

**Notice of the Work Meeting Agenda of the  
PLANNING COMMISSION OF LAYTON, UTAH  
FOR  
Tuesday, March 24, 2026**

**PUBLIC NOTICE** is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, March 24, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **5:45 PM** for review of the agenda items listed below.

**PLANNING COMMISSION TRAINING**

1. Comprehensive Planning and Policy (15 min)

**TEXT AMENDMENT PRESENTATION**

2. TC-1 (Neighborhood Town Center) (45 min)

**ADMINISTRATIVE REVIEW**

3. Copperline Electric – CONDITIONAL USE (8 min)

**ADJOURNMENT**

\*Disclaimer: Times noted are an approximate duration for each item. Each item will be discussed by the Planning Commission without public input and may take more or less time than allotted.

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://www.laytoncity.org) and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**Notice of the Regular Meeting Agenda of the  
PLANNING COMMISSION OF LAYTON, UTAH  
FOR  
Tuesday, March 24, 2026**

**PUBLIC NOTICE** is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, March 24, 2026**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

**APPROVAL OF MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETINGS – FEBRUARY 24, 2026.**

**ADMINISTRATIVE REVIEW**

**1. Copperline Electric – CONDITIONAL USE**

The applicant, Donald Lewis, is requesting a conditional use permit for a high-impact home occupation to provide electrician services. The property is located at 1574 West 1920 North.

**ADJOURNMENT**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmnp/](http://www.utah.gov/pmnp/), the Layton City website [www.laytoncity.org](http://www.laytoncity.org) and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**DRAFT**

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
FEBRUARY 24, 2026**

**MEMBERS PRESENT:**

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

**MEMBERS ABSENT:**

Commissioner Wesley Felice and Bret Nielsen

**OTHERS PRESENT:**

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

Council Member: Mike Kolendrianos

Chair Steenblik called the work meeting to order at 5:30 p.m.

**PLANNING COMMISSION TRAINING**

City Planner McIlrath passed out the 2026 training schedule. These trainings are meant to help Commissioners meet the training requirements established by the State.

City Planner McIlrath presented Powers and Duties of the Planning Commission citing Layton Municipal Code 2.30.070.

- Prepare and recommend a general plan and amendments to the General Plan to the City Council;
- Recommend zoning ordinances and maps, and amendments to zoning ordinances and maps, to the City Council;
- Administer provisions of the zoning, subdivision, and sign ordinances where specifically provided for this Code – this is the biggest responsibility of the Commission;
- Recommend subdivision regulations and amendments to those regulations to the City Council;
- Approve or deny subdivision applications;
- Make recommendations to the City Council on matters as the City Council directs;
- Hear or decide any matters that the City Council designates relating to the physical development of land in the City; and
- Exercise any other powers
  - necessary to perform its functions; or
  - delegated by the City Council.

Land Use Authority – Planning Commission and City Council

- Planning Commission (Appointed to serve in a role, representatives of the Code)

- Conditional Use permits
- Standard subdivisions
  - Preliminary Plat
  - Condominium Plat
  - Vacating or Amending a Plat
  - Full Boundary Adjustment
- PRUD Subdivision
  - Concept Plan with Existing Zoning
  - Preliminary Plat
- Planned Development Signs
- City Council (Elected to represent the Community)
  - General Plan Amendment
  - Zoning text and map amendments
  - Development Agreements
  - PRUD Subdivision
    - Rezone with Concept Plan
  - Sensitive Lands Subdivision

It is Staff's role to review the applications to ensure that they meet Code before they are brought to the Commission. The Commission has two important roles. On legislative actions the Commission is a recommending body. The Commission is the land use authority on administrative actions. Both roles are equally important. When recommending action to the City Council, it is important to provide a strong base of information for them to make their decision.

#### Legislative Actions (Recommendations)

- Recommending body - City Council is the land use authority
- Requires a public hearing
- Enacting or changing City laws including guiding documents
- As recommending body, limited discretion

#### Administrative Actions (Land Use Authority)

- Enforcing and ensuring compliance with code
- Very little to no discretion
- Does this follow the code? Yes or no
- Must approve applications that are following the law
- Transparency is the purpose

#### Things that can be regulated under an Administrative Review

- Slopes
- Setbacks
- Easements

- Public sidewalks
- Lot area
- Landscaping
- Utilities
- Density
- Lot width
- Street standards
- Height

#### Outside the field of Administrative Review regulation

- Design
- Zoning
- Above and beyond items
- Personal opinion
- Ownership
- Public opinion
- Neighboring cities

#### Public Input Parameters

- Public Hearings (Legislative)
  - Required by Utah State Code and Layton Municipal Code for Legislative Actions
  - Receive comment, Staff and applicants will address the questions
    - It will help move the meetings along if the comments and questions are allowed to be gathered and then responded to in a unified response from Staff
- Public Comment (Administrative)
  - Open comment period in City Council meetings
    - Open comment is not required for the Planning Commission
    - Open comment in a Planning Commission meeting should be limited on a case-by-case decision
  - Administrative actions are enforcing the law, public comment should have no bearing on the decision
  - Planning Commission represents the Code
  - City Council representatives of the community

Commissioners discussed the parameters of answering public questions during an Administrative Review action and the boundaries to be set on public comment when the Commission's role is to administer the Code.

Procedural Review presented by Assistant City Attorney Sanders

#### Quorum

- What is a quorum?

- The minimum number of members required to be present at a meeting for it to be considered valid and to conduct official business.
- How many members make a quorum?
  - Four members of the Commission shall constitute a quorum.

#### Content

- Discussion in the meetings are limited to agenda items and issues reasonably related thereto.

#### Motion Practice

- Making of Motions
- Second Required

#### Motion Practice

- Motion to Table
- Amending Motions
- Withdrawing Motions
- Motion to Open and Close Hearings
- Motion to Recess
- Motion to Adjourn

#### Voting

- A majority vote of a quorum shall be required and shall be sufficient to transact any procedural business before the Planning Commission
- Changing a Vote:
  - No member shall be permitted to change his/her vote after the decision is announced by the Chair.
- Tie Votes:
  - Tie votes shall be broken by the Chair casting a vote
- Conflict of Interest/Disqualification:
  - Any member declaring a conflict of interest shall be disqualified and shall leave the room and not participate in the discussion and vote pertaining to that particular matter.
- Minimum Votes Required:
  - A minimum of four (4) affirmative votes are required to make a determination on any item presented to the Planning Commission.

Chair Steenblik noted that if a member votes against a recommendation, it is appreciated that an explanation is provided for the record and for the Council to consider. Chair Steenblik asked it is better to give that explanation before the vote is taken or after. Director Applonie responded that the objecting member should state their objection during the vote and then explain their position.

## **PUBLIC HEARINGS**

### **1. The Overlook at Kays Creek – REZONE WITH CONCEPT PLAN**

Planner Weaver presented a rezone request with a concept plan for The Overlook at Kays Creek. The subject property is located at 2550 North Valley View Drive. It is surrounded by R-S (Residential Suburban) zoning; however, the General Plan allows for R-1-10 (Single Family Residential) zoning. The request is to rezone from R-S to R-1-10 for a regular 10-lot single-family subdivision.

Most of the lots will front onto Valley View Drive. Based on the configuration of the property, one lot will have frontage onto Valley View Drive but will be accessed off the church property to the south with a Quit Claim Deed. Cross-access easements will be given to Lot 10 to access the lot. It cannot be accessed from Valley View Drive due to the change in grade. A retaining wall will be constructed for most of that frontage.

The cul-de-sac will be public and meet City standards. The aspects of this property are geotechnical and geological. The Geotech engineer noted the 61' fault line easement that runs through the middle of the property. There is a fault scarp that runs from the SE to NW through the center of the easement. The line is 27' from the southwest boundary and 34' from the northeast boundary. There is also a Geotech requirement that homes are built at least 15' from the crest of the slope. The buildable areas were shown to meet that setback requirement.

There are a few concerns in the geotech report that was vetted by the City's third-party geotech firm and affirmed by the applicant's Geotech company. Lots 1, 2, and 3 have shallower groundwater, and therefore, land drains would be required if there were basements. There will be notes on the preliminary and final plat disclosing the groundwater issue and land drain requirements. Plat notes will also address moderate liquefaction to disclose the liquefaction potential to the buyers. Should there be an earthquake, liquefaction may move their homes. Techronic deformation is moderate on the site and would need to be disclosed to the potential buyers so that they can understand the risk when purchasing the lots. These concerns will not be part of the motion tonight, but would be considered during the preliminary plat review and approval process.

City Planner McIlrath clarified that this rezone would go to the City Council and because it is in sensitive lands area, the Council will see both the preliminary and final plats. This is not the only time that they will see and review the item.

Commissioner McDonough stated that the notes need to be provided on the plat. City Planner McIlrath affirmed that the concerns will be shared with the engineer, and they will be on the plat.

Commissioner Pierce asked if it was possible to build a house on Lot 5 and asked if there would be minimum square footage requirements for the homes. Planner Weaver stated that there won't be a square footage requirement for the homes unless it is specified in covenants. Lot 5 would be about 20,000 square feet with almost a 4,300 square foot buildable area. City Planner McIlrath noted that a home would fit on the property even though it is an odd shape. There is a similar issue with lots 4 and 9.

Commissioner McDonough asked why the rezone was requested from R-S. Planner Weaver stated R-S requires 15,000 square foot lots. The R-1-10 zone only requires a 10,000 square foot lot with a smaller frontage requirement. Commissioner McDonough shared that during his research, he found that two earthquakes were identified in the area. One had a vertical movement of about 6', and the other produced a 9' vertical drop, which is about the size of the height of the conference room. Planner Weaver noted that hopefully by building to Code and adhering to the setback requirements, the impacts would be lessened.

Vice Chair Whitworth asked if Valley View Drive was a City or UDOT road. Planner Weaver responded that it was a City roadway.

Commissioner Freebairn asked if circular drives would be required to eliminate backing out onto Valley View Drive. Planner Weaver stated that they may have been required prior to the reconstruction of Highway 89; however, now it wasn't necessary.

## **2. Love's Valley View – REZONE WITH CONCEPT PLAN**

City Planner McIlrath presented Love's Valley View rezone and concept plan. The property is located at approximately 940 North East Side Drive. The rezone is part of an annexation request. The Council is the land use authority for the annexation; the Commission makes a recommendation on the rezone. Following the Commission's review of the rezone, the Council will decide the annexation and rezone.

There are properties to the west zoned R-S, properties to the north are zoned R-1-10, and properties to the south are zoned R-1-10 PRUD. The General Plan has this area as low density. This rezone request is for R-S, which allows 1 to 3.5 units per acre, with a lot size of 15,000 square feet.

The rezone area map was shown with a concept plan. The lot sizes will range from Lot 1 with approximately 58,000 square feet to Lot 4 with about 15,000 square feet. The geotechnical and geological issues were similarly identified as in the previous item. The report identified the Weber segment of the Wasatch Fault, some liquefaction, and the movement of the slope. Those items will be addressed with the preliminary and final plat. The Commission's recommendation will be whether it is appropriate to rezone the property to R-S.

Commissioner McDonough stated that the geological report suggested that there be a setback area determined in the proposed Phase 2 area. The fault is outside of the property. City Planner McIlrath shared that there are a lot of contour lines that identify slope. None of these are close to the 30% slope limitation in the Sensitive Lands Ordinance.

City Planner McIlrath shared that the road that is on the property for access to the gravel pit will remain. Phase 2 would be on hold until the pit is done as a working pit. Commissioner Pierce asked about access to the existing home. City Planner McIlrath responded that they would have access from the proposed cul-de-sac.

Commissioner Pierce asked if the rezone was necessary. City Planner McIlrath showed on an image the area that would be rezoned. The rezone is due to the area being annexed into Layton City. A portion of the proposed subdivision is already zoned R-S; however, the property being annexed from Davis County doesn't have a zoning designation. The default would be A (Agriculture) but the owner is requesting R-S.

### **3. Trailside West PRUD – DEVELOPMENT AGREEMENT AMENDMENT**

City Planner McIlrath presented the development agreement amendment for Trailside West PRUD. The zoning of the property is R-H PRUD (High Density Residential, Planned Residential Unit Development) with single family residential zoning on the east side of the railroad tracks. On the west side of the development is the D&RG rail trail.

There are single-family attached and detached homes that are already occupied within the development. The Development Agreement (DA), as it was originally adopted, remains in effect except for the few proposals that are noted specifically in the packet.

Exhibit B-1, the master plan, is changing. This change is for the townhome configuration. Destination Homes has found that the single-car garage townhomes haven't sold like the two-car garage option. Therefore, the proposal is to reconfigure the number of townhomes in order to add more two-car garage options to meet buyer demands. This will cause an overall reduction of 12 townhomes.

Exhibit B-2 is being corrected to accurately reflect the area planned for single-family residential. The diagram designated a small area for single-family detached, but in fact, it was intended to be single-family attached units. The color designation on the exhibit was incorrect.

The biggest change to the DA is the addition of a pattern book, which will be Exhibit H. Some of the current standards within the DA restrict what they could build. For example, if a window needed to be relocated to a different location on the building, Staff would have to deny the change based on the specifics of the DA. The pattern book provides the same standards but with a flexible format. The developer would still meet the overall design and character that was intended originally. The pattern book would offer some flexibility to customize the product to market demand. Examples from the pattern book were shown.

Chair Steenblik asked if there would be both condominiums and apartments in the development. City Planner McIlrath affirmed. The condos will be for ownership, and the apartments will be for rent. The apartments will be owned by Newtown Development, which used to be the original owners of Destination Homes. Destination Homes will build single-family homes, townhomes, and condominiums. Chair Steenblik asked if there are other condominiums in the city. City Planner McIlrath affirmed and noted that the challenge with condominiums is the financing laws that apply.

**ADJOURNMENT:**

At 6:47 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.

*Michelle Williams*

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Michelle Williams  
Planning Commission Secretary

DRAFT

**DRAFT**

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES  
FEBRUARY 24, 2026**

**MEMBERS PRESENT:**

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, and Julie Pierce

**MEMBERS ABSENT:**

Commissioners Wesley Felice and Bret Nielsen

**OTHERS PRESENT:**

Staff: City Planner Brad McIlrath, Planner Kem Weaver, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders

Council Member: Mike Kolendrianos

**PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)**

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

**APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING –  
February 10, 2026.**

Chair Steenblik called for a motion to approve the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting minutes for February 10, 2026. Commissioner Whitworth seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

**PUBLIC HEARINGS**

**1. The Overlook at Kays Creek – REZONE WITH CONCEPT PLAN**

The applicant, Blake Anderson, representing Omner Holdings, LLC, is requesting a rezone of 3.57 acres from R-S (Residential Suburban) to R-1-10 (Single Family Residential) for the purpose of developing 10 single-family residential lots. The property is located at approximately 2550 North Valley View Drive.

Planner Weaver presented the item.

**Background:** *The applicant, Blake Anderson, representing Omner Holdings, LLC, is requesting a rezone for the subject property. The rezone request is to change the current zone from R-S to R-1-10. 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 Lands*

*Ordinance. The City has been working 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 by the Planning Commission and approved by the Council in conjunction with the rezone petition.*

*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 to the Motion:** *Alternatives are to: 1) Recommend the Council approve the rezone with concept plan request from R-S (Residential Suburban) to R-1-10 (Single Family Residential); or 2) Recommend the Council deny the rezone with concept plan request.*

**Recommendations:** *Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone with concept plan request from R-S (Residential Suburban) to R-1-10 (Single Family Residential), subject to meeting all City and geotechnical requirements.*

**Planning Commission Comment:**

Commissioner Heslop asked if the developer is asking for the R-1-10 zoning because the R-S zone requires a larger lot size. Planner Weaver stated that the R-S zone requires a 15,000 square foot lot with 100' frontage with 2.2 units per acre density. The proposal for 10 lots won't fit those requirements.

**Public Comment:**

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

**Walter Recksiek** asked if this development would have an HOA and if it would be a PRUD. Chair Steenblik answered that there would not be an HOA because it isn't a PRUD development. Mr. Recksiek shared that when he built his home in 1999, he had to pump sewage up the hill and across the church parking lot to join in with the system under the highway. Mr. Recksiek asked what the plan was for the development. Chair Steenblik shared that tonight's discussion only regards the zoning of the property. There would be additional opportunities to discuss the development when the preliminary plat is reviewed. Mr. Recksiek noted that if the plan was for the sewage to run north under Valley View Drive, he would like to hook into the system. Planner Weaver responded that Mr. Recksiek could meet with the Engineering Department to discuss utility concerns.

**Cheryl Potter** asked if the proposed lot sizes would be smaller than the usual R-S zoned lot. Chair Steenblik responded that they would. The proposal is to rezone to R-1-10, which would be a 10,000 square foot lot. Ms. Potter asked if this would set a precedence for those who haven't developed their property so that

they too could have the same zone. Chair Steenblik noted that it is within the General Plan to allow for the R-1-10 zone. Ms. Potter expressed concern about water restrictions during a dry year and a large, undeveloped lot to the east of this property. Chair Steenblik answered that water rights are required to come with the development. Tonight, the Commission is only reviewing the rezone.

Ms. Potter asked if the fault area would remain in a natural state. Commissioner Freebairn responded that, though a structure can't be built on it, the property owner could use it for their yard. Ms. Potter asked that the City consider deer migration and predators in the area, and that the north lot has a drainage problem. When there was a mudslide several years ago, a lot of the dirt was put as fill on her in-laws' property, which made them slightly higher than Lots 1 and 2. There has been standing water there for some time.

Planner Weaver stated several of the lot sizes would be larger than 15,000 square feet, so they act like an R-S lot, but the frontages are smaller than the required 100', so the R-1-10 zone is appropriate. Due to the lot shapes and the fault easement, the lots will be larger. The geotechnical report addressed water concerns for the north lots. A land drain would be required for Lots 1, 2, and 3.

**Chris Parker** clarified that single-family homes would be built on the property and not high-density townhomes. Chair Steenblik affirmed. Mr. Parker referred to the Folkman development and stated that it too was supposed to be single-family lots, but townhomes were added. Chair Steenblik assured him that this is only detached single-family homes.

**Blake Anderson**, Applicant, clarified that there would not be a PRUD or cluster community. The development would likely have million-dollar-plus homes. The square footage isn't changing from the original zoning; however, the frontages are narrower, which requires the rezone. The sewer will be running north about 1,697 feet. This will cost hundreds of thousands of dollars to run it down Valley View Drive, under the UDOT easement to the other side of Highway 89 and back to the south to tie it in. The land drains will tie into a storm system that will mitigate water issues to the north.

Commissioner Pierce noted that the undocumented fill is already addressed on the plat. Mr. Anderson stated that it is noted in the Geotech study. UDOT used the ground as a staging area for the Highway 89 project and left dirt on the property.

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

#### **MOTION:**

Vice Chair Whitworth motioned the Planning Commission forward a recommendation of approval to the City Council for the rezone with concept plan request from R-S (Residential Suburban) to R-1-10 (Single Family Residential) subject to meeting all City requirements. Commissioner Pierce seconded the motion, which was approved unanimously following a roll call vote.

## 2. Love's Valley View – REZONE WITH CONCEPT PLAN

The applicant, Erik Craythorne, is requesting a rezone of 2.096 acres from Unincorporated Area to R-S (Residential Suburban) for the purpose of development a 4-lot subdivision. The property is located at approximately 940 North East Side Drive.

City Planner McIlrath presented the item.

**Background:** *The applicant, Erik Craythorne with Craythorne Development, 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 zone 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 2.096 acres and is located in the sensitive lands/hillside area and requires the development to be reviewed through the Sensitive Lands 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 have 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 in Layton City.*

**Alternatives to the Motion:** *Alternatives are to: 1) Recommend the Council approve the rezone request from Unincorporated Area to R-S (Residential Suburban); or 2) Recommend the Council deny the rezone request.*

**Recommendations:** *Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from Unincorporated Areas to R-S (Residential Suburban) subject to meeting all City requirements.*

### **Planning Commission Comment:**

Commissioner Pierce noted that there are roads through this property as well as access to the water body, and asked if there would be any legal issues with historic or traditional access. City Planner McIlrath responded that those cross-access agreements have not been fully vetted, but would be during the

subdivision process. The concept plan was shown, and it was noted that the access road currently provides access to the home on the south, to the gravel pit, and to the basin area. As the subdivision is developed, there would be access to the gravel pit and Weber Basin water body.

**Public Comment:**

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

**Sylvester Daniels** asked if there would be development on 940 East Side Drive. City Planner McIlrath affirmed that the concept plan would include 940 East Side Drive. The item is to rezone the property to the east to match the zoning of 940 East Side Drive. Mr. Daniels noted water issues in the proposed development area and asked if drainage would be addressed. City Planner McIlrath noted that the water concerns were addressed in the Geotech report. If the rezone is adopted, the developer would have to come back with the preliminary subdivision plat, and the drainage issue would need to be addressed at that time. The slope is about 9% grade, so the water would flow from East to West. However, as it is graded the developer would need to ensure that the water stays on the property and does not flow to a neighboring parcel. Mr. Daniels shared that he owns the property to the west and was concerned about drainage and proposed fencing. Chair Steenblik shared that the fencing would come with the preliminary review.

City Planner McIlrath stated this is a straight R-S zoned subdivision, which by default doesn't have a fencing requirement between residential lots. If the developer wanted to install fencing, it would just need to meet the fencing standards. Mr. Daniels asked if housing designs were proposed. City Planner McIlrath shared that there have not been any proposed yet.

Mr. Daniels reported that about 8 years ago, Mr. Craythorne had a meeting where they discussed the development of the entire property. It was reported that Craythorne was intending to continue to work the gravel pit. Mr. Daniels asked how long that will be for. City Planner McIlrath deferred the question to the applicant.

**Erik Craythorne**, Applicant, said that the life of the gravel pit is unknown. An engineer took an aerial of the pit, and it was estimated that it would be about 5 to 7 years. Mr. Craythorne has worked with Weber Basin to ensure they have proper access to the water body.

Commissioner Pierce mentioned that, given the fact that it does have a stormwater basin in the plan, the water issues are already being considered.

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

## **MOTION:**

Commissioner Pierce motioned the Planning Commission to forward a positive recommendation of approval to the City Council for the rezone from Unincorporated Area to R-S (Residential Suburban), subject to meeting all City requirements. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

### **3. Trailside West PRUD – DEVELOPMENT AGREEMENT AMENDMENT**

The applicant, Shaun Athey representing Destination Homes, is requesting to amend the Development Agreement for Trailside West PRUD. The property is located at approximately 1855 West 1225 North.

City Planner McIlrath presented the item.

**Background:** *The applicant, Shaun Athey with Destination Homes, 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 the Denver and Rio Grande Western Rail Trail. The Development Agreement (Agreement) was executed between Layton City and the previous owners of the property, the Barnes Family, who were represented by Destination Homes. The Agreement was executed to establish the terms of the development for the area following a General Plan amendment from Manufacturing to Condo-Apartment, and a rezone from M-1 (Light Manufacturing/Industrial) to CP-3 (Planned Regional Commercial).*

*The Agreement 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. All of the single-family and townhome units front onto streets or open space areas with vehicular access to garages provided by shared alleys. The terms of the Agreement and the R-H PRUD zoning 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 Agreement, the commercial and/or flex maker space is required to have a minimum square footage of 8,600 square feet. All aspects of the development are to be consistent with the development standards and exhibits found in the Agreement.*

*The applicant is requesting an amendment to the Agreement to adjust to market realities and outcomes of the development thus far. As the project has been developed and units have been sold, Destination Homes has found that some residential units are more appealing to buyers than others. For example, the narrow tandem garage townhomes have not performed as well in the market, and Destination Homes would like to provide more townhome units that have been successful in the project that have two-car garages. This shift in the unit mix/design will result in a reduction of a few townhomes from the project.*

*Due to the specificity of the Agreement, this change and any other minor modifications in design require a formal amendment to the Agreement. To provide greater flexibility in design , while maintaining*

*compliance with the development standards of the Agreement, Destination Homes is proposing the addition of a Pattern Book to the Agreement. A Pattern Book is a successful 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 Agreement address the specificity needed for the City, while granting greater flexibility for the builder to respond to the market.*

*The result of the requested Development Agreement amendment is to move most of the residential design standards to the Pattern Book, with the exception of a few that are noted in the amendment to remain in the text of the Agreement. The Pattern Book will be added to the Agreement as an exhibit with 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-E, which previously been referred to for strict compliance, will now be referred to as development examples with design compliance outlined in the Pattern Book.*

**Alternatives to the Motion:** *Alternatives are to: 1) Recommend the Council approve the Development Agreement amendment request for Trailside West PRUD as proposed; or 2) Recommend the Council approve the Development Agreement amendment request for Trailside West PRUD subject to modifications; or 3) Recommend the City Council deny the Development Agreement amendment.*

**Recommendations:** *Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the Development Agreement amendment request as proposed.*

**Planning Commission Comment:**

Commissioner Freebairn verified that the change will reduce the unit count by 12. City Planner McIlrath affirmed and clarified that it is just the townhome unit count that would be reduced.

**Public Comment:**

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

**Mitzi Bigelow** commented that as the development has progressed the builder changed how the buildings are being built. They are less aesthetically pleasing, and the quality of materials has gone down. They took out one of the models of single-family homes, so the homes now have the same rooflines. The design variation is gone, and it isn't as desirable. These changes seem to be driven by profit margins. Chair Steenblik asked if Destination has been following the original DA. City Planner McIlrath answered that the development was still in line with the DA but that the proposed amendment would offer building flexibility. The DA doesn't have any language dictating alternating roofline design. The developer can address the questions about building materials.

**Michael Walters** shared that he lived in the townhomes and asked if the townhome unit reduction would affect the HOA fees. City Planner McIlrath deferred that question to the developer. Mr. Walters noted that the north side entrance roadway is encumbered by the storage unit owned trucks that park along both sides of the road. The entrance to the development is reduced due to the truck parking. Chair Steenblik

responded that if it is a public road they can park there. City Planner McIlrath added that staff can investigate the parking concern.

Vice Chair Whitworth stated that the public road is for a resident to park, but if there are U-Haul trucks parking there, that would need to be addressed by the business license parking plan. City Planner McIlrath affirmed that it would be investigated.

**Sean Athey**, Applicant, expressed appreciation for the Commission and shared that when this development began each individual house design was laid out. This request for variation is because they haven't been able to change a plan and adjust to the market due to the strictness of the DA. When it was determined that a 3-bed, 1.5-bath was preferred to a 2-bed, 2-bath, those internal changes would impact window locations and due to the restrictive nature of the DA, those changes couldn't be made. As for changes in materials, the builder has been following the plan. Residents can go to the model home and speak with Shane about those concerns. The HOA fees shouldn't be affected by the reduction. Most of the HOA fees on the townhome side are for the insurance on the units and it is still based per unit. The 12-unit drop won't affect the costs for the open space per conversations with the HOA. The landscaping has been established, and parks are in.

Commissioner Pierce asked if the buyer determines which model they want or do they just take what is available. Mr. Athey responded that these are spec homes, and buyers take what is available.

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

**MOTION:**

Vice Chair Whitworth motioned the Planning Commission forward a recommendation of approval to the City Council for the Development Agreement amendment request as proposed. Commissioner Carter seconded, unanimous.

**ADJOURNMENT**

At 8:04 PM, Vice Chair Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote, and the meeting was adjourned.



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Michelle Williams  
Planning Commission Secretary

LAYTON CITY  
AGENDA ITEM COVER SHEET

**Item Number: 1**

**Subject:** Conditional Use – High-Impact Home Occupation – Copperline Electric LLC – 1574 West 1920 North

Contact: Jeffrey Montague, Planner I

**Background:**

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

The proposed home occupation intends to provide electrician services. The proposed home occupation will utilize 25 square feet of the basement of the home for an office space. The business will also use 25 square feet of the garage for the storage of hand tools and a limited quantity of electrical materials. All utilized space complies with the requirements for a home occupation.

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

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



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**To:** Planning Commission

**From:** Jeffrey Montague, Planner I

A handwritten signature in black ink, appearing to read "Jeffrey Montague", is written over the printed name.

**Date:** March 24, 2026

**Re:** Conditional Use for a High-Impact Home Occupation – Copperline Electric LLC

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**Location:** 1574 West 1920 North

**Zoning:** R-1-8 (Single Family Residential)

### **Background**

The applicant and property owner, Donald Lewis, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation, Copperline Electric LLC, intends to provide electrician services.

High-impact home occupations are required to either obtain signatures of approval from adjacent and abutting property owners or request the Planning Commission review their application as a conditional use permit at a public meeting. The applicant has requested that their application be reviewed by the Planning Commission as a conditional use permit.

### **Staff Review**

Home occupations are classified as either low-impact or high-impact. Home occupations receive a high-impact classification if one of the following criteria are met: (1) the occupation requires clients to visit their residence; (2) the home occupation may cause neighborhood impacts, such as noise, traffic, etc. if not properly managed; or (3) the home occupation has two non-household employees who will visit the home. The applicant has indicated that no clients will visit the home occupation. The applicant is the sole employee of the business.

The current application is considered a high-impact home occupation because the proposed use is classified as a contractor business. Layton Municipal Code 19.06.030.2 (2.) identifies contractor businesses as home occupations that may cause neighborhood impacts, such as noise, traffic, etc. if not properly managed.

The City's Home Occupation Ordinance states that no more than 50% of the total basement area may be utilized for a home occupation. Copperline Electric LLC will utilize 25 sq. ft. of the basement of the home for an office space, which is compliant with this standard.

The Home Occupation Ordinance also allows for up to 150 sq. ft. of attached garage space to be used for a home occupation, so long as the home occupation does not replace interior structure area used for required parking. The home has a 312 sq. ft. single car garage, of which 25 sq. ft. will be utilized for the storage of hand tools and a limited quantity of electrical materials (e.g. fittings, wire spools). This tool and material storage will not replace or encroach into the minimum 11' x 20' (220 sq. ft.) parking area of the home.

The applicant has acknowledged that any expansion of the business would require additional approval.

**Staff Recommendation**

Staff recommends that the Planning Commission approve the conditional use permit for a high-impact home occupation at this location subject to the following conditions:

1. Building Division, Planning Division, and Fire Department requirements shall be met before receiving a Layton City Business License.
2. No outdoor storage of materials and equipment, except entirely within an enclosed vehicle or trailer per Layton Municipal Code 19.06.030.3 (7)(n).
3. The home occupation shall comply with all standards for home occupations as outlined in Layton Municipal Code 19.06.030.



COPPERLINE  
ELECTRIC LLC

1574 WEST  
1920 NORTH

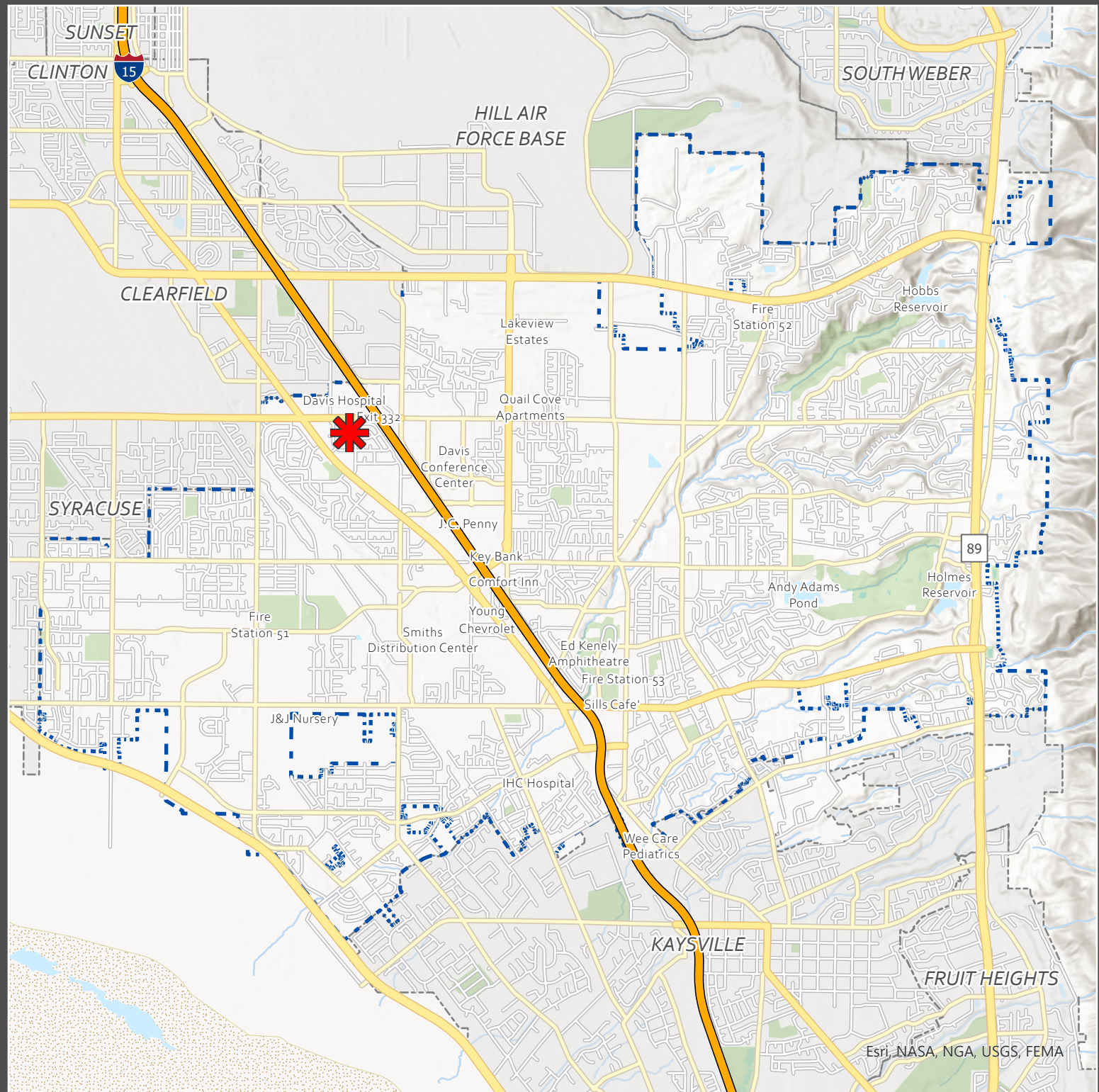
CONDITIONAL USE  
PERMIT FOR A  
HIGH-IMPACT  
HOME OCCUPATION

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

- PROJECT SITE



Map 1










**COPPERLINE  
ELECTRIC LLC**

**1574 WEST  
1920 NORTH**

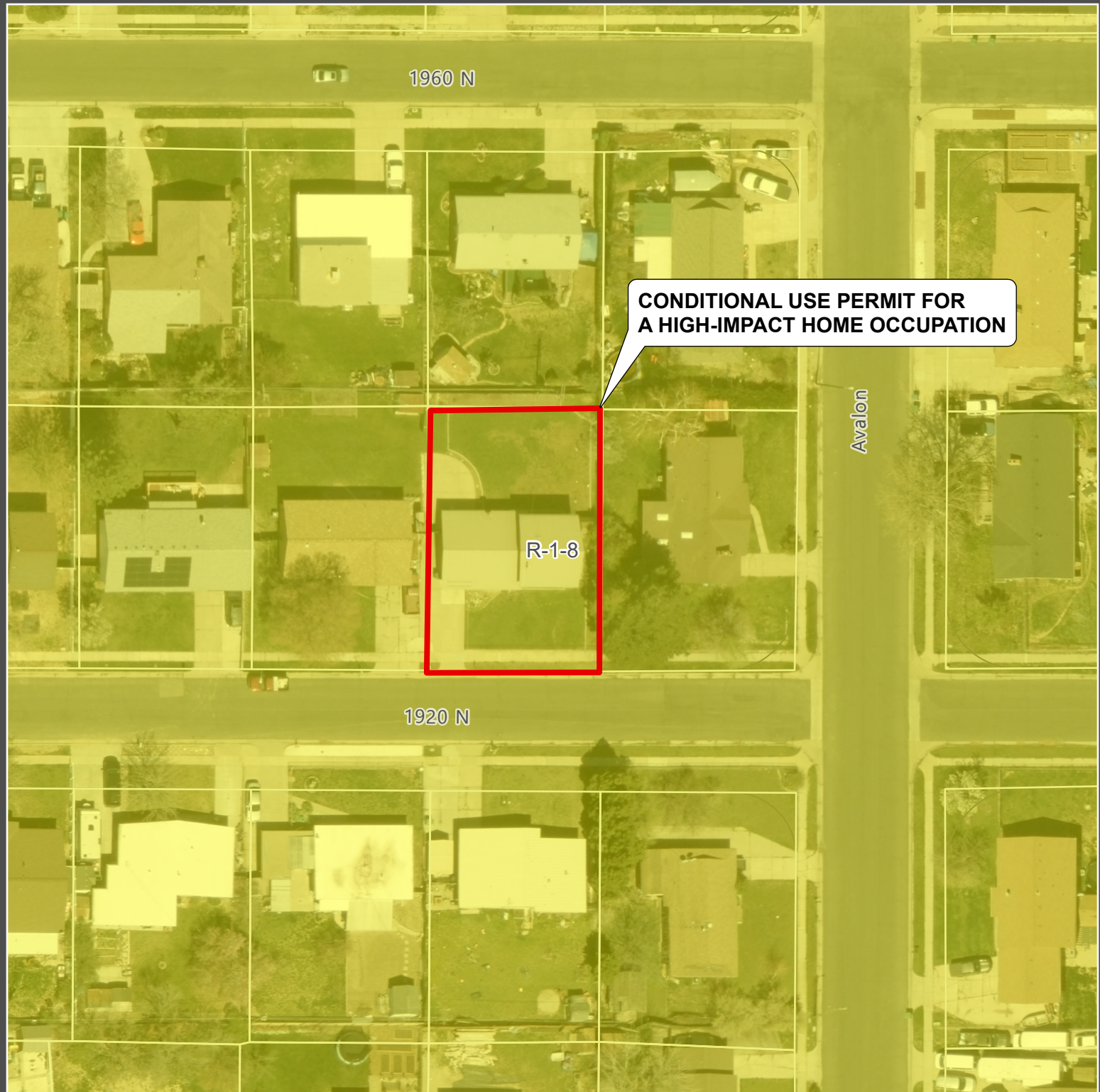
**CONDITIONAL USE  
PERMIT FOR A  
HIGH-IMPACT  
HOME OCCUPATION**

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

 - PROJECT AREA



**Map 2**










**COPPERLINE  
ELECTRIC LLC**

**1574 WEST  
1920 NORTH**

**CONDITIONAL USE  
PERMIT FOR A  
HIGH-IMPACT  
HOME OCCUPATION**

-  Layton City Boundary
-  Parks
-  City Boundaries
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-  Streams

 - PROJECT AREA



**Map 3**

