

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, May 12, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, May 12, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:15 PM** for review of the agenda items listed below.

COMMISSION TRAINING

1. Zoning and Development Regulations – (20 min)

PUBLIC HEARING

2. Lindquist Memorial Park – GENERAL PLAN AMENDMENT, REZONE, and DEVELOPMENT AGREEMENT (10 min)

ADJOURNMENT

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

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

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

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, May 12, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, May 12, 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 – APRIL 14, 2026.

PUBLIC HEARING

1. Lindquist Memorial Park – GENERAL PLAN AMENDMENT, REZONE, and DEVELOPMENT AGREEMENT

The applicant, Robert Lindquist, Jr., is requesting a General Plan Amendment and rezone for properties located at approximately 790 East Antelope Drive and 1867 North Fairfield Road. The requests are intended to address existing lot and zoning issues and to accommodate the owners' desire to keep the mortuary and cemetery under separate ownership. The properties are located at approximately 790 East Antelope Drive and 1867 North Fairfield Road.

ADJOURNMENT

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

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DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
APRIL 14, 2026**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Commissioners Wesley Felice and Chase Freebairn

OTHERS PRESENT:

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

Council Member: Mike Kolendrianos

Chair Steenblik called the work meeting to order at 6:00 p.m.

PUBLIC HEARING

- **2402 West Gordon Avenue (Clinger) – REZONE**

Planner Black presented a rezone request for property located at 2402 West Gordon Avenue. The subject property is owned by the same property owner as the lot to the east (1057 North 2375 West). The owner would like to make his backyard (1057 North 2375 West) larger with a portion of the subject property (2402 West Gordon Avenue).

The proposal is for a rezone from R-S (Residential Suburban) to R-1-8 (Single Family Residential). The owner will then complete the subdivision amendment process to incorporate the subject property into his yard.

Commissioner McDonough asked why a rezone was necessary. Planner Black responded that the rezone ensures that the property isn't split zoned. Commissioner McDonough asked if a split zone was a problem. Planner Black answered that the different zones have different setbacks and requirements for each zone. It is preferred that lots not be split zoned.

- **TC-1 (Neighborhood Town Center) Zoning District – TEXT AMENDMENT**

City Planner McIlrath presented the areas of Code which would be amended with the newly proposed TC-1 (Neighborhood Town Center) zoning district.

The background is that the General Plan was adopted in 2019, in 2024 the Gordon & 89 Town Center Master Plan was adopted, and now in 2026 the TC-1 code, which provides the regulations for the

Neighborhood Town Center, is being proposed for adoption. The TC-1 would be specifically applicable to the Gordon & Highway 89 Town Center, but could also apply to other areas in the city too.

TC-1 Code Text Amendment

- Amending
 - a. 19.01.135 Designation of Land Use Authority
 - i. Table being amended to designate the Land Use Authority
 - ii. Following the process of the Development Plan
 - b. 19.02.020 Definitions
 - i. Definitions have been updated with terms used in the proposed Code
 - c. 19.04.010 Zoning Districts and Classifications Established
 - i. Addition of the TC-1 (Neighborhood Town Center) to the listing
 - d. 19.04.020 Purpose of Zoning Districts
 - i. Addition of the TC-1 zoning district purpose
 - e. 20.04.135 Specific Sign Regulations for Town Center and Urban Zoning Districts
 - i. Addition of specific sign regulations for town centers and urban zoning districts
- Enacting
 - a. Chapter 19.28 Neighborhood Town Center (TC-1) Zoning District
 - i. 19.28.010 Purpose and Intent; Administration
 - 1. Outlines the purpose, intent, and objectives of the Code
 - 2. Development Plan requirement
 - 3. Order of Construction – Commercial prior to Residential
 - 4. Development Agreement requirement
 - ii. 19.28.020 Zoning Sub-districts
 - 1. Differs from other zones in that there are sub-zones within the overall zone
 - a. C (Commercial Core)
 - i. Just commercial uses
 - b. MU (Mixed-Use Core)
 - i. Could have commercial mixed-uses or residential mixed-use buildings
 - c. TR (Townhome Residential)
 - i. Allows for townhome residential uses but not other residential uses
 - d. NR (Neighborhood Residential)
 - i. Allows for mansion-style or twin home development
 - e. DR (Detached Residential)
 - i. Small lot, single-family detached homes
 - f. OS (Open Space)
 - i. Areas to be preserved as open space that aren't developable land areas

- iii. 19.28.030 Land Uses
 - 1. Land uses broken-down to identify which are permitted in each sub-district.
 - 2. Items are identified with (P) Permitted or (D) Permitted with Development Standards
- iv. 19.28.040 Building Types; Setbacks and Standards
 - 1. Establishment of acceptable building types by sub-district
 - 2. Appendixes included to show permitted building types
 - 3. Tables are broken-down by Building Location Standards, Site Access and Parking, Building Massing, Façade Articulation/Details, Building Entrance, and Uses
 - 4. Architectural Styles
 - a. Mountain Modern is preferred style
- v. 19.28.050 Design Standards
 - 1. Discussed transition setbacks and entrance locations
 - 2. Transparency and Fenestration
 - 3. Roof types
 - 4. Primary and secondary building materials
 - 5. Residential Amenities and Open Space
- vi. 19.28.060 Architectural Standards
 - 1. Regulated per architectural style
- vii. 19.28.070 Gordon Avenue and Highway 89 Architecture and Plaza Standards
 - 1. Building Massing
 - 2. Roof Form
 - 3. Entrance Features
 - a. Arcade Entry
 - b. Standard Entrance
 - c. Plaza Features
- viii. 19.28.080 Site and Landscape Standards
 - 1. Parking Lot Buffers
 - 2. Interior Parking Lot Landscaping
 - a. Creates islands and medians
 - 3. Transition Buffer
 - 4. Landscaping Screening
 - 5. Installation and Maintenance
- ix. 19.28.090 Streetscape Standards
 - 1. Street Lighting
 - 2. Street Trees
 - a. Ginkgo
 - b. Chanticleer Flowering Pear
 - c. Japanese Zelkova

3. Street Tree Grates
4. Street Benches
5. Trash Receptacles
- x. 19.28.100 Parking Standards
 1. Requires compliance with parking standards in 19.12
- xi. 19.28.110 Sign Standards
 1. Requires compliance with sign standards in Title 20
 2. Specific sign regulations for Town Centers and Urban Zoning Districts

Commissioner Heslop asked for clarification of the story height definition. The definition refers to “floor height” by measuring from floor to ceiling. It could be confusing because the floor height could be where the second story actually begins. City Planner McIlrath explained that the intent is the clear height for each floor. For example, if the ground floor space needs to be 8' tall, then the measurement is from floor to ceiling. The gaps left between floors for mechanical equipment won't be counted. Commissioner Heslop clarified that floor height isn't defined in the Code. A definition for floor height should refer to “story height”.

Commissioner Carter noted that the structure in between floors adds height, but the story height is how buildings are generally measured. City Planner McIlrath shared that an example would be that a commercial building could have a minimum ground floor story height of 12', which could actually be 14' before the next story begins, and the second story could have a minimum height of 9' from floor to ceiling.

Chair Steenblik asked if someone could put a 9' mechanical line between the ceiling of one story and the floor of another, therefore, making the building 9' taller than anticipated. City Planner McIlrath said that in theory they could but unlikely in practice. Chair Steenblik asked if there would be a reason not to say how tall the building could be. City Planner McIlrath shared that the reason Staff stayed away from having a linear foot measurement is that most people don't look at a building and say how tall a building is by feet, but rather they reference the building by how many stories it is. Chair Steenblik asked whether there are setbacks defined in stories rather than feet. City Planner McIlrath answered, no, the setbacks are in feet.

Commissioner Heslop noted that there is a minimum and maximum feet for the stories. City Planner McIlrath stated the minimum ground story height is 12' and the maximum is 24'.

Chair Steenblik asked why the commercial buildings would need to be started before the residential (as called out in the code). City Planner McIlrath responded that the intent is for this not to become a residential area only, but that the commercial be the anchor for the residential.

Chair Steenblik asked if there would be flexibility based on market demand for these specific zones, such as the Townhome Residential. City Planner McIlrath responded that there could be clarity and flexibility denoted in the Development Agreement. The developer could propose a different regulatory plan. This proposal follows the Town Center Master Plan that was adopted for Gordon and 89. If the developer

came forward and proposed a change from Townhome Residential to Detached Residential, it would go through the public review process.

Vice Chair Whitworth asked if a gas station attached to a grocery store was preferred. City Planner McIlrath shared that when a gas station is attached to a grocery store, it is less impactful than a convenience store/gas station. Based upon public feedback during the Master Plan adoption process, several people asked for a stand-alone gas station. This proposal meets that need and seems to be a middle ground.

Vice Chair Whitworth asked for an explanation of the difference between townhome and mansion style. City Planner McIlrath shared that the townhome unit has vertically separated units, whereas the mansion-style would look like a large home but have multiple units within. The units could be side-by-side or stacked; townhomes are vertically separated in style. Director Applonie added that the mansion-style units would be capped at 4, whereas the townhome units can have up to 6.

Commissioner Heslop asked if the builder uses brick as a primary and a secondary material is there a requirement that the secondary material would have to be a different color. City Planner McIlrath answered no. Director Applonie clarified that the Code doesn't allow for the use of the same primary material as the secondary material.

Chair Steenblik asked if developers are happy with the mixed-use residential above and commercial below buildings that have been built in the City. City Planner McIlrath shared that they have seen varied success and noted that the City doesn't have a lot of straight mixed-use residential buildings. Most of them have some commercial on the main floor but not the whole lower level and occupancy is occurring. The difference between this zone and the other locations around the City would be that this zone is geared to be a place where people are walking and the other locations are auto centric.

Commissioner Heslop was concerned that rusted metal was a prohibited secondary material, but it is a key element of Mountain Modern design. City Planner McIlrath said that rusted metal was left off because it is hard to maintain, and the rust tends to bleed onto other parts of a building. Commissioner Heslop noted that pre-weathered rusted metal wouldn't bleed and would be a good secondary material. City Planner McIlrath shared that comparable secondary materials may be considered.

Commissioner Heslop added that wood doesn't hold up well in Utah climate and asked if other products have been considered that have a wood look but aren't wood. City Planner McIlrath responded that fiber cement board (FCB) looks like wood but is not wood, or engineered siding would be considered.

Commissioner Pierce commented that she leans toward keeping the wood as an integral part of the architecture but noted it does require maintenance.

Commissioner Heslop was concerned that the parking buffer fence would be too near the vehicles and may incur accidental damage. City Planner McIlrath said nose-over landscaping could be installed to help prevent fence damage. Commissioner Heslop said he was concerned that the fence would be built right up to the parking lot, then the car would bump into the fence, causing damage that often doesn't get repaired, and then it becomes an eye sore. City Planner McIlrath stated that something could be added

to state that the fence needs to be offset by one foot. Commissioner Nielsen stated that two feet is a normal setback for fencing.

Vice Chair Whitworth stated he doesn't like landscape islands in parking lots. They generally aren't maintained, and they are just in the way. City Planner McIlrath noted that opinions are varied. Commissioner Pierce noted that upscale towns do this to parking lots; the large, vacant lot isn't appealing. Commissioner Heslop added that the islands provide a location for the light poles in the lots. City Planner McIlrath said another reason is to provide the opportunity for trees that give shade, which reduces the heat island affect because it breaks up the hard surface area and captures some of the storm water runoff.

Commissioner Heslop asked if there was a minimum median width. City Planner McIlrath affirmed and noted it was eight feet.

Commissioner McDonough shared that having the islands and medians requires everyone to back out of parking spaces and doesn't allow for pull-through parking, which can be a concern for older drivers. City Planner McIlrath affirmed and noted that it does limit pull-through parking, but each space can be backed into.

Commissioner Heslop added that there are safety issues with pull-through parking spaces as well. Director Applonie clarified that the Code does not mandate a median for each row of parking; there will be room for pull-through parking spaces. City Planner McIlrath affirmed and added that a landscape median was required for every three free-standing rows of parking.

Commissioner Heslop noted that the Code prohibits CMU on trash enclosures and asked if the developer could use CMU as a structural element and then ensure that it was clad so it wouldn't appear to be CMU. City Planner McIlrath responded that it could be considered if it was a material similar to the building and could be used as a structural element.

Commissioner Pierce shared an experience and asked that major utilities not be run through the seating areas. Director Applonie responded that the Engineering Department would manage the placement of utilities. It may not be regulated through this Code but rather through the Engineering Standards.

Director Applonie stated that notes have been taken regarding the Commission's additions and added that one thing that might be considered in the motion would be to give the Land Use Authority authorization to consider additional compatible materials to the primary and secondary materials identified in the Code. Vice Chair Whitworth asked if that would give too much latitude to the developer. Director Applonie responded no, because Staff would review any proposed materials and bring it through the development plan process. Additionally, adding a 2-foot setback to the parking buffer is recommended.

ADJOURNMENT:

At 6:58 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.

Michelle Williams

Michelle Williams
Planning Commission Secretary

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DRAFT

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

MEMBERS PRESENT: Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Zach Heslop, Peter McDonough, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT: Commissioners Wesley Felice and Chase Freebairn

OTHERS PRESENT: Staff: City Planner Brad McIlrath, Planner Whitney Black, Secretary Michelle Williams, and Assistant City Attorney Jacyn Sanders

Council Member: Mike Kolendrianos

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – March 24, 2026.

Chair Steenblik called for a motion to approve the minutes. Commissioner Pierce moved to accept the Planning Commission Work and Regular Meeting minutes for March 24, 2026. Commissioner Carter seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

PUBLIC HEARING

1. 2402 West Gordon Avenue (Clinger) – REZONE

The applicant, Steven Clinger, is requesting to rezone 8,961 square feet of subject property from R-S (Residential Suburban) to R-1-8 (Single Family Residential). The property is located at 2402 West Gordon Avenue.

Planner Black presented the item.

Background: *The property owner and applicant, Steven Clinger, is requesting to rezone an 8,961 square foot area located in the rear portion of the subject property. The property is currently zoned R-S, and the applicant is requesting that area of the property be rezoned to R-1-8. The purpose of this rezone application is to match the zoning of Lot 103 of the Vineyards Phase 1 Subdivision located directly to the east of the*

rezone area. The applicant intends to complete a plat amendment to combine this rear portion of the subject property to Lot 103.

The transition from R-S to R-1-8 zoning is consistent with the General Plan, which designates the property for residential uses.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request; or 2) Recommend the City Council deny the rezone request.

Recommendations: Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at approximately 2402 West Gordon Avenue, subject to meeting all City requirements and General Plan guidelines.

Planning Commission Comment:

Chair Steenblik clarified that the piece being rezoned is actually part of the Gordon property, which will create a split zone for the subject property. Planner Black affirmed and shared that this action will be followed by a subdivision amendment to incorporate the rezoned parcel into the owner's lot on 2375 West.

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 McDonough seconded the motion, which was approved unanimously following a roll-call vote.

NONE

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 McDonough seconded the motion, which was approved unanimously following a roll-call vote.

MOTION:

Commissioner Pierce motioned the Planning Commission forward a positive recommendation to the City Council to approve the rezone request for a portion of the property located at approximately 2402 West Gordon Avenue, subject to meeting all City requirements and General Plan guidelines. Vice Chair Whitworth seconded the motion, which was approved unanimously following a roll call vote.

2. TC-1 (Neighborhood Town Center) Zoning District – TEXT AMENDMENT

Layton City proposes amending the Municipal Code by adopting Chapter 19.28 TC-1 (Neighborhood Town Center) zoning district, amending Chapter 19.01 General Provisions, Chapter 19.02 Definitions, Chapter 19.04 Establishment of Zoning Districts and Official Map, and Chapter 20.04 Specific Sign Regulations and Permitted Locations.

City Planner McIlrath presented the item.

Background: *Layton Forward General Plan (General Plan), adopted in 2019, identifies multiple locations for town centers, which are meant to be “local mixed-use centers that provide convenient access to goods and services with diverse housing options, shopping, and jobs that are closer to where people live.” “Town centers provide housing choice variety and a sense of community,” with “a blend of commercial and residential uses” that are “situated in a walkable development pattern with architectural variety and interest.” The General Plan identifies six town centers, one of which is the Gordon Avenue and Highway 89 Town Center. In March of 2024 the City adopted a specific Master Plan for this town center following significant public outreach, visioning, and planning. In anticipation of development of the town center, the TC-1 (Neighborhood Town Center) code was drafted. The proposed TC-1 ordinance is intended to implement the town center vision and planning principles outlined in the General Plan and the Gordon Avenue and Highway 89 Town Center Plan. The property for this town center was recently sold at auction by the Utah Department of Transportation (UDOT). The property has been purchased by a development group.*

The TC-1 Zone has been drafted to provide design-based development standards. The proposed ordinance requires the use of sub-districts for the purpose of regulating building types and land-uses. The sub-districts include Commercial Core, Mixed-Use Core, Townhome Residential, Neighborhood Residential, and Detached Residential. Streetscape standards are included to regulate the width of the sidewalks and the furnishing zone (park strip), the placement and specific type of street trees, tree grates, streetlights, and benches. Additional landscape standards include regulating parking lot medians and islands, and landscape buffers. Commercial building design standards require the use of mountain modern architecture, with additional requirements such as articulation, quality materials, and the use and placement of windows. Residential design standards will allow for the following architectural styles to be used: mountain modern, farmhouse, craftsman, and prairie styles. The proposed ordinance also includes specific sign standards that would apply to the TC-1 zone, as well as the MU (Mixed-Use), MU (DO-1) (Mixed-Use Design Overlay District), and MU-TOD (Mixed-Use, Transit Oriented Development) zones. These additional zones are used throughout the City to facilitate a mix of residential and commercial uses. However, these zones have limited sign standards, which have made it difficult for Staff to functionally regulate sign allowances. Allowing these additional zones to use the same sign standards will set clear and uniform standards.

An applicant who would like to use the TC-1 zone would be required to go through a rezone application, which may include a development agreement. They would then be required to submit a detailed development plan. Once approved, the project would move through to the site plan, preliminary, and final plat processes as necessary.

The proposed ordinance and associated code amendments have been drafted as to be applicable to other town center contexts in the City, as identified in the General Plan, and to establish a framework for the West Layton Town Center. All the regulations are intended to create a unique sense of place that is inviting for residents and visitors alike. The sense of place found in the TC-1 is meant to be a pedestrian oriented mixed-use center that is uniquely different than all other commercial zoning districts. This district will broaden the range of development types the City has to offer. As such, limitations on certain uses that

would discourage pedestrian activities and town center street life are discouraged, while elements of walkable streetscapes and interconnectivity of buildings and uses with high-quality architecture are encouraged.

Alternatives to the Motion: Alternatives are to: 1) Recommend that the City Council adopt Ordinance 26-08, amending Title 19 "Zoning", by adding Chapter 19.28 "Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 "General Provisions"; chapter 19.02 "Definitions", Chapter 19.04 "Establishment of Zoning Districts and Official Map"; and amending Title 20 "Sign Regulations"; Chapter 20.04 "Specific Sign Regulations and Permitted Locations"; 2) Recommend that the City Council adopt Ordinance 26-08 with modifications; or 3) Recommend that the City Council deny Ordinance 26-08.

Recommendations: Staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 26-08, amending Title 19 "Zoning", by adding Chapter 19.28 "Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 "General Provisions"; chapter 19.02 "Definitions", Chapter 19.04 "Establishment of Zoning Districts and Official Map"; and amending Title 20 "Sign Regulations"; Chapter 20.04 "Specific Sign Regulations and Permitted Locations".

Planning Commission Comment:

Commissioner McDonough noted there doesn't appear to be street access for the detached residential sub-district. City Planner McIlrath shared that streets would be built. The network isn't shown but will be designed during development.

Chair Steenblik asked if the gas station would need to be attached to the grocery store or could it be set off like the Smith's gas station (1170 East Gentile Street). City Planner McIlrath responded that the design would be directed by the Development Agreement; however, a closer proximity would be preferred. If the pumps were pushed away from the grocery store more traffic would be introduced and the intent is to maintain a more walkable area with less traffic.

Commissioner Nielsen asked if this text amendment is for all town centers, which would include any town center in west Layton. City Planner McIlrath responded that the neighborhood town center would require a rezone for the Gordon and 89 area because it is currently zoned A (Agriculture). The property owner would need to petition a rezone to the TC-1. This text was created to function as a template that could be used in west Layton. It has also been considered that this is the beginning stage for this area to be a neighborhood town center and maybe west Layton would have a community town center, which would be larger scale.

Commissioner Pierce clarified that the name of this type of zone implies that it is meant to fit into a neighborhood and that it isn't large scale. City Planner McIlrath affirmed and added that there are different zones in the City such as Neighborhood Commercial, Community Commercial, and Regional Commercial.

Vice Chair Whitworth followed up on the grocery store with a gas station discussion and asked if the expectation is that the gas station would be a part of the grocery store or would it be separate with a convenience store. City Planner McIlrath responded that there would not be a convenience store

associated with the fuel pumps. Commissioner Pierce asked if there might be a booth with an attendant watching over the pumps. City Planner McIlrath stated that the booth idea would be considered at the time of development design. The intent was for the pumps to be secondary to the grocery store.

Commissioner Pierce asked if there is accommodation for cyclists regarding storage or lock up. City Planner McIlrath affirmed and shared that those accommodations are noted in the parking section of the Code. Specific bicycle parking, storage, and proximity to store access. As for bicycle access through the street network, there is a multi-use path on Gordon Avenue.

Commissioner McDonough asked if there was a limit to the building height. City Planner McIlrath affirmed and noted that it is three stories.

Commissioner Heslop asked why the horizontal fenestration minimum was set at 18". City Planner McIlrath responded that anything less than 18" is hard to discern and differentiate. Commissioner Heslop asked if it means 18" tall or protruding from the face by 18". City Planner McIlrath answered that if it is horizontal then it means the band is 18" tall, with the intent being that it is to break the building up into multiple areas.

Commissioner Pierce stated that when she read the 18" criteria, she interpreted as an 18" recess or projection. City Planner McIlrath clarified that the Code reads, "A horizontal expression line shall be provided at or near the top of the ground floor/store front area. This element should occur within three feet of the ground floor ceiling line and shall include a minimum horizontal projection or recess with a depth of at least 18"". It is written for interpretation, which means it could be an 18" tall band, or it could be an 18" recess or projection, but it must be 18" thick. Commissioner Pierce clarified then it could be an 18" band if it is flush with the building. City Planner McIlrath affirmed. Commissioners Pierce and Heslop asked that that requirement be clarified.

Chair Steenblik asked if there will be an HOA-type organization managing the trash maintenance or is it the adjacent business owners' responsibility. City Planner McIlrath stated the Code identifies the adjacent business owners as the party responsible for the trash receptacles. If a bench was damaged, the City would replace it but the emptying of trash or recycling cans would be by the business owner.

Vice Chair Whitworth asked who would install the trash cans. City Planner McIlrath responded they would be installed during development by the business owner or possibly by a commercial owners' association. Vice Chair Whitworth asked if there would be fines if they weren't maintained. City Planner McIlrath stated that it would be handled through the City's nuisance code.

Commissioner Heslop asked about the screening requirement for dumpsters and utility areas and if there was a call out for building mounted utility meters. City Planner McIlrath stated that the ground mounting would need to be screened by landscaping. If it was installed on the roof, screening is required by a parapet wall so it isn't visible from the street. Commissioner Heslop asked if there is a requirement that the wall mounted mechanical must be mounted on the rear of the building. City Planner McIlrath responded that it isn't in the Code now, but it could be proposed. The intent was that they would be mounted on the roof or ground.

Chair Steenblik asked that the few items the Commission has called out as additions to the Code, should those be included in the motion. City Planner McIlrath affirmed and shared that each of the items have been noted and will be delineated in the motion of recommendation to the Council. Those being: a definition for floor height by directing it to the story-height definition; adding criteria to allow the Land Use Authority to determine the addition of materials that would be of equal or superior quality; adding a 2' separation for fencing from parking; clarifying the architectural divisions requirement such as the 18" delineation; and utilities are required to be screened and not located along the primary frontage.

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 Heslop seconded the motion, which was approved unanimously following a roll-call vote.

Karen Smith shared that she has been involved in this development process for several years and expressed appreciation for the time Staff has given to her as she has been an intermediary with the neighborhood around this development. This development will enhance the quality of life in this area now and in the future. Ms. Smith is excited that Wright Development of Centerville has successfully purchased the property, and she is happy with TC-1 zone proposal. The TC-1 zone proposal includes many items that are in response to multiple public hearing and participation events.

Ms. Smith stated that she was not only present to speak in favor of the TC-1 zone proposal but also to remind decision makers that the long-term goal of this project was to create a development that is a showcase for the area. This property was pulled from the UDOT auction when it was originally offered in order to ensure that the Governor's housing initiative was considered. Ms. Smith understands that the specific requests are not codified, it needs to be on the record that neighbors support attainable housing. The neighbors are pleased that there will be a minimum requirement of 15% owner-occupied housing but hope that the actual percentage will be higher. The neighbors are pleased that the townhomes will be plated for individual sale and hope that the residential development component will also support the intent and requirements of the TC-1 zone so everyone can say, "Wow," when it is finished.

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 McDonough seconded the motion, which was approved unanimously following a roll-call vote.

City Planner McIlrath clarified that the Commission could just state that the additions discussed be added to the Code in the motion so they all won't have to be remembered.

Based upon the Planning Commission discussion, Staff has identified these items to be added to the Code for approval: add a definition for floor height by which it will point to story height; add criteria that allows for the Land Use Authority to approve additional materials that demonstrate equal or superior quality, durability, and compatibility with the TC-1 design standards; add a requirement that the landscape buffer

fencing be two feet from parking spaces to prevent unintentional conflict with vehicles; clarify the architectural divisions, such as projections and recesses; and that utilities are required to be screened and located not along primary frontages.

Commissioner Pierce asked that the definition include depth or height of 18". City Planner McIlrath affirmed that would be in the clarification of projections and recesses.

MOTION:

Commissioner Whitworth motioned the Planning Commission forward a positive recommendation to the City Council to adopt Ordinance 26-08, amending Title 19 "Zoning", by adding Chapter 19.28 "Neighborhood Town Center (TC-1) Zoning District; amending Chapter 19.01 "General Provisions"; chapter 19.02 "Definitions", Chapter 19.04 "Establishment of Zoning Districts and Official Map"; and amending Title 20 "Sign Regulations"; Chapter 20.04 "Specific Sign Regulations and Permitted Locations" with the additions noted by the Commission. Commissioner Pierce seconded the motion, which was approved unanimously following a roll call vote.

ADJOURNMENT

At 8:05 PM, Commissioner Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote.



Michelle Williams

Michelle Williams
Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: General Plan Amendment – Approximately 790 East Antelope Drive - From Agriculture to Institutional Use and Rezone Request with Development Agreement – Approximately 790 East Antelope Drive and 1867 North Fairfield Road – From A (Agriculture) to PB (Professional Office)

Contact: Whitney Black, Planner II

Background: The applicant, Robert Lindquist, Jr., is requesting a General Plan Amendment and rezone for properties located at approximately 790 East Antelope Drive and 1867 North Fairfield Road. The 790 East Antelope Drive property is approximately 1.52 acres, currently vacant, and designated for Agricultural use in the General Plan; the applicant is requesting to amend this designation to Institutional Use. Both properties are currently zoned A (Agriculture), and the applicant is requesting to rezone them to PB (Professional Office). Combined, the properties total approximately 26.12 acres and include an existing cemetery and mortuary.

These requests are intended to address existing lot and zoning issues and to accommodate the owners' desire to keep the mortuary and cemetery under separate ownership. The current parcel configuration does not meet frontage or width requirements in the A zone, and a mortuary is not permitted as a standalone use in that zone. The proposed PB zoning would allow the uses to be on separate parcels and enable a commercial subdivision, addressing frontage, width, and ownership concerns while allowing for expansion of cemetery supportive operations on the Antelope Drive property.

Alternatives to the First Motion: Alternatives are to: 1) Recommend the City Council approve the General Plan Amendment request from Agriculture to Institutional Use or 2) Recommend the City Council deny the General Plan Amendment request.

Alternatives to the Second Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request from A (Agriculture) to PB (Professional Office) with a Development Agreement or 2) Recommend the City Council deny the rezone request.

Recommendations: Staff recommends the Planning Commission forward a positive recommendation to the City Council for the General Plan Amendment and rezone request.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

A handwritten signature in black ink, appearing to read "Whittney Black", is written over a horizontal line.

DATE: May 12, 2026

RE: General Plan Amendment – Approximately 790 East Antelope Drive - From Agriculture to Institutional Use

Rezone Request with Development Agreement – Approximately 790 East Antelope Drive and 1867 North Fairfield Road – From A (Agriculture) to PB (Professional Office)

LOCATION: Approximately 790 East Antelope Drive and 1867 North Fairfield Road

CURRENT GENERAL PLAN DESIGNATION: Agriculture

PROPOSED GENERAL PLAN DESIGNATION: Institutional Use

CURRENT ZONING: A (Agriculture)

PROPOSED ZONING: PB (Professional Office)

DESCRIPTION

The applicant, Robert Lindquist, Jr., is requesting a General Plan Amendment for the property located at approximately 790 East Antelope Drive. The property is approximately 1.52 acres, currently vacant, and because the property is located within the APZ (Accident Potential Zone) area it is designated for Agricultural use in the General Plan. The applicant is requesting that the General Plan designation for this property be amended to Institutional Use.

The applicant is also requesting to rezone this property and the property located adjacent to and at approximately 1867 North Fairfield Road. Both properties are currently zoned A, and the applicant is requesting that both be rezoned to PB. Combined, the properties total approximately 26.12 acres and include an existing cemetery and mortuary. Surrounding zones include A to the north and west, R-1-6 to the east, and a mix of PB and A to the south.

BACKGROUND

These applications are requested to address existing lot and zoning issues, and to accommodate the owners' desire to keep the mortuary and cemetery under separate ownership. The property located at 790 East Antelope Drive was recently purchased to expand cemetery operations and to allow for an accessory building to store equipment and machinery associated with those operations.

The current parcel configuration was created through a past lot split and does not meet the frontage or width requirements of the A zone. In addition, the A zone does not allow a mortuary as a standalone use; it must be located on the same parcel as the cemetery. The mortuary and cemetery are under different ownership, and the property owners would like to maintain that separation.

These issues can be addressed through a commercial subdivision plat; however, this type of subdivision is not permitted in the A zone and requires a commercial zoning designation. The proposed PB zoning district allows both cemetery and mortuary uses to exist as separate uses on separate parcels and allows for a commercial subdivision, which would address the frontage, width, and ownership concerns.

A Development Agreement will accompany the rezone request to limit and clearly define the permitted uses on the property, ensuring that future development remains consistent with the intended cemetery and mortuary operations and does not expand with other uses of the PB zone.

STAFF RECOMMENDATIONS

General Plan Amendment – Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the General Plan Amendment request from Agriculture to Institutional Use.

Rezone Request – Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to PB (Professional Office) with a Development Agreement.



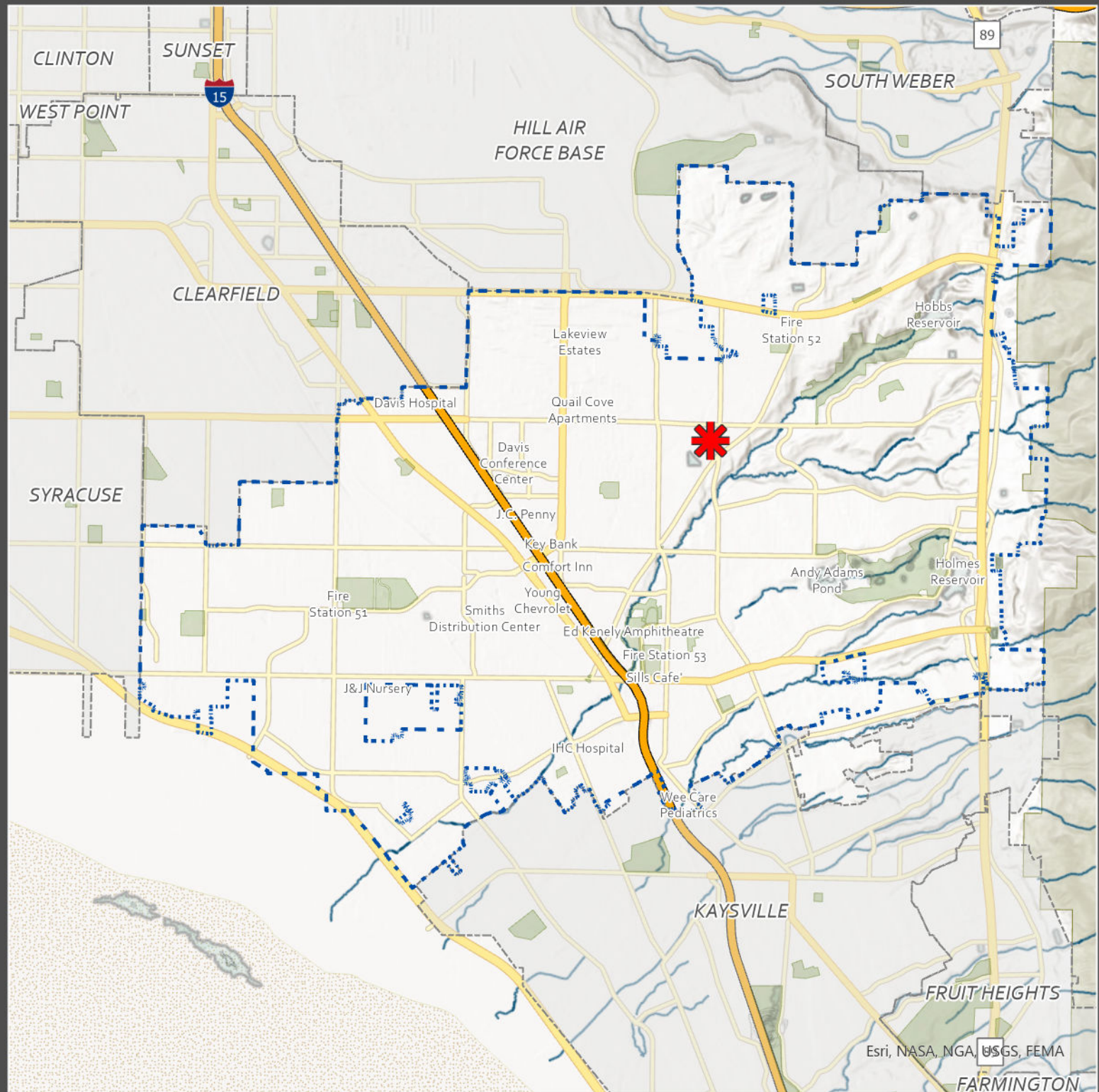
**GENERAL PLAN
AMENDMENT
AGRICULTURAL TO
INSTITUTIONAL USE
AND
REZONE
A TO PB**

**APPROXIMATELY
790 EAST
ANTELOPE DRIVE
AND
1867 NORTH
FAIRFIELD ROAD**

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



Map 1





**GENERAL PLAN
AMENDMENT
AGRICULTURAL TO
INSTITUTIONAL USE
AND
REZONE
A TO PB**

**APPROXIMATELY
790 EAST
ANTELOPE DRIVE
AND
1867 NORTH
FAIRFIELD ROAD**

- Rezone Area
- General Plan Amendment Area
- City Boundaries
- Lakes
- Streams



Map 2





**GENERAL PLAN
AMENDMENT
AGRICULTURAL TO
INSTITUTIONAL USE
AND
REZONE
A TO PB**

**APPROXIMATELY
790 EAST
ANTELOPE DRIVE
AND
1867 NORTH
FAIRFIELD ROAD**

-  Rezone Area
-  General Plan Amendment Area
-  City Boundaries
-  Lakes
-  Streams



Map 3

