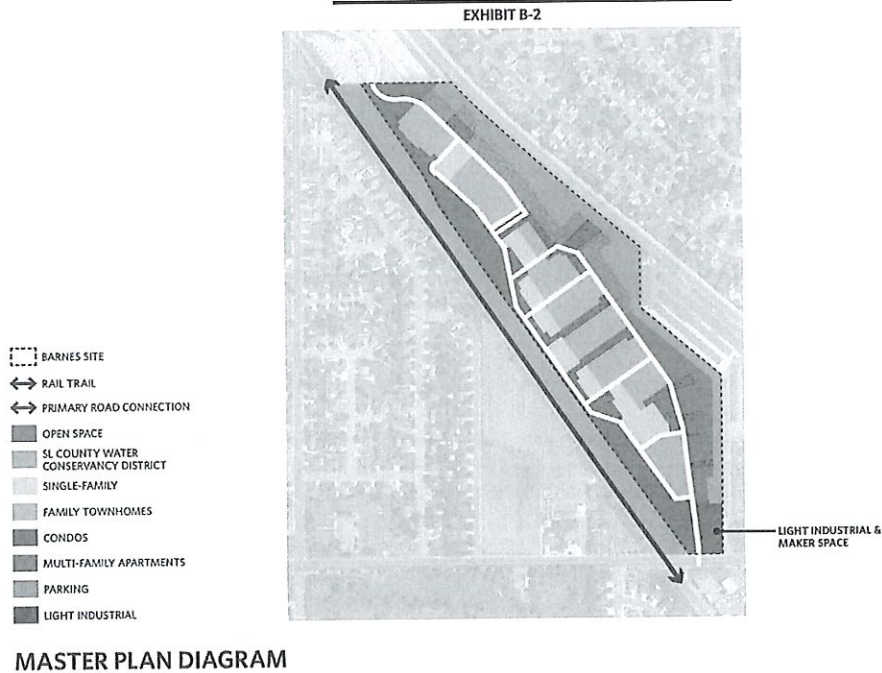
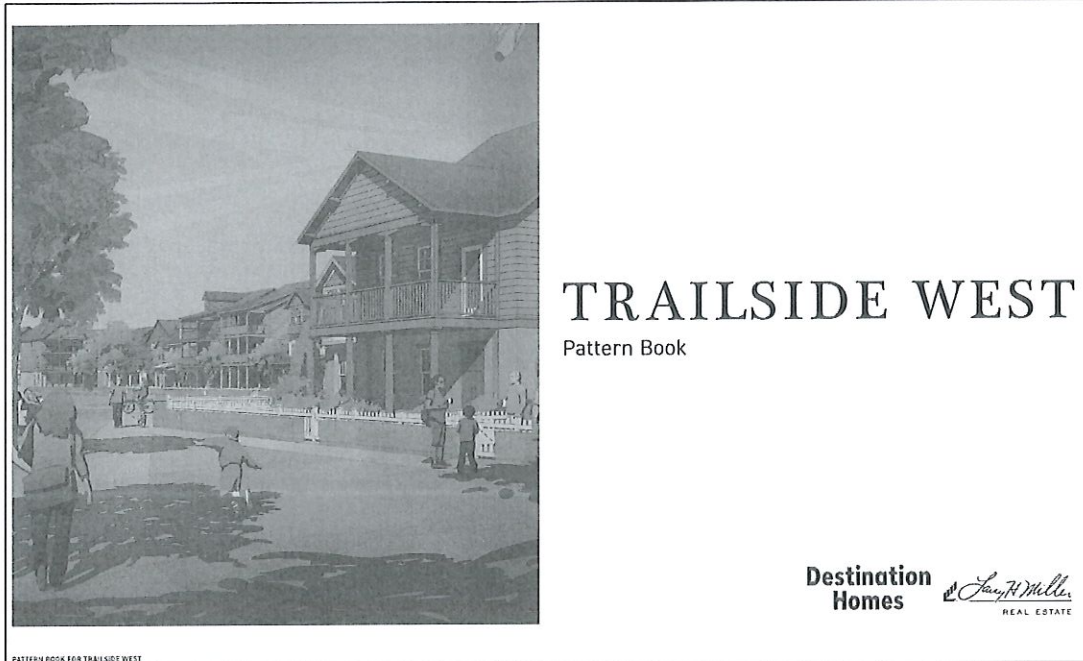


Exhibit H (Pattern Book) is hereby added as follows.

**EXHIBIT H
PATTERN BOOK**



All other provisions of the Agreement shall remain in full force and effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment as of the First Amendment Effective Date.

LAYTON CITY CORPORATION

By: _____
JOY PETRO, Mayor

ATTEST:

By: _____
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

SUBMITTING DEPARTMENT

For: By: 
CLINTON DRAKE, City Attorney

By: 
WESTON APPLONIE, Director
Community & Econ. Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 2026, personally appeared before me Joy Petro, who being duly sworn, did say that she is the Mayor of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Agreement was signed in her capacity as Mayor on behalf of the City for approval of the Agreement.

Notary Public

[Signature Pages Continue Below]

OWNER:

LHM DEV TRS, LLC, a Utah limited liability

By: LHM DEV DSH, LLC, its Manager

By: _____

Name: Boyd Martin

Title: President

STATE OF UTAH)

: ss.

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026,
by Boyd Martin the President of LHM DEV DSH, LLC, the Manager of LHM DEV TRS, LLC.

Notary Public

Residing at: _____

SCHEDULE 1

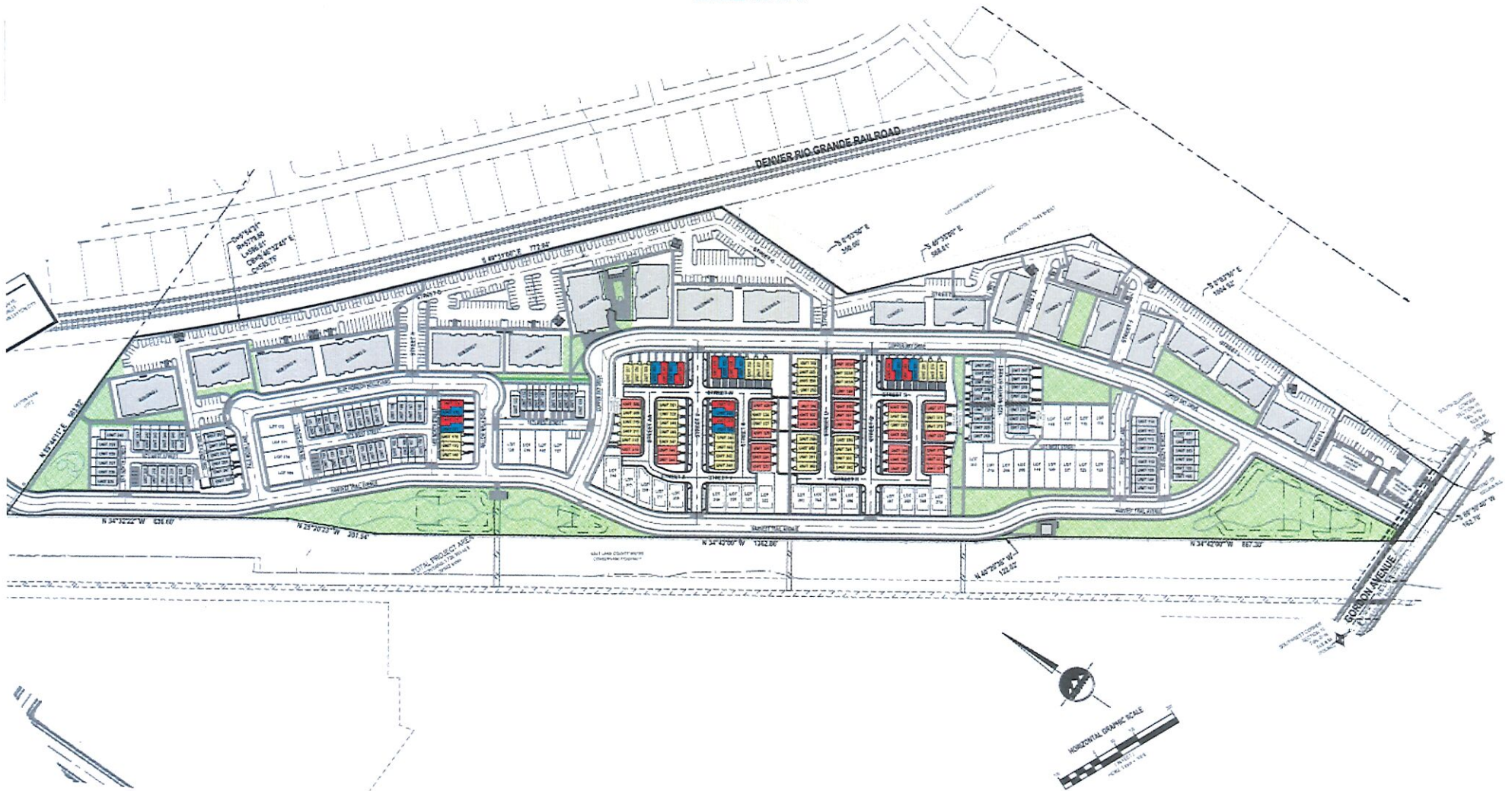
Description of LHM Property

BEG AT A PT 289.37 FT S $89^{\circ}50'40''$ W ALG THE SEC LINE FR THE SE COR OF THE SW $1/4$ OF SEC 18-T4N-R1W, SLM; & RUN TH N $0^{\circ}03'50''$ W 1004.92 FT TO A PT 350.0 FT S $0^{\circ}03'50''$ E OF THE SW'LY LINE OF THE OSL RR R/W; TH N $49^{\circ}35'$ W 568.61 FT PARALLEL TO SD R/W; TH N $0^{\circ}03'50''$ W 350.0 FT TO THE SW'LY LINE OF THE OSL RR R/W; TH N $49^{\circ}31'$ W 772.64 FT, M/L, ALG SD R/W ALG A LINE 50.0 FT PERP DIST SW'LY FR THE CENTERLINE THEREOF; TH N'LY 610.0 FT, M/L, ALG SD RR ALG THE ARC OF A 5779.6 FT RAD CURVE TO THE RIGHT TO THE N LINE OF SD SW $1/4$; TH W 499.26 FT, M/L, ALG THE N LINE OF SD $1/4$ SEC; TH S $34^{\circ}32'22''$ E 637.32 FT; TH S $25^{\circ}20'23''$ E 201.54 FT; TH S $34^{\circ}42'00''$ E 1362.86 FT; TH S $40^{\circ}20'38''$ E 122.02 FT; TH S $34^{\circ}42'00''$ E 867.31 FT, TO THE S LINE OF SD SEC; TH E 162.83 FT, M/L, ALG SD SEC LINE TO THE POB.

EXHIBIT B-1
Master Plan

(See Attached)

EXHIBIT B-1



MASTER PLAN

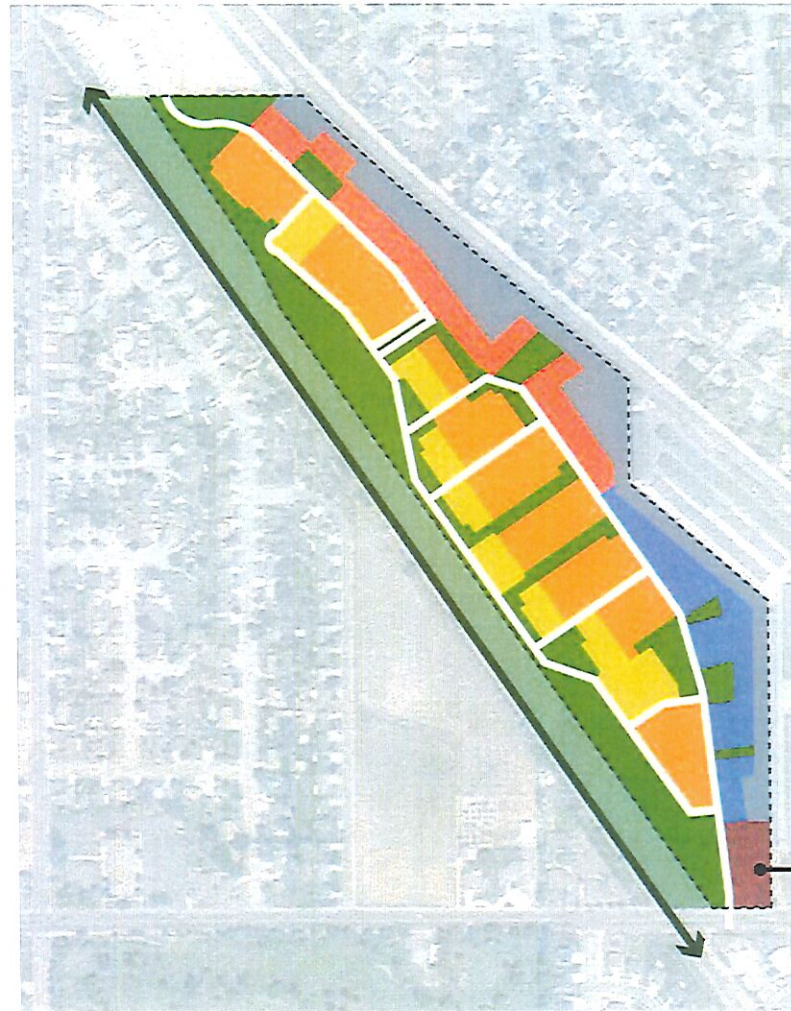
TRILSIDE MASTERPLAN / LAYTON, UTAH / AUGUST 2021

EXHIBIT B-2
Master Plan Diagram

(See Attached)

EXHIBIT B-2

-  BARNES SITE
-  RAIL TRAIL
-  PRIMARY ROAD CONNECTION
-  OPEN SPACE
-  SL COUNTY WATER CONSERVANCY DISTRICT
-  SINGLE-FAMILY
-  FAMILY TOWNHOMES
-  CONDOS
-  MULTI-FAMILY APARTMENTS
-  PARKING
-  LIGHT INDUSTRIAL



LIGHT INDUSTRIAL & MAKER SPACE



MASTER PLAN DIAGRAM

EXHIBIT H

Pattern Book

(See Attached)



TRAILSIDE WEST

Pattern Book

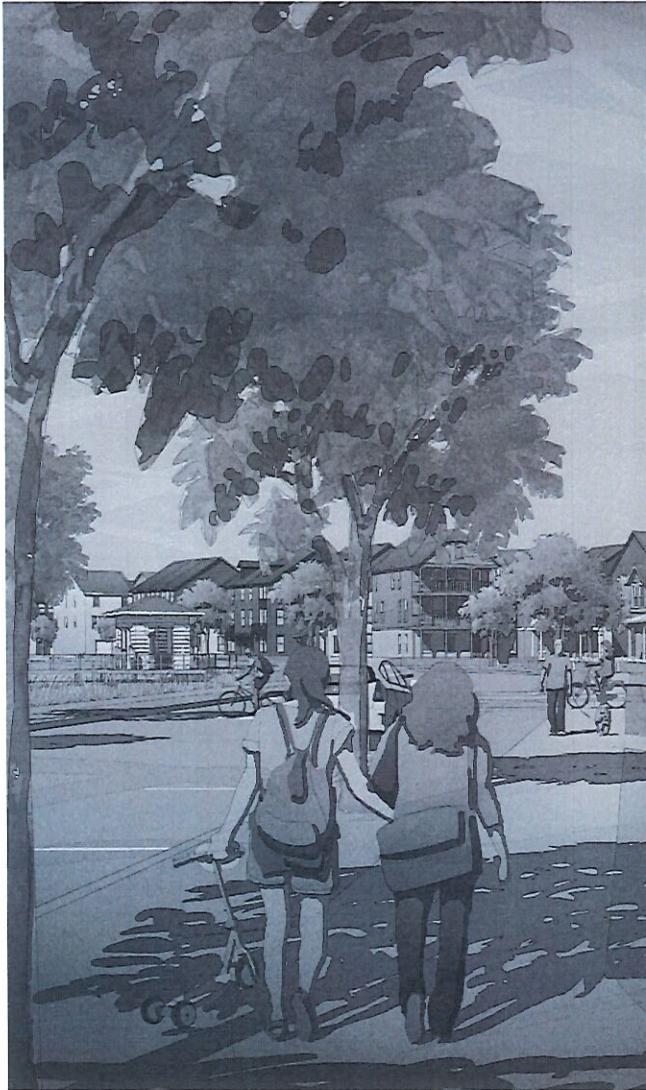
**Destination
Homes**


REAL ESTATE

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I CP AP

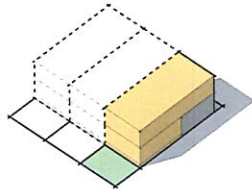
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General Conditions	5
Townhome Building Composition Strategies	5
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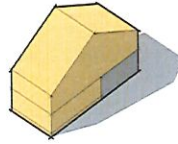
INTRODUCTION

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.



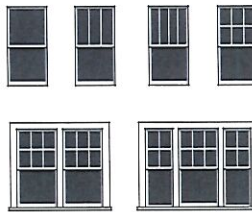
STEP 1: BASIC PLAN & MASSING
Establish the program and basic floor plan shape for the house, then pick an appropriate architectural style.



STEP 2: ROOF MASSING
Review the selected style in the Pattern Book and choose a style-appropriate roof shape from the examples presented.



STEP 3: FACADE COMPOSITION
Use the Pattern Book examples as a guide for locating windows, doors, and accent openings to create well-composed facades.



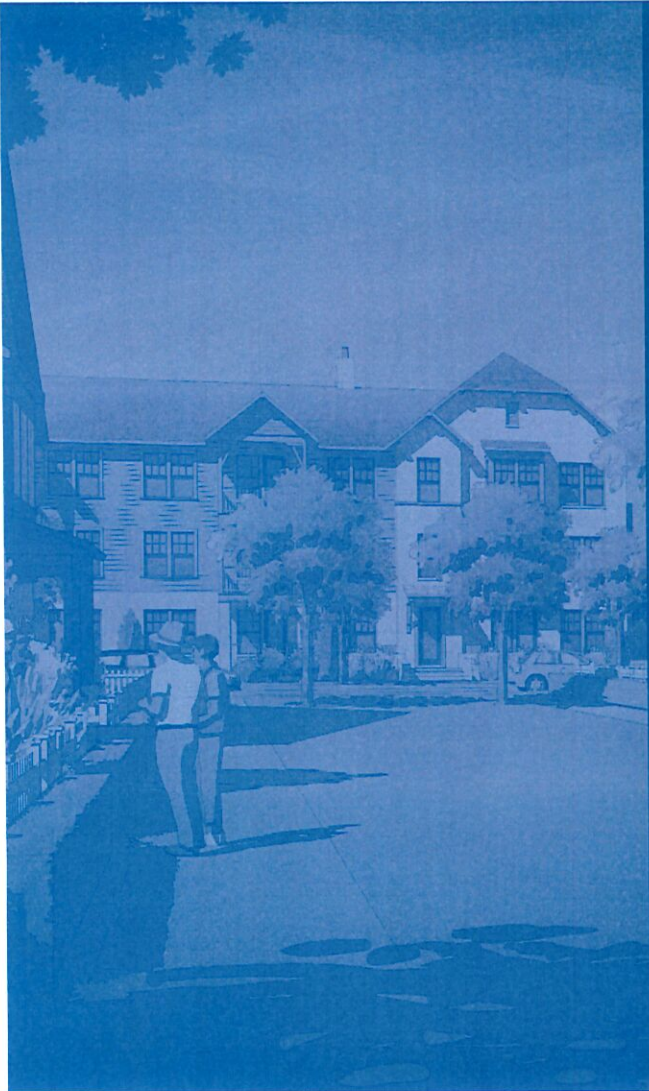
STEP 4: DETAILS & MATERIALS
Refer to the style-specific section of the Pattern Book to select window, door, porch, and eave details to apply to the house. Style-appropriate materials should be selected from the matrix found at the end of the Pattern Book.



STEP 5: CREATING A HOME



BEAUTIFULLY DESIGNED STREETS AND NEIGHBORHOODS



COMMUNITY PATTERNS

OVERVIEW OF LOT TYPES

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

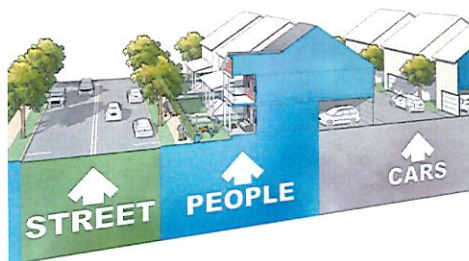
Real communities are made up of many kinds of people, all with different housing wants and needs. Providing a wider variety of housing choices allows for more freedom in how people want to live. Today's housing market craves choices, and the variety provided by increased choices can be integrated into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

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

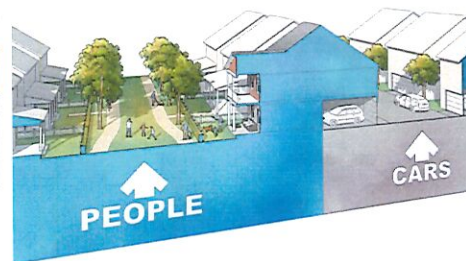


LOT ORIENTATION

A core characteristic of a great community is a lively public realm. Parks, open spaces, and streets should be full of activity and have houses facing them. All lots at Trailside are designed to front on pedestrian-oriented streets or on green paseos with trails.



Street-facing homes



Paseo-facing homes



SINGLE-FAMILY ATTACHED

Single-family attached lots are attached products that use land efficiently. In Trailside, the front elevation is critical to creating great streets where buyers would be proud to live. Narrower, attached products like this require high-quality design on street-facing elevations with a strategic mix of color and materials and a welcoming entry experience from the street.

SINGLE-FAMILY DETACHED NARROW LOTS
Narrow lot houses have the efficiency and livability of a single-family home. The layout of the home and yard are efficient, but preserve the functionality of traditional single-family living. This efficiency in design translates to cost-effectiveness, achieving a price point families are able to afford.

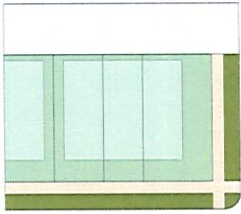
HOUSE SCRIPTING & REPETITION

Homes in Trailside West 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



PARK STRIP
SETBACK
PRIVATE ZONE
SIDEWALK

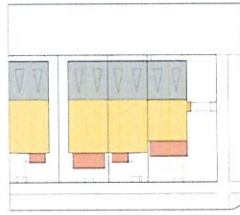
ZONES AND SETBACKS

- » **Front Yard**
 - » Minimum front setback 7 feet (PUE) to porch
 - » Minimum 10 feet to house
- » **Side Street Yard**
 - » Minimum street side setback 7 feet (PUE)
 - » Minimum of 0 feet for alley side yard
- » **Side Yard**
 - » Minimum of 0 feet for attached
- » **Rear Yard**
 - » Minimum of 3 feet to 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



MAIN BODY
PORCH
WING
GARAGE
PARKING SPACE/DRIVEWAY

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: 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
- » On the porch, a 3' wide walkway approaching the unit and centered on the front door to the unit cannot be counted toward the 7' x 7' minimum porch dimensions

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

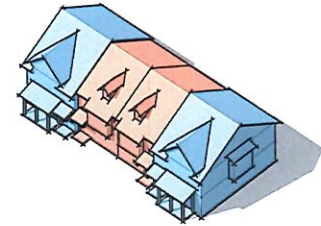
GENERAL CONDITIONS

Townhome Building Composition Strategies

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

Unified Assembly

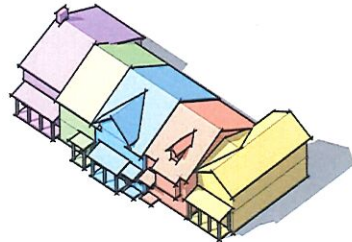
- » Unified color or material palette
- » Combines repetition with points of individual emphasis or hierarchy
- » Some symmetrical elements



Unified Assembly

Picturesque Assembly

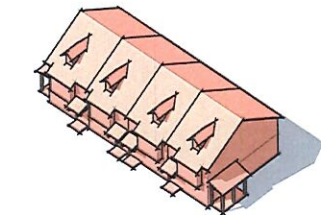
- » Well-composed combination of elements overall



Picturesque Assembly

Repeating Assembly

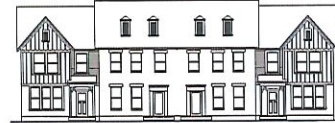
- » Uses repetition as primary compositional device
- » Moderate variety of colors or materials
- » Can use both mirror-image and directly-translated repetition



Repeating Assembly

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.



Example Townhome Assembly in Trailside West



Example Townhome Assembly in Trailside West

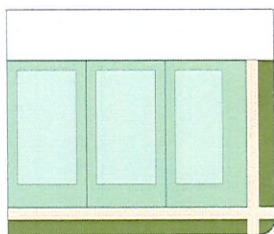


Example Townhome Assembly in Trailside West



GENERAL CONDITIONS

Single-Family Detached Narrow Lot Requirements



PARK STRIP
 SETBACK
 PRIVATE ZONE
 SIDEWALK

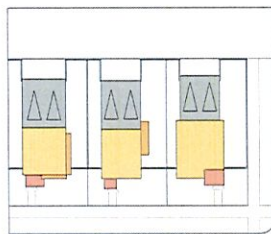
ZONES AND SETBACKS

- » **Front Yard**
 - » Minimum of 12 feet to house
- » **Side Street Yard**
 - » Minimum of 8 feet
- » **Side Yard**
 - » Minimum of 5 feet
- » **Rear Yard**
 - » Minimum of 5 feet to house or garage
- » Review final plat documents to identify any additional easements or other constraints on buildable lot area

Allowable Projections

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 PORCH
 WING
 GARAGE
 PARKING SPACE/DRIVEWAY

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Encroachments

- » 5 feet into front yard setback

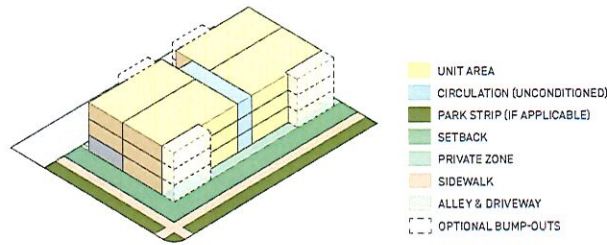
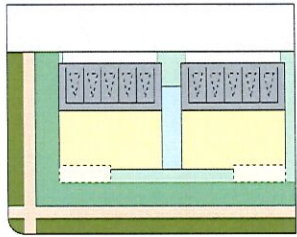


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GENERAL CONDITIONS

Condominiums



ZONES AND SETBACKS

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

Building Separation

- » Minimum 10 feet of separation between buildings

Porches & Decks

- » Minimum 7 feet by 7 feet dimension outdoor space required per unit
- » Equivalent sized area of landscape pavers is an acceptable alternative





ARCHITECTURAL PATTERNS

ARCHITECTURAL STYLES

Draft: November 21, 2025

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

SINGLE-FAMILY
ATTACHED LOTS

SINGLE-FAMILY DETACHED
NARROW LOTS

ARTS & CRAFTS



EXAMPLE ONLY



EXAMPLE ONLY

COLONIAL REVIVAL



EXAMPLE ONLY



EXAMPLE ONLY

FARMHOUSE/VICTORIAN



EXAMPLE ONLY



EXAMPLE ONLY

ARTS & CRAFTS COVER SHEET



REGIONAL INSPIRATION



ARTS & CRAFTS

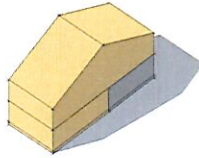
Massing and Composition

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 Trailside West, or elsewhere.

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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.

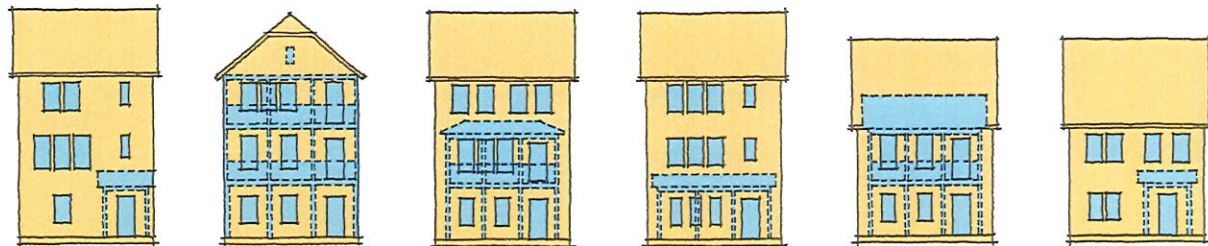
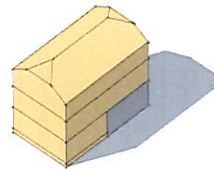
BASIC MASSING

SINGLE-FAMILY
ATTACHED LOTS

SAMPLE FRONT ELEVATIONS



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

SINGLE-FAMILY DETACHED
NARROW LOTS

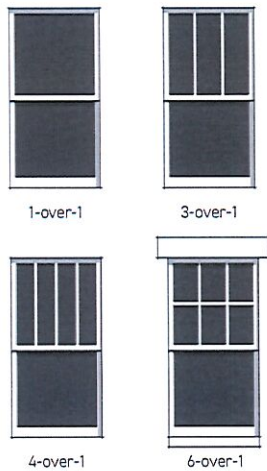
NOTE: blue porch and window locations are examples only and built work may be different than shown

ARTS & CRAFTS

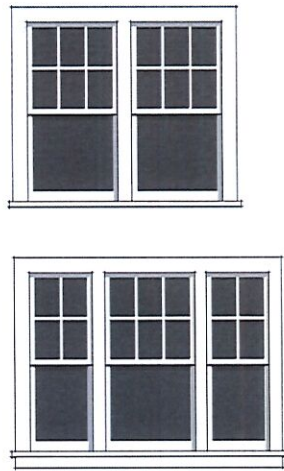
Windows and Trim

WINDOWS

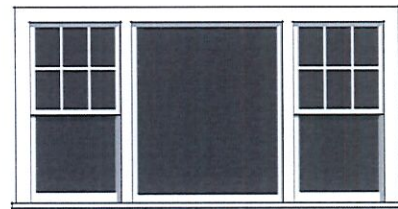
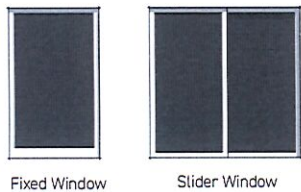
Window Muntin Configuration Options



Window Assemblies — Muntins Optional



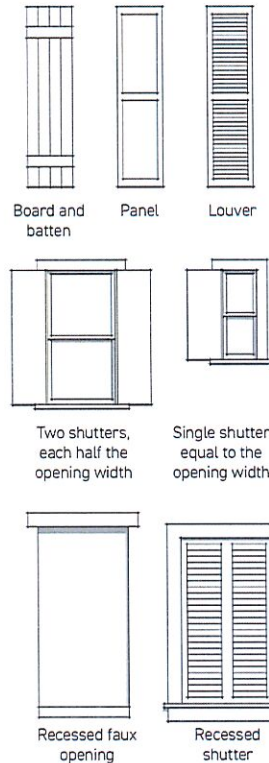
Other Window Types



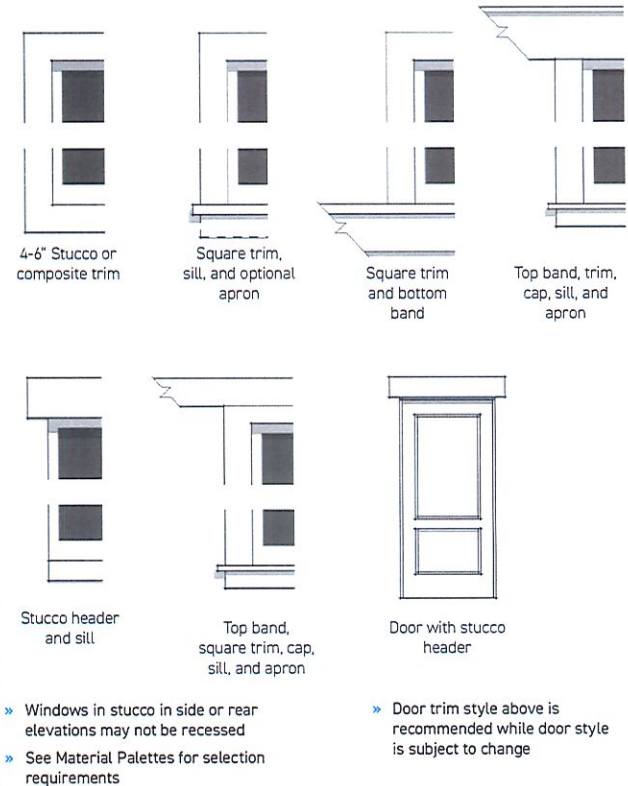
- » Double-hung or casement are most common to this style
- » Use the same window design and proportion throughout except in special locations such as gables and dormers

- » First-floor windows are typically taller than second and third floor windows
- » Appropriately-spaced windows and glazing will be applied on all street- or park-facing sides of houses

SHUTTERS (If Applicable)



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

ARTS & CRAFTS

Cladding, Porches, and Roof Elements

CLADDING



PORCH COLUMNS



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



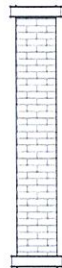
Square tapered
10"-14" Base



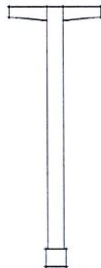
Round tapered
10"-14" Base



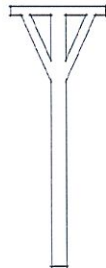
Square
posts with
brackets
5.5"x5.5"
Post* Min.



Brick or
stucco pier
4"x10" Min.



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



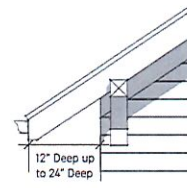
Square posts
with decorative
brackets
5.5"x5.5"
Post* Min.

- » Posts with brackets may have them on one or both sides
- » Brick and stucco piers may or may not have a base if incorporated into an enclosed porch

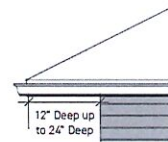
- » See Material Palettes for selection requirements

*Commonly referred to as a 6x6

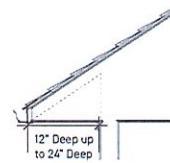
EAVE DETAILS



Raking eave,
gable elevation



Flat eave,
hip elevation



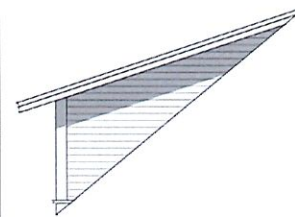
Flat eave, closed soffit
(raking eave, closed soffit)

- » See Material Palettes for selection requirements

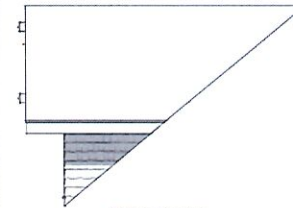
DORMERS



Hip dormer (vent)

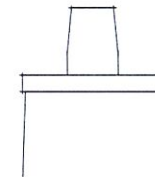


Shed dormer



Gable dormer

CHIMNEYS



Simple, round or square,
clay pot

COLONIAL REVIVAL COVER SHEET

Draft: November 21, 2025



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 Trailside West, or elsewhere.

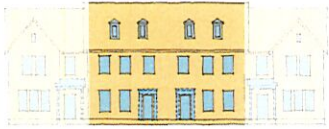
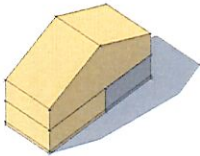
Homes in Trailside West are limited to two- to three-stories or 35 feet in height measured to the midpoint of the roof peak. Porch widths and depths may vary depending on the architectural style of the home.

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

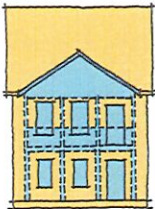
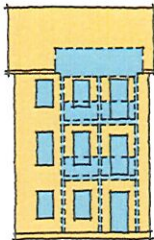
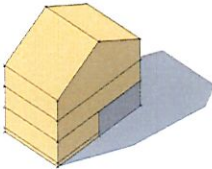
SAMPLE FRONT ELEVATIONS

SINGLE-FAMILY
ATTACHED LOTS



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

SINGLE-FAMILY DETACHED
NARROW LOTS



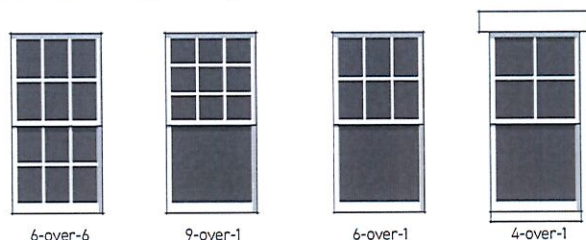
NOTE: blue porch and window locations are examples only and built work may be different than shown

COLONIAL REVIVAL

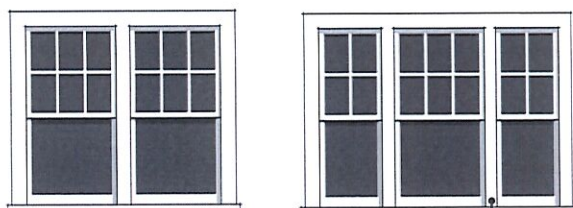
Windows and Trim

WINDOWS

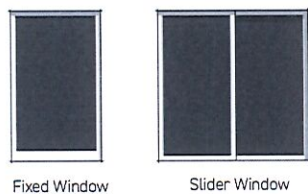
Window Muntin Configuration Options



Window Assemblies — Muntins Optional



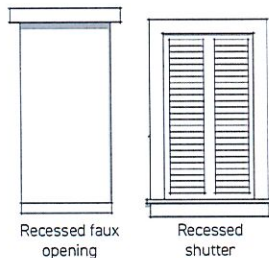
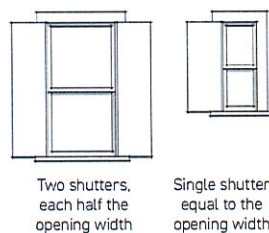
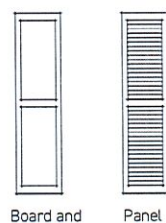
Other Window Types



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

- » Double-hung most common to this style
- » First-floor windows are typically taller than second and third floor windows
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SHUTTERS



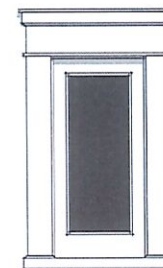
WINDOW, VENT, AND DOOR TRIM



Square trim and sill



Square trim, cap, sill, and optional apron



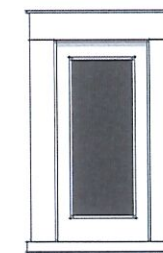
Door trim, detailed molding



Stucco header and sill



4-6" trim



Door trim, simplified molding

- » Windows in stucco in side or rear elevations may or 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



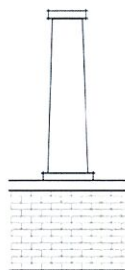
PORCHES



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



Doric column
10"-14" Base



Column on
brick base
10"-14" Base



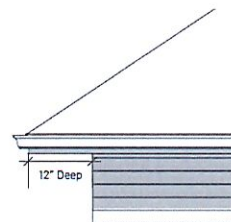
Paired columns
10"-14" Base

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

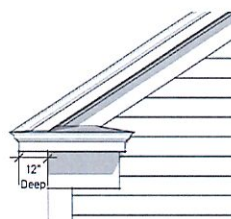
- » Simple square posts or brackets should be constructed of solid wood members
- » See Material Palettes for selection requirements

*Commonly referred to as a 6x6

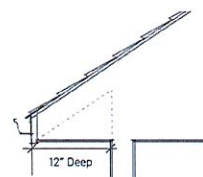
EAVE DETAILS



Simple, open eave,
hip elevation



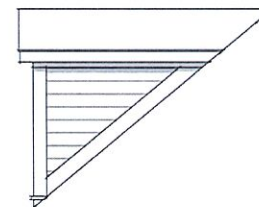
Flat, closed eave with
traditional return



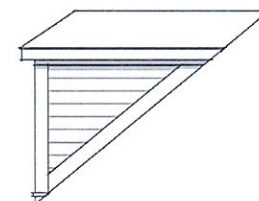
Boxed eave, flat soffit
(raking eave, closed)

- » 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



Hipped dormer

- » See Material Palettes for selection requirements

FARMHOUSE/VICTORIAN COVER SHEET

Draft: November 21, 2025



REGIONAL INSPIRATION



FARMHOUSE/VICTORIAN

Massing and Composition

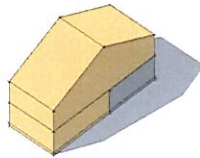
Massing and Elevation Composition is the starting point in the design of a beautiful house. The examples presented here are pre-approved. Deviations from these samples are encouraged, if they are within the spirit of the style. Proposals may be accompanied by examples of historical precedents or skillful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

Homes in Trailside West 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.

BASIC MASSING

SINGLE-FAMILY ATTACHED LOTS

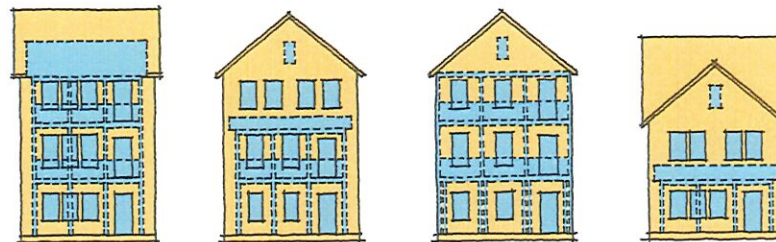
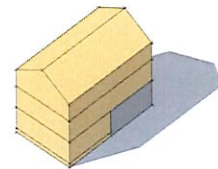


SAMPLE FRONT ELEVATIONS



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

SINGLE-FAMILY DETACHED NARROW LOTS



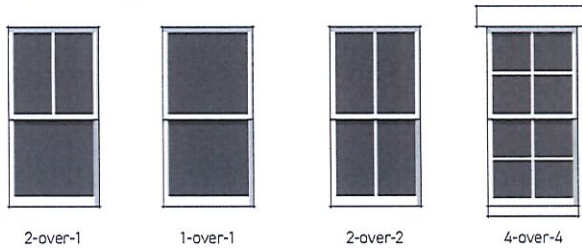
NOTE: blue porch and window locations are examples only and built work may be different than shown

FARMHOUSE/VICTORIAN

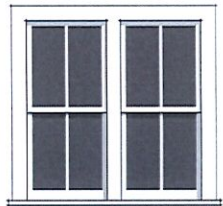
Windows and Trim

WINDOWS

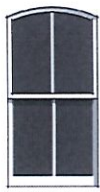
Window Muntin Configuration Options



Window Assemblies –
Muntins Optional

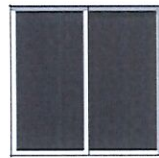


Arched Window
Muntins Optional

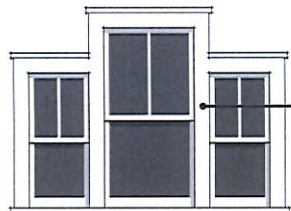


2-over-2

Other Window Types



Slider Window



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

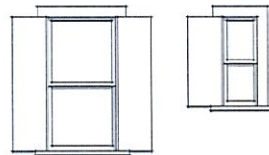
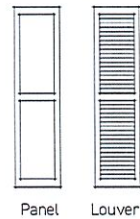


Fixed Window

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

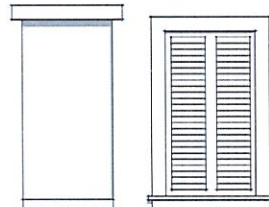
- » Appropriately-spaced windows and glazing will be applied on all street- or park-facing sides of houses
- » See Material Palettes for selection requirement

SHUTTERS



Two shutters,
each half the
opening width

Single shutter
equal to the
opening width



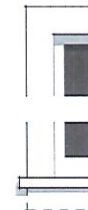
Recessed faux
opening

Recessed
shutter or vent

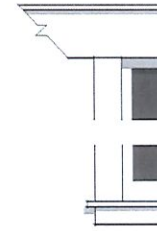
WINDOW, VENT, AND DOOR TRIM



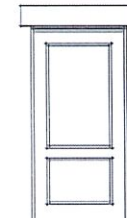
4-6" trim



Square trim,
sill, and optional
apron



Top band, trim,
cap, sill, and apron



Door with stucco
header

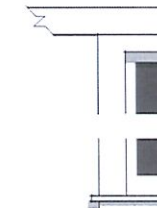
- » Door trim style above is recommended while door style is subject to change



Stucco header
and sill



Square trim
and bottom
band



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

FARMHOUSE/VICTORIAN

Cladding, Porches, and Roof Elements

CLADDING



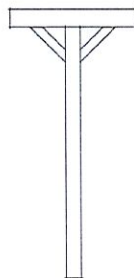
PORCHES



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



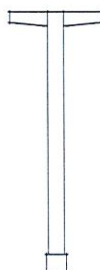
Square post with corner chamfer, simple base and cap
5.5"x5.5"
Post* Min.



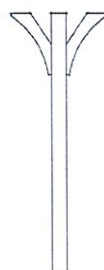
Post with brackets
5.5"x5.5"
Post* Min.



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



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



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



Brick or stucco pier
4"x10" Min.

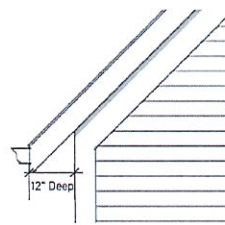


Paired, Square posts
5.5"x5.5"
Post* Min.

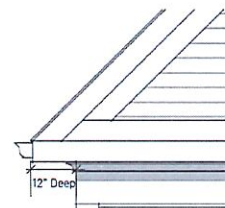
- » Simple square posts or brackets should be constructed of solid wood members
- » See Material Palettes for selection requirements

*Commonly referred to as a 6x6

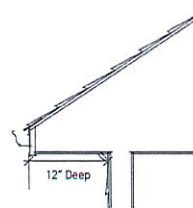
EAVE DETAILS



Sloped eave, gable elevation



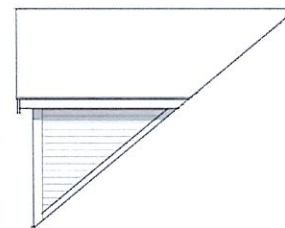
Flat, closed eave with return



Simple, flat boxed eave

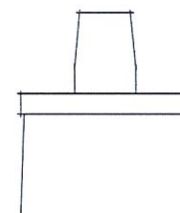
- » See Material Palettes for selection requirements

DORMERS



Gable dormer

CHIMNEYS



Simple, round or square, clay pot

- » See Materials Palettes for selection requirements

MATERIAL PALETTE

	SOFFIT				FASCIA		GUTTERS AND DOWNSPOUTS		CLADDING AND DETAILS				EXPOSED FOUNDATIONS & PIERS				CHIMNEYS				ARCHITECTURAL TRIM				PORCH & TERRACE FLOOR				PORCH COLUMNS, RAILS AND DETAILS										ROOF		WINDOWS			SHUTTERS				
	Aluminum T-1-11	Smooth, fiber-cement	Tongue and groove		Aluminum	Smooth, fiber-cement	K-style gutters with round or rectangular downspouts	Stucco*	Lap Composite/Smart Siding	Fiber-cement/composite	Composite Board and Batton	45 Degree composite siding or beadboard	Cultured stone or brick	Concrete, board formwork finish	Foundation Plaster	Adhesive Brick	Brick+U2:AE2	Stucco*	Galvalume	Adhesive Brick	Brick	Polymer millwork	Fiber-cement/composite	Stucco trim	Concrete	Composite decking	PT wood decking	Hardwood decking	Multi-coat decking (rooftop/over finished space)	Stucco*	Paneling, profile boards	Exposed rafter with profiled decking	Fiberglass columns	Composite wrapped columns	Wood columns	Metal columns	Metal railings and/or solid or wire balusters	Wood balusters	Composite railings or vinyl railings	Azek brackets	Wood brackets	Dimensioned architectural grade asphalt shingles	Metal, narrow standing seam	Vinyl	Fiberglass	Wood, or clad window	Composite	Wood
Arts & Crafts	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Colonial Revival	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A		A	A		A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A
Farmhouse/Victorian	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A	A	A

*NOTES RELATED TO STUCCO

- » As outlined in the design guidelines, Arts and Crafts 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