

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, June 9, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, June 9, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:30 PM** for review of the agenda items listed below.

COMMISSION TRAINING

1. Supportive and Transitional Housing – (15 min)

PUBLIC MEETING

2. Walton Subdivision – PRELIMINARY PLAT (5 min)

PUBLIC HEARING

5. Layton Farms Subdivision – REZONE (5 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, June 9, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, June 9, 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 – MAY 26, 2026.

PUBLIC MEETING

1. Walton Subdivision – PRELIMINARY PLAT

The applicant, Molly Walton, is requesting preliminary plat approval for the Walton Subdivision to create a new lot under the R-1-8 (Single Family Residential) zoning. The property is located at approximately 640 North Church Street.

PUBLIC HEARING

2. Layton Farms Subdivision – REZONE

The applicants, Keri and John Marsh, are requesting a rezone of 10.4 acres from A (Agriculture) to R-1-8 (Single Family Residential) for a proposed single-family residential subdivision. The property is located at approximately 2000 West Gordon Avenue.

ADJOURNMENT

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

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

DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
MAY 26, 2026**

MEMBERS PRESENT:

Commissioners Scott Carter, Wesley Felice, Chase Freebairn, Zach Heslop, Peter McDonough, and Bret Nielsen

MEMBERS ABSENT:

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Wesley Felice and Julie Pierce

OTHERS PRESENT:

Staff: City Planner Brad McIlrath, Planner Zachary Kadin, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders

Council Member: Mike Kolendrianos

The Commission selected Commissioner Carter to act as Interim Chair for meetings of May 26, 2026.

Interim Chair Carter called the meeting order at 5:30 p.m.

COMMISSION TRAINING – Assistant City Attorney Sanders

Open and Public Meetings Act (OPMA)

1. The state, its agencies and political subdivisions exist to aid in the conduct of the peoples' business
2. It is the intent of the Legislature that the state, its agencies and its political subdivisions:
 - a. Take actions openly; and
 - b. Conduct deliberations openly.
3. What is a Meeting?
 - a. A meeting is the convening of a public body or a specified body, with a quorum present, including a workshop or an executive session, whether in person or by means of electronic communications, for the purpose of discussing, receiving comments from the public about, or acting upon a matter of over which the public body or specific body has jurisdiction or advisory power.
 - i. A chance gathering or social meeting does not constitute a meeting.
 - b. The Utah Code allows for public meetings to be closed for limited reasons.
 - i. All meetings start as an open meeting.
 - ii. No meetings must be closed, the decision to close a meeting is always discretionary
 - iii. Reasons for a closed meeting

1. Discuss an individual's character, professional competence, or physical or mental health;
 2. Discuss security personnel, devices, or systems;
 3. Investigative proceedings regarding allegations of criminal misconduct;
 4. Strategy sessions to discuss the purchase, exchange, lease or sale of real property.
 - a. Public notice of the terms and approval of a sale must be in an open meeting.
- iv. Process for a closed meeting
1. A quorum must be present;
 2. Two-thirds of the body must vote to close the meeting;
 3. The body must first hold a public meeting with proper notice before entering into the closed meeting;
 4. The body must publicly disclose:
 - a. The vote by name of each member for or against entering into the closed meeting.
 - b. The reasons for holding the closed meeting.
 - c. The location of the closed meeting.
- v. Noticing Requirements
1. Written notice at the place where the meeting will be held
 2. At least one local general circulation newspaper or local media correspondent
 3. Post on the "Utah Public Notice Website"
 4. All postings must be at least 24 hours prior to the meeting, and include the following:
 - a. Agenda including all action items stated with reasonable specificity
 - b. Date
 - c. Time
 - d. Place
- vi. Emergency Meetings
1. The law allows for meetings for "emergency or urgent" matters if:
 - a. The best notice practicable is given
 - b. The minutes include a statement of the unforeseen circumstances that made the meeting necessary
- vii. Meeting Records
1. Written minutes and recordings of public meetings must be kept.
 2. Both written minutes and recordings are public records.
 - a. Minute Requirements
 - i. Date, time, and place of meeting;
 - ii. Names of members present and absent;

- iii. The substance of all matters proposed, discussed, or decided;
 - iv. Names and substance of information from individuals giving testimony or comments;
 - v. Individual votes on each matter;
 - vi. Any additional information requested by a member.
 - vii. Pending written minutes must be made available to the public within 30 days after holding the open meeting when minutes are awaiting formal approval.
 - viii. Pending minutes must clearly indicate that the public body has not approved the minutes and are subject to change.
- c. Violations of the Open Meetings Act
 - i. UT Code 52-4-305 – “In addition to any other penalty under this chapter, a member of a public body who intentionally violates or intentionally abets or advises a violation of the closed meeting provisions of this chapter is guilty of a class B misdemeanor.”
 - ii. UT Code 52-4-302
 - 1. A court can void any action in violation of the law.
 - 2. Sometimes a violation can be “cured” by discussing and taking a public vote in a subsequent meeting.
 - 3. May have to pay court costs and attorney’s fees.
- d. Who Can Enforce OPMA
 - i. Courts
 - ii. Attorney General
 - iii. County Attorney
 - iv. A private citizen who is an aggrieved party
- e. Pursuit of Corrective Action
 - i. Must be within 90 days
 - ii. 30 days if it involves bonds, notes, or debt

Government Records and Management Act (GRAMA)

- 1. What is GRAMA?
 - a. Title 63G: Utah’s comprehensive records law
 - b. The provisions of GRAMA govern the process by which the public may access government records
 - c. GRAMA provides a classification structure which identifies records that may be made available to the public and records for which access should be restricted.
 - d. GRAMA also provides a process for requesting records, referred to as a GRAMA request.
- 2. Access to Public Records
 - a. Records classifications: public, protected, and controlled

- b. Public Records: Most documents created or received are considered public records under GRAMA (emails, staff reports, developer applications, etc.)
- c. Personal Email Traps: Discussing official commission business on private emails or personal text messages generally makes those communications subject to GRAMA disclosure.
- d. Attorney-Client Privilege: Communications that are protected through attorney-client privilege are not subject to disclosure under GRAMA

Municipal Officer and Employees Act (Conflicts of Interest)

- 1. UT Code 10-3-1302 – Purpose and Policy: the purposes of this part are to establish standards of conduct for municipal officers and employees and to require these persons to disclose actual and potential conflicts of interest between their public duties and their personal interests.
- 2. Purpose of the Act
 - a. Sets up a disclosure system for conflicts of interest; and
 - b. Describes crimes that can only be committed by public officers or employees.
- 3. Criminal Acts
 - a. Cannot use your office or position to benefit yourself or others.
 - b. Focuses on economic/special privileges.
- 4. Disclosure
 - a. Commissioners are required to disclose if they have an interest in any business or entity that:
 - i. Does business with the City;
 - ii. Is regulated by the City.
 - b. Commissioners must also disclose any personal interest that conflicts with their public duties.
 - c. Disclosure Requirements:
 - i. Written disclosure kept on file with the City. Available to the public.
 - ii. Verbal disclosure on the record.
 - iii. Recusal is not required
 - 1. Recusal considerations:
 - a. How will it be viewed by the public?
 - b. Does it build community?
- 5. Layton City Planning Commission Bylaws
 - a. A Planning Commissioner experiencing, in their opinion, a conflict of interest, shall declare that interest publicly, abstain from voting on the action, and be excused from the room during consideration of the action.

Sexual Harassment Training

- 1. What is Sexual Harassment?
 - a. Unwelcome sexual advances;
 - b. Requests or demands for sexual favors;

- c. Other verbal or physical conduct of a sexual nature that:
 - i. Affects an individual's employment;
 - ii. Unreasonably interferes with his/her work performance; or
 - iii. Creates an intimidating, hostile, or offensive work environment.
- 2. Forms of Sexual Harassment
 - a. Quid Pro Quo
 - i. Latin for "this for that"
 - ii. Tangible action against the victim
 - iii. Involves monetary gain or loss or change in job
 - b. Hostile Work Environment
 - i. Speech or conduct that is severe and/or pervasive enough to create an abusive or hostile environment for the employee at work.
 - ii. Explicit or suggestive items displayed in the workplace that interfere with job performance or that create an abusive, offensive, or antagonistic work environment.
- 3. Prevention
 - a. Employee safety and work environment. Sexual Harassment harms all of us. Our core City values are to treat all employees with respect and dignity.
 - b. Engaging in, condoning, turning a blind eye or not reporting sexual harassment are in direct conflict with our values and City policy.
 - c. Compliance with federal and state laws including Title VII of the Civil Rights Act which prohibits sex discrimination (includes gender identity, change of sex and/or transgender status).
 - d. Liability
- 4. Layton City Personnel Manual
 - a. All City employees are expected to:
 - i. Conduct themselves in a manner that brings credit to them and the City.
 - ii. Conduct themselves in a professional and competent manner appropriate to their position, whether on or off duty.
 - iii. Be honest in word and conduct at all times.
 - iv. The City will not tolerate harassment toward its employees (other employees, citizens, contractors, vendors, or others)
 - v. Employees at all times should treat other employees respectfully and with dignity.
 - vi. The City's management is committed to vigorously enforcing its Harassment Policy at all levels.
 - vii. All complaints will be promptly investigated and appropriate action will be taken against individuals found to have engaged in harassing, obstructive, or dishonest conduct.
- 5. Individual Responsibility
 - a. Report any instances of harassment to the proper person

- i. Applies to both victims and bystanders
 - b. Cooperate with investigations
 - i. Applies to both victims and bystanders
- 6. Making a Complaint
 - a. Complaints can be in writing, verbal, or anonymous
 - b. Complaints will be taken seriously and investigated
 - i. Complaints will be investigated in a prompt, impartial, and confidential manner
 - ii. All employees must fully cooperate
- 7. Retaliation
 - a. Retaliation is strictly prohibited by the policy
 - i. An employee accused of inappropriate sexual conduct is prohibited from contacting the victim in relation to the alleged conduct, or attempting to prevent the victim or witness from pursuing the complaint.
 - ii. The accused employee will not question, coerce, intimidate, retaliate or communicate with the employee who has filed a report of inappropriate conduct during the investigation. (Except communication that must occur due to employment necessity.)
 - iii. Any violation of this section will subject the employee to disciplinary action up to and including termination, regardless of the outcome of the inappropriate sexual conduct charge.

PUBLIC MEETING

1. Backstage Beauty and Ink – CONDITIONAL USE

Planner Kadin presented the conditional use petition for Backstage Beauty and Ink located at 908 West Gordon Avenue. This is a double-fronted property on Main Street and Gordon Avenue. Tattooing is a conditional use in the C-H (Planned Highway Commercial) zoning district. The parking meets the Code requirements, and Staff recommends approval.

Commissioner McDonough noted that this location is across the street from the genealogy library and asked if there were any concerns about that. Planner Kadin responded that the City didn't have any concerns. Commission McDonough recalled previous discussions about tattooing locations. City Planner McIlrath noted that the last discussion involved distinguishing tattooing from permanent cosmetics, which was a text amendment.

2. The Vineyards Phase 1 - Amended – PLAT AMENDMENT

Planner Kadin presented The Vineyards Phase 1 plat amendment, which incorporates the two properties recently presented through the Clinger rezone application. The rezone was necessary to accommodate this subdivision amendment.

The applicant owns both parcels and intends to incorporate the back portion of one lot into the adjacent lot to create a larger backyard. The new lots will be Lots 124 and 125 of The Vineyards Phase 1 Subdivision.

Both lots meet the minimum criteria for the zone designations, and Staff recommends approval.

Commissioner Heslop clarified that the intent is to enlarge the backyard of Lot 103 of the existing Vineyards Subdivision. Planner Kadin affirmed. Commissioner Heslop asked if there were plans to build an additional home. City Planner McIlrath stated the owner could have a detached accessory dwelling unit, but no plans have been submitted.

3. Stevenson Fields PRUD Phases 1 and 2 – PRELIMINARY PLAT

City Planner McIlrath presented Phases 1 and 2 of the Stevenson Fields PRUD. This PRUD was included in a prior annexation and was zoned R-1-10 PRUD. The Commission saw this in November, and the Council approved the annexation and rezone subject to a Development Agreement on December 4, 2025. The Development Agreement outlines details of this development and includes a pattern book outlining architectural design standards for the subdivision.

Overall, the subdivision will have 5 phases and 335 homes: 92 front-loaded single-family homes, 170 alley-loaded single-family homes, and 73 townhomes. The first two phases will include: 71 single-family homes (38 front-loaded, 33 alley-loaded). The phasing plan, including new road connections, was shown.

Commissioner Freebairn asked if Parcel C was a landscape buffer. City Planner McIlrath shared that Parcel C was part of the J & J Produce property that allows them access to their nursery.

Landscaping amenities were shown, which include 2 community parks, a dog park, and the Power Corridor Trail. The trail will be completed by the developer and dedicated to the City for continued maintenance and access.

The Design Review Committee (DRC) is required to review any PRUD developments and to determine if they are compliant with the City Code for the density being proposed. The R-1-10 zone base density permits 3.5 units per acre. In order to construct this development with a 4.89 unit per acre density, the applicant has to meet all criteria to receive the full 40% density bonus. The DRC reviewed the proposal and recommended the Commission approve Phases 1 and 2 with a 40% density bonus by providing the following:

DENISTY BONUS STANDARD	PROVIDED	DENSITY BONUS ACHIEVED
Minimum 20% Open Space	22.6% (Ph.1:31% Ph. 2: 28.1%)	Maximum 15%
Recreation & Site Amenities	Multiple playgrounds, dog park, power corridor trail.	Maximum 10%
Enclosed Parking	All housing units have enclosed two-car garages.	Maximum 10%
Fencing	Six-foot tall solid perimeter fence, split rail fence, and four-foot ornament fence for dog park.	Maximum 5%
Total Density Bonus Achieved: 40%		

Staff recommends approval of the Stevenson Fields Phases 1 and 2 Preliminary plat, which includes the 40% density bonus.

Commissioner Nielsen recalled a previous development that had issues with the trail material and asked what material was approved for the trail. City Planner McIlrath noted that the Code wasn't changed related to approved material; however, the previous issue was more of an issue because the HOA members removed the required trail. Nothing prohibits the proposed path material.

Commissioner Freebairn asked if the park strip trees have been reviewed, and if they are on the approved tree list. City Planner McIlrath affirmed and noted that if the trees meet the street tree width, they can be approved. There might be trees that are successful in smaller areas, but may cause sidewalk buckling and therefore wouldn't be approved. Commissioner Freebairn noted that the development would be required to meet the water-wise standards. City Planner McIlrath affirmed.

Commissioner Nielsen asked if there would be double fencing if it abuts a lot that already has an installed fence. City Planner McIlrath noted that the developer is required to install perimeter fencing; they cannot utilize an existing fence to receive the density bonus. The developer could work with the homeowner and determine that they would replace the existing fence or if the homeowner didn't want their fence replaced, then there would be a double fence.

Commissioner Nielsen asked if there had been any citizen comments about the proposal. City Planner McIlrath responded that he received a phone call from a resident who expressed similar concerns that were expressed during the rezone hearing regarding school capacity, townhome development, utility and water capacity, and the anticipated burden on taxpayers. The citizen also noted that she had received a notice in the mail from the County about the annexation, but she had not received such a notification on the other land use activity. City Planner McIlrath explained that the State does not require mailed notices for rezones, General Plan Amendments, and subdivisions; however, the City does post notices on the property and the Utah Public Notice website.

Commissioner Nielsen asked what it is that the Commission is looking for when reviewing a preliminary plat. City Planner McIlrath noted that this is an administrative review, which does not require public input. The Commission's role is to ensure that what is being proposed meets the Code. Staff tries to explain the Code requirements in the Staff Report and whether those criteria are being met by what is being proposed. The rezone for this property was reviewed and was found to be compliant with the General Plan.

Commissioner Nielsen asked when the additional phases are expected to be developed. City Planner McIlrath shared that a complete timeline for all five phases has not been shared, but that could be asked of the developer in the regular meeting.

City Councilmember Kolendrianos asked if the landscaping for Phases 1 and 2 had to be complete before starting Phase 3. City Planner McIlrath shared that the Development Agreement delineates when the open space needs to be completed.

Commissioner Freebairn asked what the City's enforcement process for the Development Agreement requirements is regarding landscaping. City Planner McIlrath explained that the City generally ties the landscaping requirements to the certificates to occupancy. The idea is step-in-hand, some open space areas may be staging areas for construction; however, after a certain point the amenities need to go in for the residents that are living in the development. Assistant City Attorney Sanders stated that the City could also enforce the Development Agreement through an injunction. City Planner McIlrath shared that efforts would be made to find a middle ground whether that is through an amendment to ensure that the development moves forward.

Interim Chair Carter shared that everything is bonded and asked what percentage that is. City Planner McIlrath affirmed and shared that State Code limits the bond to 110%, although City Code allows 125% for the public open space amenities for the period of one year.

Commissioner Nielsen asked if the detention pond would remain the same. City Planner McIlrath affirmed and noted that, as it is a regional detention area, it isn't viable for playing surfaces.

PUBLIC HEARING

1. Seasonal Outdoor Vendor Fencing – TEXT AMENDMENT

City Planner McIlrath presented the text amendment request to eliminate the 6-foot temporary fence requirement for pumpkin patch areas. Following a review of city codes throughout Davis County, it was determined that Layton and Clinton were the only cities requiring such fencing for temporary vendors. The item was also discussed with Police Chief Swanson, and it was determined that there haven't been any cases of vandalism or misconduct at a pumpkin patch or Christmas tree vendor locations of note.

Vendors generally maintain a clear boundary for their products, but the fencing requirement may be costly for a vendor. Therefore, Staff recommends removing the fencing requirement but altering the Code by establishing temporary fence standards if the vendor chooses to have the temporary fence on site.

Commissioner Nielsen asked why the requirement was originally in the Code. City Planner McIlrath responded that it may have had something to do with containing the use to a limited space or maybe for security purposes. There are still standards for the cleanliness of the area and for expansion beyond the designated area.

2. Single-Family Waterwise Landscaping Requirements – TEXT AMENDMENT

City Planner McIlrath presented the background for the waterwise landscaping text amendment. Weber Basin Water Conservancy District (WBWCD) administers the State's landscape rebate program. Originally, there was a Landscape Lawn Program and a Flip Your Strip Program. Out of all the cities using the Flip Your Strip program, Layton used it the most in Davis County. The Flip Your Strip Program offered a \$1.25 per square foot rebate for flipping the park strip from grass to waterwise landscaping. WBWCD has discontinued the Flip Your Strip Program and combined it with the Landscape Lawn Exchange program, which offers a rebate for exchanging lawn for waterwise landscaping. However, if the City Code doesn't meet the State standards to qualify for the program, the rebate is \$1.25 per square foot rather than the full rebate of \$2.50 per square foot. The City proposes this text amendment to meet those standards to ensure that residents are eligible for the higher rebate offer.

Previously these alterations were discussed, and it was determined not to adopt them; however, now the Council would like to review them again considering the current drought situation and the recently adopted Water Preservation Element of the General Plan, which encouraged these changes.

The two big changes include a limitation of turf grass to 35% for front and side areas and no turf grass in areas less than 8' wide or inpark strips.

WBWCD reviewed this draft ordinance and recommended that other areas of the Code, such as 19.16.036, also reflect that turf grass is not allowed in park strips. They noted that the Code restricts turf grass in areas less than 8' wide but doesn't take the next step of prohibiting it in park strips. These amendments do meet their criteria for citizens to receive a full rebate.

The amendment includes some additional definitions, specifically what turf grass means, and changes to simplify other definitions within the Code. Section 19.16.035 expands the approved plant materials to include Jordan Valley Water Conservancy District and other approved alternative water-efficient or water-wise plant lists.

Modifications to Section 19.16.038 are clarifying that these standards apply to all new single-family residential landscapes. This not only includes new construction but also includes fully remodeled landscape areas. Residents who want to phase through a complete replacement would be allowed. They wouldn't be penalized for not fully remodeling their landscape plan all at once; they can make their changes incrementally.

Previously, 50% coverage by plant material was required. The proposal is to reduce that to 35% plant coverage in the front and side yard. This change allows property owners to decide how to plant their yards. If a resident wants to have 35% turf grass coverage, then they wouldn't have to install plantings as well. Turf grass cannot exceed 35% of the net combined landscaped area. It won't be permitted in areas less than 8' wide or in park strips. Overhead/pop-up spray irrigation shall be limited to turf grass areas.

Staff recommend that the Commission forward a recommendation for approval to the Council, with the deferral to the Commission of the WBWCD additional text.

Commissioner Nielsen asked if single-family residents need to submit landscape plans to the City for approval if they want to change their landscaping. City Planner McIlrath clarified that a landscape plan isn't required; however, if asked, Staff will review a resident's plan to ensure compliance with the Code. Commissioner Nielsen asked if someone were to build a new house, would they have to submit a landscape plan to the City. City Planner McIlrath stated that submitting a plan would be encouraged to ensure compliance; however, State Code restricts it from being a requirement unless it is a PRUD development. Commissioner Nielsen asked if this amendment is adopted, and if a resident would want to take out the grass in their park strip, they couldn't just have rock or bark; they would need to have some plantings. City Planner McIlrath affirmed.

Commissioner Heslop shared that the incentive of the rebate program will make them follow the Code rather than the City enforcing the Code. City Planner McIlrath affirmed.

Interim Chair Carter confirmed that to receive the rebate, there would need to be plant materials; a resident couldn't just have rock. City Planner McIlrath affirmed.

ADJOURNMENT:

At 6:56 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.

A handwritten signature in cursive script that reads "Michelle Williams".

Michelle Williams
Planning Commission Secretary

DRAFT

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

MEMBERS PRESENT:

Interim Chair Scott Carter, Commissioners Chase Freebairn, Zach Heslop, Peter McDonough, and Bret Nielsen

MEMBERS ABSENT:

Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Wesley Felice and Julie Pierce

OTHERS PRESENT:

Staff: City Planner Brad McIlrath, Planner Zachary Kadin, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders

Council Member: Mike Kolendrianos

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Interim Chair Carter conducted the Pledge of Allegiance and offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – May 14, 2026.

Interim Chair Carter called for a motion to approve the minutes. Commissioner Heslop moved to accept the Planning Commission Work and Regular Meeting minutes for May 12, 2026. Commissioner Freebairn seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

PUBLIC MEETING

1. Backstage Beauty and Ink – CONDITIONAL USE

The applicant, Jessica Pickett, owner of Backstage Beauty & Ink, is requesting conditional use for tattooing. The property is located at approximately 908 West Gordon Avenue, Suite 1.

Planner Kadin presented the item.

Background: The applicant, Jessica Pickett, who is the owner of Backstage Beauty & Ink, is requesting conditional use to allow for a tattooing business at the subject property. Tattooing is allowed use in the C-H (Planned Highway Commercial) zoning district but requires conditional use approval. The subject property is double fronting, with frontages on Gordon Avenue and Main Street. Two buildings exist on the property; one located along each street frontage. To the north, south, and east there exist commercial uses. To the west is a multifamily residential property.

Alternatives to the Motion: Alternatives are to: 1) Grant conditional use approval for tattooing subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for tattooing 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 conditional use approval finding that the request does not comply with Layton Municipal Code.

Recommendations: Staff recommends the Planning Commission grant conditional use approval for tattooing, subject to the applicant meeting all conditions listed in the Staff Report

Planning Commission Comment:

None

MOTION:

Commissioner McDonough motioned the Planning Commission grant conditional use approval for tattooing, subject to the applicant meeting all conditions listed in the Staff Report. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll call vote.

2. The Vineyards Phase 1 - Amended – PLAT AMENDMENT

The applicant, Steven Clinger, is requesting approval of a plat amendment for Lot 103 for the purpose of transferring a portion of property from 2402 West Gordon Avenue into Lot 103 for personal use. The property is located at approximately 1057 North 2375 West and 2402 West Gordon.

Planner Kadin presented the item.

Background: The applicant, Steven Clinger, is requesting approval of a plat amendment for Lot 103 of The Vineyards Phase 1 Subdivision. The amendment would transfer a portion of the property located at 2402 West Gordon Avenue to the adjacent residential lot to increase the backyard area for personal use. As part of the amendment, 2402 West Gordon Avenue will be incorporated into the subdivision as Lot 125, Lot 103 will be renumbered as Lot 124, and existing public utility and drainage easements (PU&DE) will be updated to match the new lot configuration.

Alternatives to the Motion: Alternatives are to: 1) Approve the plat amendment for The Vineyards Phase 1 Lot 103 Amended Subdivision; or 2) Identify that the plat amendment is not compliant with the Layton City Municipal Code and Development Standards and deny the request.

Recommendations: Staff recommends the Planning Commission approve the amendment for The Vineyards Phase 1 Lot 103 Amended Subdivision, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

Planning Commission Comment:

None

MOTION:

Commissioner Heslop motioned the Planning Commission to approve the amendment for The Vineyards Phase 1 Lot 103 Amended Subdivision, subject to meeting all City requirements and conditions as outlined in the Staff memorandums. Commissioner Nielsen seconded the motion, which was approved unanimously following a roll call vote.

3. Stevenson Fields PRUD Phases 1 and 2 – PRELIMINARY PLAT

The applicant, Shaun Athey with Destination Homes, is seeking approval for the preliminary subdivision plat for phases one and two of the Stevenson Farms Planned Residential Unit Development (PRUD). The property is located at approximately 400 South 2200 West.

City Planner McIlrath presented the item.

Background: *The applicant, Shaun Athey with Destination Homes is seeking approval for the preliminary subdivision plat for phases one and two of the Stevenson Fields PRUD. On December 4, 2025 the City Council approved the annexation and rezone of the Stevenson Fields PRUD area to R-1-10 PRUD with a development agreement. The overall development includes 68.42 acres and has a project density of 4.89 units to the acre. The conceptual plan included in the development agreement shows 92 front-loaded single-family lots; 170 alley-loaded single-family lots; and 73 attached single-family (townhome lots). Open spaces with parks, trails, and landscaping are provided throughout the development as required by the PRUD ordinance. The development is planned in a total of five different phases with phases one and two commencing at the southern end of the development.*

The PRUD ordinance requires that a preliminary plat be submitted for review by City Development Staff to ensure that the proposed PRUD complies with city ordinances and aligns with specific standards of an applicable development agreement. Phases one and two consist of 24.496 acres and will include 38 front-loaded single-family lots and 33 alley-loaded single-family lots. Each phase will provide open space areas and amenities as required by the PRUD ordinance as well as new streets and connections to existing streets at 2200 West, Sugar Pine Way, and Alberta Spruce Drive. The subdivision will also include the construction of this segment of the Utah Power and Light Corridor Trail and dedicate it to Layton City. That trail will run along the subdivision and the City stormwater detention basin.

The PRUD ordinance requires that this development provides a minimum of 20% open space. The overall project is providing 22.6% open space. To ensure that each phase can stand on it's own with open space for the residents in each phase, phases one and two each meet the 20% open space requirement with phase one providing 31.0% of the project area as open space and phase two providing 28.1% respectively. Within the open spaces, there will be two park areas with play areas, a community fire pit area, a pavilion and picnic table and connections to the trail system. There will also be a dog park that will include seating areas, a pavilion, watering station, and waste stations.

As required by the PRUD ordinance, to allow a project with a 4.89 unit per acre density, a 40% density bonus is required. The City-appointed Design Review Committee (DRC) met on May 13, 2026 to review the

aspects of the development that would qualify for density bonuses to reach the 40% needed. Based upon the plans submitted the DRC determined that the project meets the requirements for the 40% density bonus and recommends that the Planning Commission grant approval of the preliminary plat with the density bonus of 40% to allow a project density of 4.89 units per acre.

Alternatives to the Motion: Alternatives are to: 1) Grant preliminary subdivision plat approval for Stevenson Fields PRUD Phases 1 and 2, subject to the recommendation of the DRC and meeting all City requirements and design standards; or 2) Deny the preliminary subdivision plat request for Stevenson Fields PRUD Phases 1 and 2.

Recommendations: Staff recommend the Planning Commission approve the preliminary subdivision plat for Stevenson Fields PRUD Phases 1 and 2 subject to the recommendation of the DRC and meeting all City requirements and design standards.

Planning Commission Comment:

Commissioner McDonough noted the power company easements and asked if Rocky Mountain Power has given approval of the project. City Planner McIlrath affirmed that Rocky Mountain Power has approved the amenities in the easement area. Commissioner McDonough questioned if they had approved of the firepit. City Planner McIlrath answered that they had and noted that the only concern was related to the vertical limitation, which is why low-level amenities were proposed.

Commissioner Heslop clarified that the Power Corridor Trail would be open to the public, but the additional amenities are for the subdivision residents. City Planner McIlrath affirmed that the Trail is publicly accessible, the private amenities are for the subdivision. Amenity access enforcement would be for the HOA to manage.

Commissioner Freebairn asked if there would be a trail crossing indicator on Collector Street B. City Planner McIlrath stated there would be signage for that midblock crossing.

Shaun Athey, Destination Homes, spoke to the question about phased development. The intent is to begin construction on Phase 1 after it goes through Final Subdivision review. Phase 2 will likely begin a couple of months after Phase 1. Phases 3, 4, and 5 will likely come before the Commission for preliminary approval in late fall or early winter. It is anticipated that Phases 1 and 2 will take a year to one and a half years to build out.

Public Comment:

Interim Chair Carter called for a motion to open the public comment. Commissioner Heslop motioned for the Planning Commission to open the public comment. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

Marcy Baker shared that she lives south of the development and asked if the proposed 6-foot fence will be a true 6-foot fence. Ms. Baker asked who would install the fence and maintain it, what safety measures are planned for the firepit area, and how would the City reduce any impacts of the firepit. Ms. Baker also

asked for the next steps in the development process, how can citizens offer input, and could site-blocking trees be installed to limit the visual impact for abutting neighbors.

Adam Sherwood commented that as an HOA board member to the adjacent neighborhood, he questioned the need for the connection of the stub street to Sugar Pine Way and if the neighborhood connections could be trails rather than streets.

Interim Chair Carter called for a motion to close the public comment. Commissioner Freebairn motioned for the Planning Commission to close the public comment. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

City Planner McIlrath responded to the citizen questions:

- Fencing – when it comes to the height, it would be measured from the base, and it must be a full 6-foot fence and measured from the base.
 - o Commissioner Nielsen noted that the concern is that the 6-foot requirement is measured to the top of the post, and the top rail is usually slightly less than 6 feet.
 - o City Planner McIlrath shared that the screening portion of the fence needs to be 6 feet high.
 - o Commissioner Heslop added that if the post is 6 feet long, then it could be shorter when placed into the ground. However, the intent is that the fence itself is a minimum of 72".
- Firepit safety, impacts – the developer can answer that question; however, when it comes to firepits, the Fire Department provide some enforcement and regulations.
- Development steps information – the developer can respond; however, the City meeting noticing requirements by placing signs on the property and posting a notice on the Utah Public Notice website. Citizens are always welcome to call into or stop by the City office and ask Staff questions.
- Site obscuring trees – the developer can respond.
- Sugar Pine Way connection – this was brought up during the rezone review process and the Engineering Department reviewed what would be best for the area and what alternatives may exist. The City ordinance has block length limitations that state they cannot be longer than 800 feet. Variations from the 800-foot block length were explored. Those variations could be: topography changes; a steep ridgeline; a large drop of elevation; or a river or stream that runs by the property. These variations wouldn't apply in this situation. The City's Transportation Master Plan encourages neighborhood connections. Stubs are provided for additional future development and connectivity. Connectivity allows for more traffic flow and pedestrian connection. The trail idea would not be in line with the Transportation Master Plan. The proposal meets Engineering standards, and it benefits the City.

Commissioner McDonough expressed concern about the firepit and asked if there was a water source nearby. Commissioner Freebairn asked if it would be a gas or wood burning firepit. City Planner McIlrath responded that the type of firepit was not identified in the proposed plan, and neither was a water source. The firepit would be managed by the HOA.

Shaun Athey, Destination Homes, answered citizen questions:

- The 6-foot fence is per Code, and an installation company has not been chosen yet
- As for the additional trees, those trees will be on private property and therefore will be planted by the homeowners, not the development team. Mr. Athey said he would be happy to exchange information with Ms. Baker to stay in contact and answer additional questions.
- As for the firepit, there will be use and safety signage posted and the HOA will manage the use and area. There are other communities that have used the firepit area for an amenity and they haven't had any issues. There will be irrigation lines in the area and gravel around the pit for safety. It is a natural wood-burning pit and the HOA will clean up the area weekly.
- The fence will be maintained by homeowners for the individual lots, and the HOA manages the common areas.
- The HOA cannot be voted out; there will be a management company that will be continually in place.

MOTION:

Commissioner Freebairn motioned the Planning Commission approve the preliminary plat for Stevenson Fields PRUD Phases 1 and 2 subject to the recommendation of the DRC and meeting all City requirements and design standards. Commissioner Nielsen seconded the motion, which was approved unanimously following a roll call vote.

PUBLIC HEARING

4. Seasonal Outdoor Vendor Fencing - TEXT AMENDMENT

Layton City is proposing to amend Title 19 "Zoning", Chapter 19.21 "Temporary and Seasonal Uses", Section 19.21.070 "Seasonal Outdoor Vendors", to modify the standard for a six-foot fence for all Christmas tree and pumpkin patch vendors.

City Planner McIlrath presented the item.

Background: *The applicant, Tyson Roberts, is requesting the removal of the requirement that pumpkin patch seasonal vendors enclose the area with a six-foot temporary fence. Both Christmas tree lots and pumpkin patch areas are regulated by the same code, which requires the areas to be enclosed with a six-foot temporary fence around the perimeter of the use as outlined in Section 19.21.070.4.c.*

Each year in the City there is typically only one pumpkin patch location and three to four Christmas tree locations. The general purpose of the temporary fencing is intended to reduce trespassing, vandalism, and/or theft of equipment and display items. Based on information provided by the Police Department, there have been no incidences related to either Christmas tree lots or pumpkin patches within the City that would have been solved or mitigated by the fencing requirement. Staff also conducted a review of the

municipal codes of all cities within Davis County and outside of Layton City, Clinton City is the only other city in Davis County that requires any type of perimeter fencing for seasonal vendors.

Based upon the information provided by the Police Department, the data collected regarding how these uses are regulated throughout the County, and the limited use and scope of these two seasonal uses; the method of securing and screening should be left to the business owners. As such, Staff recommends the removal of the fencing requirement found in Subsection 19.21.070.4.c for Seasonal Outdoor Vendors. Other elements of the seasonal outdoor vendors ordinance for cleanliness and maintenance of the area are to remain unchanged.

The proposed ordinance would change the 6-foot perimeter fence, from being required, to optional. In addition, the proposed amendment includes a minor clarification for the required site plan associated with seasonal uses, the clarification aligns with the codification method found in the previous two lines.

Alternatives to the Motion: *Alternatives are to: 1) Recommend the Council adopt the proposed amendments to Layton Municipal Code Title 19 "Zoning", Chapter 19.21 "Temporary and Seasonal Uses", Section 19.03.005 "Seasonal Outdoor Vendors" as presented; 2) Recommend the Council adopt the proposed amendments to Layton Municipal Code Title 19 "Zoning", Chapter 19.21 "Temporary and Seasonal Uses", Section 19.03.005 "Seasonal Outdoor Vendors" with modifications; or 3) Recommend the Council deny the proposed amendments.*

Recommendations: *Staff recommends the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendment to Layton City Municipal Code Title 19 "Zoning", Chapter 19.21 "Temporary and Seasonal Uses", Section 19.03.005 "Seasonal Outdoor Vendors" as presented.*

Planning Commission Comment:

None

Public Comment:

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

Tyson Roberts, applicant, expressed appreciation to the Staff and Commission for considering this item. This proposal came up last year when a friend of his who operates a pumpkin patch in Layton expressed concern over the cost of adding the 6-foot fence when less expensive alternatives were available. The operator has used haybales in the past but due to the Code as it stands would be prohibited from using them in Layton. Pumpkin patches bring the farm to the city, and a fence doesn't lend itself to the farm aesthetics.

Interim Chair Carter called for a motion to close the public hearing. Commissioner Nielsen 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:

Commissioner McDonough motioned that the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendment to Layton City Municipal Code Title 19 “Zoning”, Chapter 19.21 “Temporary and Seasonal Uses”, Section 19.03.005 “Seasonal Outdoor Vendors” as presented. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll call vote.

5. Single-Family Waterwise Landscaping Requirements – TEXT AMENDMENT

Layton City is proposing to amend Title 19 “Zoning”, Chapter 19.16 “Landscaping, Fencing, and Clear View” to modify the standards for single-family waterwise landscaping.

City Planner McIlrath presented the item.

Background: *In 2023, Layton City adopted significant changes to the landscaping standards to promote water-efficient landscaping designs throughout the City. A key component of the proposed ordinance language was the limitation of turf grass to be no greater than 35% of the front and side yard areas for single-family residential properties. At the time the code language was adopted to strongly encourage that limitation for all single-family developments and properties but not to have it be a requirement except for single-family properties in new Planned Residential Unit Developments (PRUDs).*

The emphasis for the adoption of the water-efficient landscape standards was brought upon serious drought conditions at the time and efforts by the State Legislature during the 2023 legislative session to incentivize the conversion of high-water use landscapes to water-efficient landscapes. The changes made by the State Legislature at the time established a landscape exchange program, which is identified as the Utah Water Savers rebate. In coordination with the Weber Basin Water Conservancy District (WBWCD), Layton residents could then benefit from different landscape exchange programs offered by the State and administered by WBWCD. The two main programs offered for landscaping modifications were the “Flip Your Strip” program and the “Landscape Lawn Exchange” program. The Landscape Lawn Exchange rebate was available to all residents within a WBWCD municipality with specific criteria. For Layton City residents to qualify for the rebate, the City’s landscape ordinance would need to be modified to meet the criteria determined by the WBWCD. The proposed ordinance changes would limit the amount of turf grass in front and side yards to a maximum of 35% and not permit turf grass within park strips and areas less than eight feet in width for newly constructed detached single-family dwellings.

Upon adoption of the ordinance, certain criteria, such as the 35% turf limitation were not applied as broadly as intended by WBWCD or the State of Utah. Even though the water-efficient landscape standards were a significant step in the promotion of water conservation in the City, the ordinance did not meet the thresholds to qualify Layton residents for the Landscape Lawn Exchange program. Residents have been able to qualify for the Flip Your Strip program, and the results have shown that no other city has utilized that program more than Layton City.

With recent drought conditions, WBWCD has discontinued the Flip Your Strip program and is now processing all applications under the Landscape Lawn Exchange program. Layton residents are able to qualify for a rebate of \$1.25 per square foot. If the water-efficient landscape standards are updated to meet WBWCD and State requirements, Layton residents would then be able to qualify for a rebate of \$2.50 per square foot. In light of this recent update to the rebate structure, continued drought conditions, and the recent adoption of the Water and Preservation Element of the General Plan (which encouraged the proposed ordinance updates), Staff is proposing these updated changes to the water-efficient landscaping standards.

The proposed changes include the following updates:

- 1. Limitation of turf grass to no more than 35% of all front and side yard areas for all new and fully replaced single-family property landscapes.*
- 2. Prohibition of turf grass in all park strips and landscape areas less than eight feet wide.*
- 3. Updates to the available plant lists that can be used to include the Jordan Valley Water Conservancy District plan list as well as other lists or resources used for plant selection in the Great Basin region, upon Zoning Administrator approval.*
- 4. Other minor formatting changes related to these proposed changes.*

Staff finds that the proposed changes align with the goals and objectives of the Layton City General Plan, namely the Water and preservation element; that the changes meet the water-efficient landscaping standards for Layton residents to qualify for the higher rebate; and that application of these standards will lead to greater water efficiency and conservation (where applied) for single-family property landscapes.

Alternatives to the Motion: *Alternatives are to: 1) Recommend the Council adopt the proposed amendments to Title 19 “Zoning”, Chapter 19.02 “Definitions”, and Chapter 19.16 “Landscaping, Fencing, and Clear View as presented; 2) Recommend the Council adopt the proposed amendments to Title 19 “Zoning,” Chapter 19.02 “Definitions”, and Chapter 19.16 “Landscaping, Fencing, and Clear View with modifications; or 3) Recommend the Council deny the proposed amendments.*

Recommendations: *Staff recommends the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 “Zoning”, Chapter 19.02 “Definitions”; and Chapter 19.16 “Landscaping, Fencing, and Clear View” as presented.*

Planning Commission Comment:

Commissioner Nielsen was concerned that the 1" or larger size requirement for bark and rock mulch. Sometimes bark mulch is shredded, can be varied in size, and wood also breaks down. Commissioner Freebairn noted that the Code says, “may include cobble sizes”. City Planner McIlrath said that might be a modification that could be proposed in the motion. The intent was to exclude pea gravel. Bark is usually shredded and varies in size. Commissioner Nielsen asked if the motion verbiage should strike out the requirement for bark or just clarify the requirement to apply only to rock. City Planner McIlrath responded that the motion could clarify that the 1" size minimum only applies to rock mulch.

Commissioner McDonough asked why asphalt isn't permitted in the park strip. City Planner McIlrath noted that it was determined that the restriction was for aesthetic appeal. Concrete has a higher aesthetic appeal than asphalt. Commissioner Heslop added that if someone had a curb cut for a trail or path going to a shed in the back of the property, then it would be permitted; it just can't be between the curb and the sidewalk. City Planner McIlrath affirmed.

Public Comment:

Interim Chair Carter called for a motion to open the public hearing. Commissioner Heslop 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

Interim Chair Carter 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:

Commissioner McDonough motioned the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 "Zoning", Chapter 19.02 "Definitions"; and Chapter 19.16 "Landscaping, Fencing, and Clear View" as presented. Commissioner Freebairn seconded the motion, which was approved with a 4-1 vote. Commissioner Nielsen voted nay, and stated that the clarification of the 1" minimum mulch size requirement was not stated in the motion to only pertain to rock mulch, he was opposed to the amendment as presented.

ADJOURNMENT

At 8:11 PM, Commissioner McDonough motioned to adjourn, which was approved unanimously following a roll-call vote. Heslop.



Michelle Williams
Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Preliminary Plat – Walton Subdivision – 640 North Church Street

Contact: Kem Weaver, Planner II

Background: The applicant, Molly Walton, is requesting preliminary plat approval for the Walton Subdivision, which includes two lots on 2.78 acres. The proposed subdivision is adjacent to similar single-family uses to the north and south under the R-1-8 (Single Family Residential) zoning designation. To the west across Church Street is Central Davis Junior High school and to the east is the Layton City Center.

Lot 1 of the proposed subdivision will contain the existing Walton home. Lot 2 will be a new lot for a future single-family residence. The applicant is required to dedicate 413 square feet of right-of-way to the City for Church Street for the continuation of the public sidewalk.

Alternatives: Alternatives are to: 1) Recommend approval of the preliminary plat of Walton Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for the Walton Subdivision subject to meeting all City requirements as outlined in Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

A handwritten signature in blue ink, appearing to read "Kem Weaver", is written over a horizontal line.

DATE: June 9, 2026

RE: Walton Subdivision Preliminary Plat

LOCATION: 640 North Church Street

ZONING: R-1-8 (Single Family Residential)

DESCRIPTION

The applicant, Molly Walton, is requesting preliminary plat approval for the Walton Subdivision, which includes two lots on 2.78 acres. The proposed subdivision is adjacent to similar single-family uses to the north and south under the R-1-8 (Single Family Residential) zoning designation. To the west across Church Street is Central Davis Junior High school and to the east are Layton City ball fields and the Surf and Swim facility.

BACKGROUND

This proposed subdivision will include two lots that meet the area and frontage requirements of the R-1-8 zone. Lot 1 of the subdivision will contain the existing Walton home with the same access and driveway from Church Street. Lot 2 will have direct frontage onto Church Street for a future single-family residence.

The applicant is required to dedicate 413 square feet of right-of-way to the City along portions of frontage of the subdivision for the continuation of the public sidewalk. Additionally, the subdivision will include the provision of public utility and drainage easements as shown on the plat and outlined in the Staff memorandums. This property is currently under the ownership of the property owner/applicant.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for the Walton Subdivision subject to meeting all City requirements as outlined in Staff memorandums.



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

MEMORANDUM

TO: Steve Bott; sbott@pinnacle-eng-svy.com
Molly Walton; mollymia@gmail.com

CC: CED Department; Fire Marshal; Legal Department

FROM: Stacy Majewski, Staff Engineer

DATE: May 12, 2026

SUBJECT: Walton Subdivision – Preliminary, 2nd submittal
620 N Church Street

We have reviewed the preliminary drawings and title report submitted on April 27, 2026, for the Walton Subdivision located at 620 North Church Street. The plans have been stamped “**Approved as Corrected.**” The following comments will need to be addressed with the Final Subdivision application.

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

The plan set submitted includes a significant amount of information that is not required at preliminary, i.e. dedication plat, rim/INV elevations, erosion control plans, etc. This information will not be fully reviewed with the preliminary application.

~~The design engineer may want to meet with the Layton City development staff on a Tuesday or Thursday afternoon to discuss the comments addressed in this memo. The meeting will need to be arranged through the Community Development Department at 801 336 3780.~~

Preliminary Plans

- ~~1. The street dedication area will need to be clearly shown on the plat, with all partial dimensions and bearings labeled, using an inset map if necessary. Currently, the dimensions do not clearly define the area. Also, a partial dimension for the street dedication area will need to be added to the common lot line between Lot 1 and 2.~~
- ~~2. On the second to the last callout on the boundary, the partial dimensions (2.80'+160.00'+188.74') sum to 351.54', instead of the overall length of 326.54' N65°06'55"W shown on the plat and written description.~~
- ~~3. Similarly, on the last callout (L29), the partial dimensions (95.00'+93.94') sum to 188.94' instead of 178.10' listed for L29 in the Line Table and the written boundary description.~~

4. ~~The closure error for Lot 2 is 0.52' when drawing the lot using 160' as the north and south line dimensions and 95.00' as the west and east line dimensions.~~
5. ~~For clarity, a bearing label will need to be added to the partial distances along Church Street. Currently, the bearing is assumed to match L29 on the Line Table.~~
6. ~~The boundaries and elevation of the 100-year flood plain as defined by FEMA map, including map and panel number, will need to be shown. (DG 1.06.16)~~
7. ~~The scaling of the PDF plat appears to be slightly off, resulting in measurements scaled from the plot not reflecting the distance labeled. For example, the proposed back lot line of Lot 2 is labeled as 95.00' but measures 93.50' when scaled from the PDF.~~
8. In addition to the proposed 10-foot-wide public utility and drainage easement (PU&DE) shown along Church Street, a 5-foot-wide PU&DE is required along all other lot lines (MC 18.25.010 & 18.25.040). The PU&DE along the street frontage can be reduced to 7 feet wide to meet City standards (DG 9.02.A.12). **Partially addressed: For clarity, add labels indicating the new 5-ft PU&DE's to the north line, south line, and east line of the overall boundary in the drawing portion of the plat.**
9. ~~The existing gas line runs through the property and will require a new utility easement to be established. Refer to Enbridge Gas for all easement requirements. (MC 18.16.050.6)~~
10. ~~Wording will need to be added to the Owners Dedication statement to indicate public utility and drainage easements are included. Also, the Owners Dedication statement will need to be formatted to include the names of the two property owners, consistent with the Title Report.~~
11. ~~A line will need to be added to represent the common lot line between the two Layton City owned properties 10-085-0067 and 10-085-0099.~~
12. ~~The Planning Department will need to be contacted for the address number for Lot 2.~~

Title Report

A revised title report will need to be included with the submittal for the Final Subdivision Application.

1. The boundary description included in the title report varies slightly from that provided on the plat, particularly along the creek. The legal description in the title report will need to encompass the entire subdivision boundary. (DG 9.02.E.1.a).
2. As mentioned in the dedication plat comments, the gas line through the property does not appear to have an easement referenced in the title report provided. Contact Enbridge Gas for requirements. (MC 18.16.050.6)

Geotechnical Report

1. **Not addressed, however not required until Final Subdivision submittal.** The geotechnical engineer will need to specifically opine on the requirement for a foundation drain. (MC 18.40.020.4) Should a foundation drain be required, the City does not have a land drain system within Church Street (DG 7.04). If a foundation drain is not required, the exception statement found in MC 18.40.020.4.b will need to be added to the final plat.

Storm Drain Calculations

1. ~~The 10 Year intensities listed for the 10 minute and 15 minute duration storms are lower than that required in Table E of Section 6.02 Storm Drain Size Determination. The 100 Year intensities for the 30 minute and 60 minute storms are higher than those required by this same standard.~~
2. ~~The runoff coefficients in both the existing and proposed areas for open space should equal 0.20 instead of 0.15.~~

Preliminary Water Exaction

1. The Developer should note that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply. This is required for all development regardless of secondary water use. The water exaction amount requirement is 1.0 acre foot of water for the new water service for Lot 2. The following three companies have water shares acceptable to Layton City: Kays Creek Irrigation, Holmes Creek Irrigation, and Davis & Weber Canal Company. The shares will need to be dedicated to the City prior to the City Engineer signing the dedication plat or the issuance of a Construction Permit, whichever occurs first. (MC 19.23.010)

General Notes – Items to be addressed with the Final Subdivision Application

1. The developer should be aware that bonding will need to be in place before plat signing or construction permit issue (whichever is first) for all improvements in Church Street (irrigation piping and box, curb gutter and sidewalk, and utility laterals).
2. **Partially addressed:** The existing sewer main on Church Street is 8" PVC D3034 pipe (replaced by City contractor in 2018). **The pipe diameter will need to be labeled in the profile view with your final subdivision plan submittal.**
3. ~~A note will need to be added to the final dedication plat indicating that culinary water is used for outdoor irrigation.~~
4. Sheet 1 of 7
 - a. ~~A benchmark will need to be identified under General Notes, Item 7.~~
 - b. ~~Under Governing Agencies:~~
 - i. ~~Sewer – Layton City Public Works~~
 - ii. ~~Power – update the point of contact to Ian Barker 801-543-3034~~
 - iii. ~~Natural Gas – Dominion Energy is now Enbridge Gas; verify current contact person.~~
 - iv. ~~Telephone – Century Link is now Lumen; verify current contact person.~~
5. ~~The Traffic Control Notes are for work to take place within UDOT ROW. These notes are not applicable to this subdivision and should be removed.~~
6. Sheet 4 of 7 –
 - c. ~~Keyed Notes, Item 1: The existing sewer manhole (SMH 82233) will need to be located and surveyed, with flow line information listed on the drawing. Once the updated flow information is provided, slopes can be verified. Layton City Public Works will verify that this manhole is accessible.~~

- d. ~~Keyed Notes, Item 14: Coordinate with Layton City Public Works Shop for protection and possible relocation of the school zone speed limit sign.~~
 - e. Keyed Note 21: Construction of new 15" RCP irrigation pipe shall be reviewed and approved by the irrigation company. A letter indicating approval from the irrigation company will need to be provided with the Final Subdivision Application.
 - f. ~~Keyed Notes, Item 32: Add wording to specify the relocated water meter to be placed in the new parkstrip.~~
 - g. ~~Keyed Notes, Item 33: The proposed culinary water service line will be a 5/8" meter with 3/4 inch HDPE CTS OD SDR 9 poly or type "K" copper service lateral.~~
 - h. ~~Keyed Notes, Item 34: The material of the proposed sewer lateral will need to called out as 4" PVC.~~
 - i. ~~Keyed Notes, Item 35: A full detail of the proposed irrigation structure will need to be included in the final subdivision plans.~~
 - j. ~~Keyed Notes, Item 37: This note will need to be expanded to include the requirement to maintain a minimum separation of 10 feet between the sewer and culinary water laterals.~~
 - k. ~~The section corners and basis of bearing shown at the bottom of the sheet appear to be for a different project located in a different city. This is also applicable to the information shown on Sheet 5.~~
 - l. ~~The BENCHMARK section beneath the legend will need to be updated to include a benchmark closer to the project site.~~
 - m. The cross section showing the Church Street Improvements will need to identify 4" asphalt pavement on 8" compacted roadbase, or match existing, whichever is greater (ST-ST-02).
 - n. The sidewalk width will need to be widened to 5-foot with the back of sidewalk placed at the right-of-way line (DG 3.16.B.2). This will need to be updated in the street cross section and included in Keyed Note 22.
 - o. The irrigation pipe within the right-of-way will need to be RCP (DG 13.04.B.1). This will need to be updated on all sheets.
 - p. Keyed Note 35 should be modified to include "Sheet 8" after "See Detail."
7. ~~Sheet 6 of 7: The final plans will need to include TBC elevations for the curb on the west side of Church Street, elevations of the asphalt centerline, and edge of asphalt elevations along the eastern side of Church Street. The cross slope of the new asphalt will also need to be labeled.~~



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

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

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

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Walton Subdivision @ 620 N Church St

CC: 1) Engineering
2) Steve Bott, sbott@pinnacle-eng-svy.com
3) Molly Walton, mollymia@gmail.com

DATE: May 18, 2026

I have reviewed the preliminary plat submitted on April 27, 2026, for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns:

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

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

Memorandum

To: Steve Bott, Molly Walton
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: April 28, 2026
Re: Walton Subdivision, Preliminary Approval – 620 N. Church St.
Review: Review 2

The Walton Subdivision located at 620 North Church Street lies within the existing Commons Park neighborhood park service area.

The Parks and Recreation Department has reviewed the plans re-submitted on April 27th and has no comments or concerns regarding the Walton Subdivision Preliminary Approval.

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





WALTON SUBDIVISION

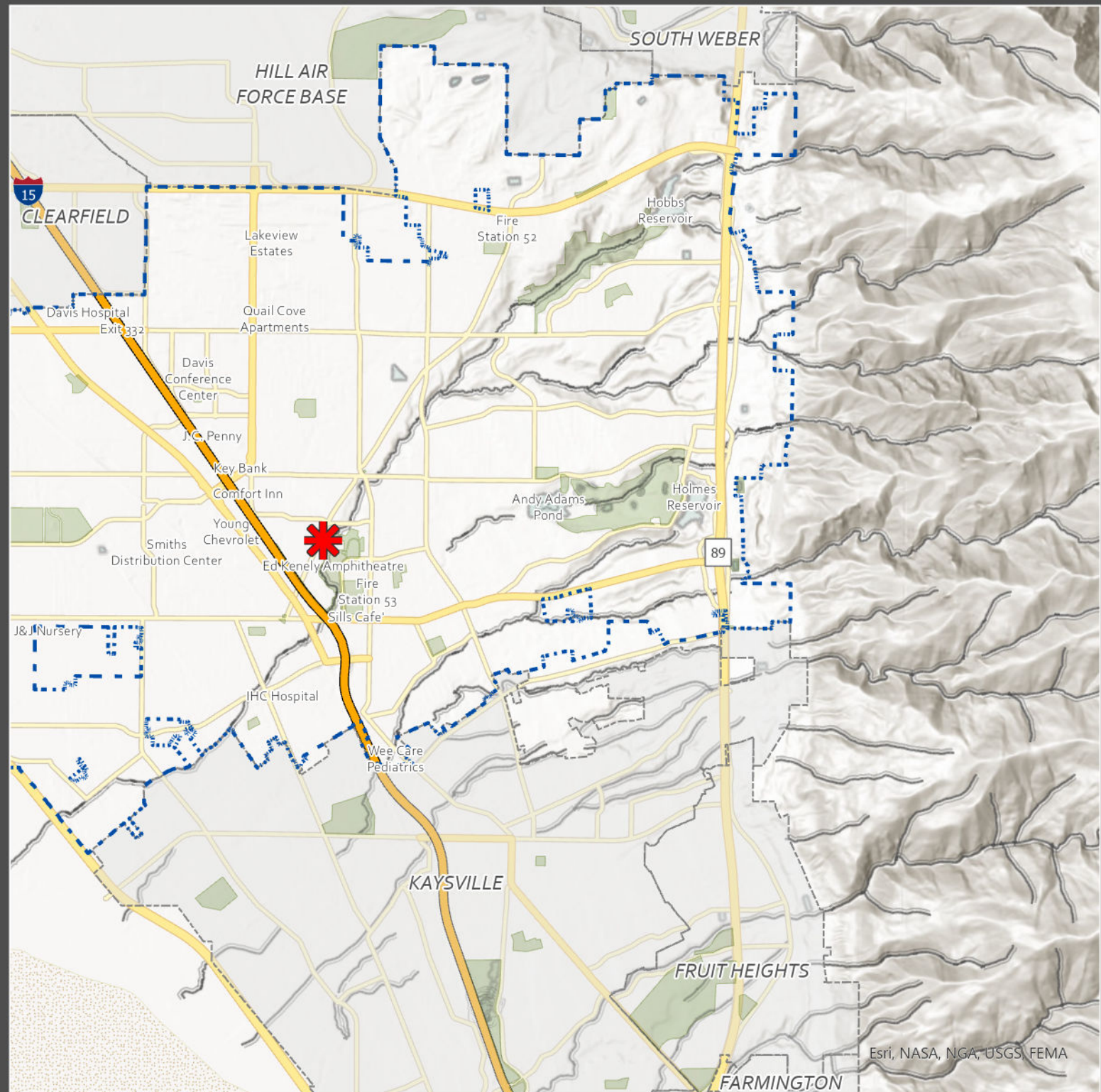
640 NORTH
CHURCH STREET

PRELIMINARY
PLAT

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



Map 1





WALTON SUBDIVISION

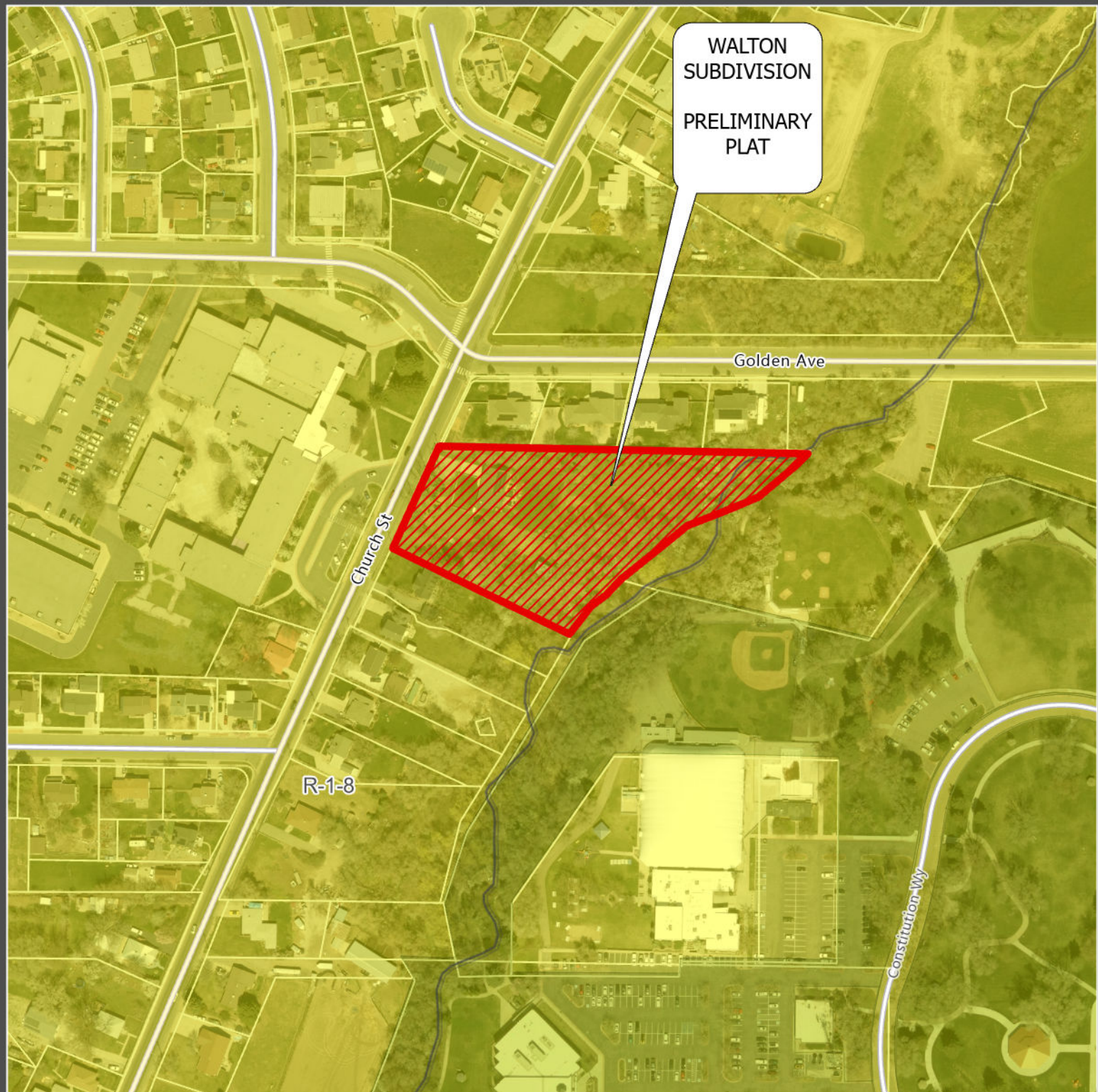
640 NORTH
CHURCH STREET

PRELIMINARY PLAT

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



Map 2





WALTON SUBDIVISION

640 NORTH
CHURCH STREET

PRELIMINARY
PLAT

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



Map 3



LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M.,
LAYTON CITY, DAVIS COUNTY, UTAH

CENTRAL DAVIS
JUNIOR HIGH
DAVIS SCHOOL DISTRICT

_____	PROPERTY LINE
_____	LOT LINE
_____	CENTER / SECTION LINE
_____	STREET RIGHT-OF-WAY LINE
_____	EASEMENT LINE
_____	ADJACENT PROPERTY LINE

- | | |
|---|------------------------------------|
|  | NEW CENTERLINE MONUMENT |
|  | SECTION CORNER |
| PUE | PUBLIC UTILITY EASEMENT |
| PU&DE | PUBLIC UTILITY & DRAINAGE EASEMENT |
|  | PARCEL CORNER |

WITNESS CORNER
(PLUG IN CURB)

WEST QUARTER CORNER
SECTION 21, T.4N., R.1W., SLB&M
(CALCULATED)

E 2642.42' CALCULATED (2643.01' RECORD)
BASIS OF BEARING

CENTER OF SECTION 21,
T.4N., R.1W., SLB&M
(CALCULATED FROM TIE SHEET)

A schematic diagram of a nail in a curb. The nail is represented by a horizontal line with a jagged, wavy section indicating a break or a specific material property. Three potential failure paths are shown as arrows originating from the nail and pointing towards the curb. These paths are labeled L1, L2, and L3. L1 is the uppermost path, L2 is the middle path, and L3 is the lowermost path. The curb is represented by a vertical line on the right, with the text 'NAIL IN CURB' written next to it.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 61°49'01" E	16.37
L2	S 88°11'29" E	14.33
L3	S 47°59'59" E	19.25
L4	S 53°50'15" W	44.01
L5	S 69°49'32" W	25.63
L6	S 62°18'19" W	16.10
L7	S 39°41'49" W	20.17
L8	S 36°03'34" W	15.02
L9	S 76°26'29" W	26.73
L10	S 49°03'11" W	22.97
L11	S 00°39'07" E	20.24
L12	S 06°41'14" E	20.80
L13	S 14°22'37" W	35.88

LINE TABLE		
LINE	BEARING	LENGTH
L14	S 50°45'08" W	46.61
L15	S 67°07'15" W	18.64
L16	S 81°37'06" W	6.61
L17	N 76°51'18" W	17.18
L18	N 84°56'38" W	20.70
L19	N 86°52'06" W	12.37
L20	S 83°31'12" W	23.62
L21	S 49°46'09" W	25.14
L22	S 30°44'02" W	17.67
L23	S 01°38'54" W	23.99
L24	S 52°43'37" W	8.66
L25	S 74°43'27" W	12.21
L26	S 79°40'54" W	19.75

LINE TABLE		
LINE	BEARING	LENGTH
L27	S 52°11'19" W	15.41
L28	S 39°12'21" W	23.04
L29	N 24°53'05" E	178.10
L30	S 25°25'36" W	50.85
L31	S 66°33'54" W	23.55
L32	S 41°09'12" W	57.41
L33	S 33°36'00" W	143.92
L34	S 63°22'28" W	21.96
L35	N 85°57'27" W	79.42
L36	S 44°37'52" W	37.29
L37	S 45°05'27" E	28.89
L38	S 67°13'58" W	110.97

I, STEPHEN P. BOTT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 343593-2201 AS PRESCRIBED UNDER LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS: WALTON SUBDIVISION.

STEPHEN P. BOTT
LICENSE NO. 343593-2201

DATE _____

BEGINNING AT A POINT LOCATED SOUTH 89°42'40" EAST ALONG QUARTER SECTION LINE 1460.75 FEET AND NORTH 734.43 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE SOUTH 89°42'16" EAST 592.86 FEET TO AND ALONG THE SOUTH LINE OF GOLDEN SUBDIVISION, A PLAT RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE LOCATED RELATIVE TO THE STREET IMPROVEMENTS AND PROPERTY MARKERS ALONG GOLDEN AVENUE TO THE CENTER OF KAYS CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF KAYS CREEK THE FOLLOWING (25) COURSES: (L4) SOUTH 53°50'15" WEST 44.01 FEET, (L5) SOUTH 69°43'32" WEST 25.63 FEET, (L6) SOUTH 62°18'19" WEST 16.10 FEET, (L7) SOUTH 39°41'49" WEST 20.17 FEET, (L8) SOUTH 36°03'34" WEST 15.02 FEET, (L9) SOUTH 78°26'29" WEST 26.73 FEET, (L10) SOUTH 49°03'11" WEST 22.29 FEET, (L11) SOUTH 00°39'07" EAST 20.24 FEET, (L12) NORTH 06°14'41" EAST 20.80 FEET, (L13) SOUTH 15°03'37" WEST 35.88 FEET, (L14) SOUTH 45°08'19" WEST 46.76 FEET, (L15) SOUTH 22°24'34" WEST 22.64 FEET, (L16) SOUTH 81°37'06" WEST 6.61 FEET, (L17) NORTH 76°51'18" WEST 17.18 FEET, (L18) NORTH 84°56'38" WEST 20.70 FEET, (L19) NORTH 85°52'06" WEST 12.37 FEET, (L20) SOUTH 83°31'12" WEST 23.62 FEET, (L21) SOUTH 49°46'08" WEST 25.14 FEET, (L22) SOUTH 30°44'02" WEST 17.67 FEET, (L23) SOUTH 01°38'54" WEST 23.99 FEET, (L24) SOUTH 52°43'37" WEST 8.66 FEET, (L25) SOUTH 74°43'27" WEST 12.21 FEET, (L26) SOUTH 79°40'54" WEST 19.75 FEET, (L27) SOUTH 52°11'19" WEST 13.41 FEET, AND (L28) SOUTH 39°12'21" WEST 25.04 FEET; THENCE NORTH 65°06'55" WEST TO AND ALONG AN EXISTING FENCE 326.54 FEET; AND THENCE NORTH 24°53'05" EAST 178.10 FEET TO THE POINT OF BEGINNING.

CONTAINING: 119,368 SQ.FT. (2.74 ACRES)

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS WALTON SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL STREET RIGHT-OF-WAY WIDENINGS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON TO LAYTON CITY.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____ A.D. 20____.

STATE OF UTAH
COUNTY OF DAVIS

ON THE ____ DAY OF ____ A.D., 20____, PERSONALLY APPEARED BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC, _____, THE SIGNER(S) OF

THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY

HAVING AUTHORITY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND

PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____

COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 21, TOWNSHIP 4 NORTH,
RANGE 1 WEST, S.L.B.&M., LAYTON CITY,
DAVIS COUNTY, UTAH

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD
AND RECORDED THIS _____
DAY OF _____, 20____ AT
_____ IN BOOK _____
OF OFFICIAL RECORDS PAGE _____

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER



PINNACLE
Engineering & Land Surveying, Inc.

327 WEST GORDON AVE. #3
LAYTON, UT 84041

Phone: (801) 773-1910
Fax: (801) 773-1925

25-022 Prefin-BJWG 2/19/2026

APPROVED THIS ____ DAY OF _____, 20____, BY THE
LAYTON CITY ATTORNEY.

LAYTON CITY ATTORNEY

APPROVED THIS ____ DAY OF _____, 20____, BY THE
LAYTON CITY PLANNING COMMISSION.

LAYTON CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20____, BY THE
LAYTON CITY ENGINEER.

LAYTON CITY ENGINEER

APPROVED THIS ____ DAY OF _____, 20____, BY THE
LAYTON CITY COUNCIL.

ATTEST:

LAYTON CITY RECORDER

LAYTON CITY MAYOR

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Rezone Request – Layton Farms – A (Agriculture) to R-1-8 (Single Family Residential) – 2000 West Gordon Avenue

Staff Contact: Kem Weaver, Planner II

Background: The applicants, Keri and John Marsh, are requesting a rezone of 10.4 acres from A (Agriculture) to R-1-8 (Single Family Residential) zoning. The subject property is adjacent to R-1-8 zoning to the west and A zoning to the east. The subject property is also adjacent to the Denver and Rio Grande (D&RG)/Utah Transit Authority (UTA) regional trail to the north and Condominium Townhome (C-TH) zoning to the south across Gordon Avenue.

The proposal for the rezone is to develop a single-family residential subdivision comparable to single-family residential subdivisions to the west and southwest. The submitted concept plan is proposing 32 single-family lots under the R-1-8 zoning designation with street connections to Gordon Avenue and 2025 West. The concept plan is showing a public trail connection from 2025 West to the D&RG/UTA trail in the north triangle portion of the subdivision.

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

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request from A (Agriculture) to R-1-8 (Single Family Residential); or 2) Recommend the City Council deny the rezone request.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-1-8 (Single Family Residential).



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: June 9, 2026

RE: Rezone Request – Layton Farms – Rezone from A (Agriculture) to R-1-8 (Single Family Residential) – 2000 West Gordon Avenue

LOCATION: 2000 West Gordon Avenue

CURRENT ZONING: A (Agriculture)

PROPOSED ZONING: R-1-8 (Single Family Residential)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 10.4 acres of vacant land located in west Layton. The property is located north of Gordon Avenue and east of 2025 West with street frontage on both Gordon Avenue and 2025 West.

The subject property is adjacent to R-1-8 (Single Family Residential) zoning to the west and A (Agriculture) zoning to the east. The subject property is also adjacent to the Denver and Rio Grande (D&RG)/Utah Transit Authority (UTA) regional trail to the north and Condominium Townhome (C-TH) zoning to the south across Gordon Avenue.

BACKGROUND INFORMATION

The applicants, Keri and John Marsh, are requesting a rezone for the subject property. The purpose for the rezone is to develop a single-family subdivision under the R-1-8 zoning guidelines. The applicant has provided a concept plan as an exhibit showing how the proposed subdivision would be planned. The concept plan shows street connections from Gordon Avenue and 2025 West. The concept plan is proposing 32 single-family residential lots, which equates to a density of 3.08 units per acre. This meets the density requirements of the R-1-8 zone which is a maximum of four units per acre.

Upon approval of the requested rezone, the applicant is required to go through the subdivision process to create the individual lots and dedicate all proposed roads to Layton City. There are a number of corrections on the concept plan that will need to be addressed during review of the preliminary plat. The proposed number of lots and some street configurations may change from the concept plan to the preliminary plat for the subdivision to meet City ordinances. The concept plan is showing a public trail connection from 2025 West to the D&RG/UTA trail in the north triangle portion of the subdivision.

STAFF REVIEW

General Plan

State Code 10-20-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for low density. The R-1-8 zone, as requested by the applicant, is consistent with the General Plan and constitutes a continuation of single-family development in this area as defined in the General Plan.

STAFF RECOMMENDATION

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



Figure 1 - Layton City General Plan Map



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

MEMORANDUM

TO: Cam Preston; cpreston@ensignutah.com
John Marsh; jmarsh.boavida@gmail.com

CC: CED Dept/Fire Marshal/Legal Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: May 19, 2026 - UPDATED

SUBJECT: Layton Farms Rezone
1940 West Gordon Avenue (approximate)

I have reviewed the Rezone Petition received in Engineering on April 28, 2026 and supplemental documents received May 19, 2026, affecting 2 parcels of land containing approximately 10.06 acres of property located at approximately 1940 West Gordon Avenue. The applicant is requesting a zoning change from Agriculture to R-1-8. The Engineering Department has no concerns regarding the rezoning of the property.

There is an existing subdivision named Layton Farms in Layton City. This subdivision will need to be renamed with a name that is distinct from any subdivision on record with Davis County. (Davis County Code Section 15.24.310.B.1.a)

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

Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

Street – Public streets will need to connect to Gordon Avenue and 2025 West. The connection to Gordon Avenue shall align with the existing utility stubs located approximately 260 feet west of 1925 West.

Public streets shall be 50-ft wide for cul-de-sacs and 58-ft wide standard residential streets. (DG 3.02.Table)

Due to the number of utility lateral and mainline connections required in 2025 West, the trench repairs shall be crack sealed, followed by the application of a slurry seal.

The City shall be responsible for constructing the sidewalk along the east side of 2025 West from the existing end on parcel 10-238-0019 to the boundary line of the subdivision. The developer shall be responsible for the sidewalk construction from this point south to Gordon Avenue.

Culinary Water – There is an existing 12-inch culinary main on the south side of Gordon Avenue with an 8-inch stub into the property and an existing 8-inch culinary main on the east side of 2025 West.

Based on the water model, the available fire flow with a looped system within the development is anticipated to be 5,500 gpm with 65 psi. The fire flow will be further refined upon approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the requirement for any additional fire hydrants. (DG 4.06.H)

Sanitary Sewer – There is an existing 18-inch North Davis Sewer District main in Gordon Avenue with an 8-inch stub into the property and an 8-inch main on the west side of 2025 West. Any connections to the NDSD main shall comply with their requirements.

Storm Drain – There is an existing 18-inch storm drain in 2025 West and an existing 15-inch stubbed from an inlet box in the intersection of 2025 West and Gordon Avenue to collect tail water from these parcels. The stub for irrigation water will need to be removed with development.

The storm water runoff from this parcel is master planned to drain to the detention basin at the intersection of 2200 West and Gordon Avenue. The existing 18-inch that currently terminates at the west side of the intersection of 2025 West and Gordon Avenue may need to be extended to provide adequate capacity for the run off from the proposed street.

Land Drain – There is an existing 8-inch main in Gordon Avenue with an 8-inch stub into the property and an 8-inch main near the center of 2025 West.

A land drain system will be required for any home as specified in a geotechnical report, as required per Layton City Municipal Code 18.40.020. The following notice shall be added to the dedication plat and separate notices shall be recorded on each lot that is subject to the waiver of a foundation drain in the subdivision.

Notice to all Lot Owners - The developer has received a waiver on this subdivision to eliminate the land drain system and footing/foundation drain requirements of Section 18.40.020 of the Layton Municipal Code. A copy of the geotechnical report is available for review with the Layton City Engineering or Community Economic Development Departments.

Secondary Water – As part of the City's water master plan, secondary waterlines will need to be installed within the new right of ways and across the frontage in Gordon Avenue. The secondary water system shall follow Layton City secondary water guidelines.

There is an existing secondary water main on the west side of 2025 West and an 8-inch main on the north side of Gordon Avenue that terminates in the intersection with 2025 West. A secondary water main will need to connect to this line and extended along the frontage of the subdivision. (DG 15.04.E)

There is a connection to the pressurized system changing the water to a flood irrigation system at the north point of parcel 10-043-0034. It is our understanding that the owners of parcels 10-043-0040 (Speth) and 10-043-0039 (Huffaker) lease Davis and Weber Counties Canal Company (D&W) shares from Weber Basin for their outdoor use. The water is provided by D&W through the tailwater from the flood irrigation of these parcels. Their lease will expire after the 2027 irrigation season. The developer and/or engineer shall discuss changes to the irrigation system with D&W.

Miscellaneous –

1. The developer will be required to pay for the purchase and installation, by the City's contractor, of all public street lights. A preliminary layout will be provided at the preliminary stage of development. The fee amount will be determined with the final subdivision application and will need to be paid prior to scheduling a preconstruction meeting. (DG 10.02.C)
2. The Developer should be aware that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply. This is required for all development regardless of secondary water use. Single family residential developments are calculated at 3 acre feet per developed area. (MC 19.23.010)

Parcels 10-043-0023 and 10-043-0034 have trilateral water available for assignment towards the water exaction requirement. The trilateral water provision is for 9-acre feet on a total of 51.99 acres and also includes parcels 10-064-0008, 10-064-0009, 10-064-0010, 10-064-0011, 10-064-0021, 10-064-0023, 10-064-0024, 10-064-0025, and 10-064-0026. The water shall be assigned on a first come first serve basis until all 9-acre feet have been assigned.

Water share certificates from Holmes Creek Irrigation, Kays Creek Irrigation, or Davis Weber Counties Canal Company shall be required to meet the water requirement in excess of any trilateral water assigned to the project.

3. The developer should be aware that a 6' chain link fence will be required against any agricultural land. This fence shall be installed within 30 days of the completion of a street. (MC 18.36.180).
4. The developer and engineer shall coordinate with Marathon Pipeline - Richard RAMousley@marathonpetroleum.com for any easement restrictions. A letter of acknowledgement of the development will need to be provided with the preliminary application.

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

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Layton Farms – Gordon Rezone

CC: 1) Engineering
2) Cam Preston, cpreston@ensignutah.com
3) John Marsh, jmarsh.boavida@gmail.com

DATE: May 26, 2026

I have reviewed the rezone application received on April 28, 2026, for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

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

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

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

GM\#4ANNEX/REZONE:sh
Plan #S26-070 District #
Project Tracker #LAY2604283528



Memorandum

To: John Marsh, Cam Preston
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: April 28, 2026
Re: Layton Farms - Gordon Avenue Rezone, Rezone – 1940 W. Gordon Ave.
Review: Review 1

Layton Farms to be located at 1940 West Gordon Avenue lies within the City's existing Ellison Park service area. The Denver Rio Grande Western Rail Trail (D&RGW Rail Trail) is a regionally significant trail that also travels parallel to this development. Connectivity would be important to include in this development.

The Parks & Recreation Department has reviewed the rezone petition submitted on April 28th, and has no comments or concerns regarding the approval from A to R 1-8. It would not impact the Parks & Recreation Department.

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





LAYTON FARMS

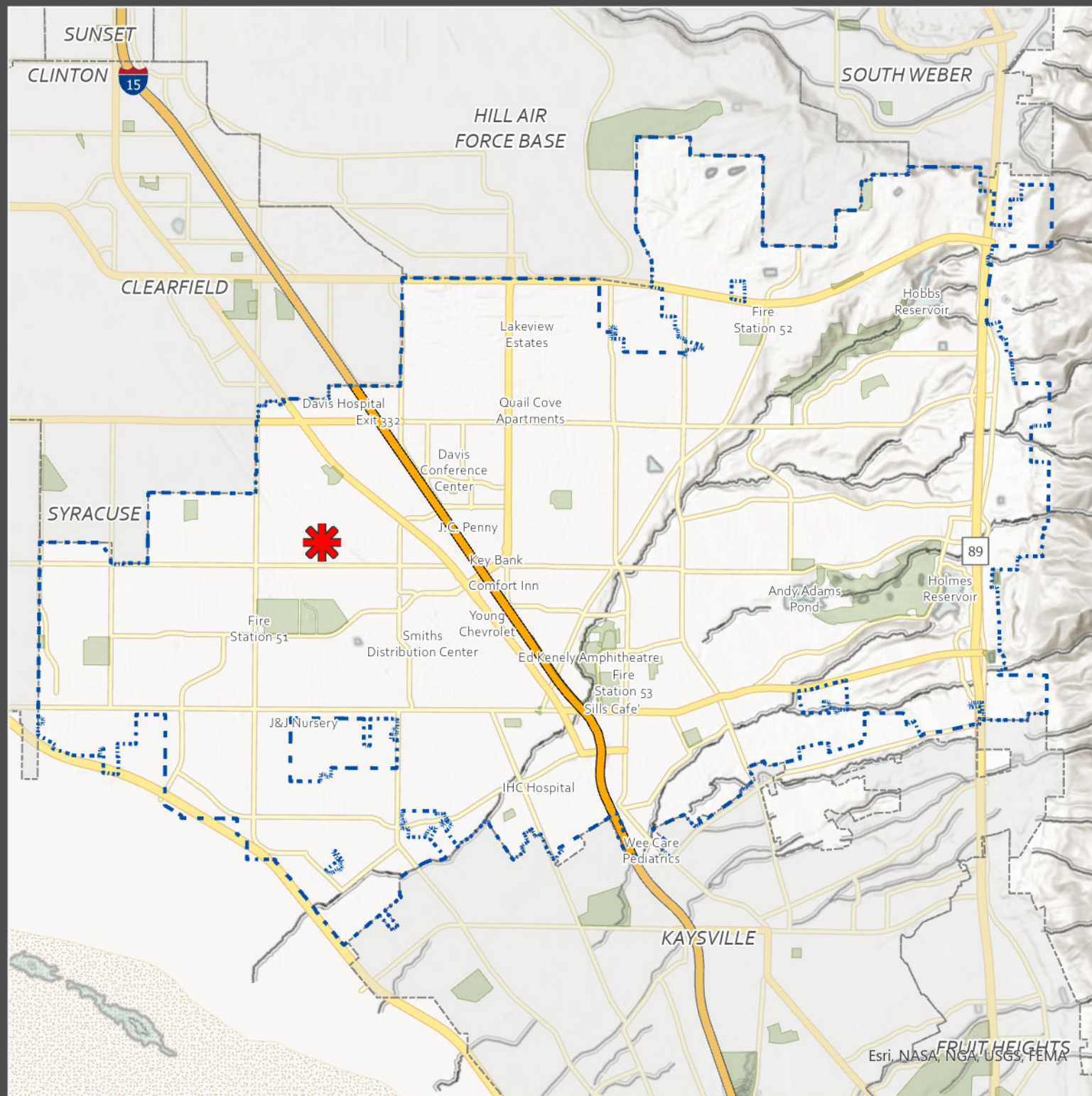
2000 WEST
GORDON AVENUE

REZONE
A TO
R-1-8

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



Map 1





LAYTON FARMS

2000 WEST
GORDON AVENUE

REZONE
A TO
R-1-8

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



Map 2





LAYTON FARMS

2000 WEST
GORDON AVENUE

REZONE
A TO
R-1-8

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



Map 3



811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



LAND USE TABLE	
DESCRIPTION	QUANTITY
SINGLE FAMILY LOTS	32
TOTAL PROJECT AREA	437,225 sq. ft. / 10.037 acres
TOTAL PROJECT DENSITY	3.18 UNITS/ACRE
AVERAGE LOT FRONTAGE	82.72'

- NOTES**
- PROPOSED ZONE R-1-8
1. 8,000 SQ.FT. MINIMUM
 2. 70' MINIMUM LOT FRONTAGE, 80' CORNER
 3. 25' FRONT SETBACK
 4. 25' REAR SETBACK
 5. 8' SIDE SETBACK
 6. 20' SIDE CORNER SETBACK
- AVERAGING LOTS PER LAYTON CITY 19.05-030-14 TABLE 5-3
1. MINIMUM PROJECT AREA OF 3 ACRES
 2. 6,000 SQ.FT. MINIMUM
 3. 60' AVERAGE LOT FRONTAGE
 4. 50' MINIMUM LOT FRONTAGE
 5. 45' MINIMUM LOT WIDTH @ ROW
 6. 55' MINIMUM AVERAGE WIDTH @ ROW

EN SIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

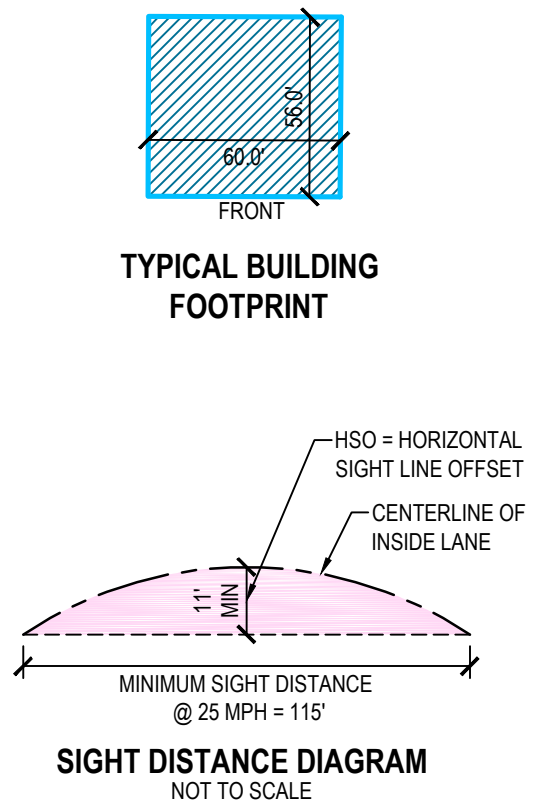
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

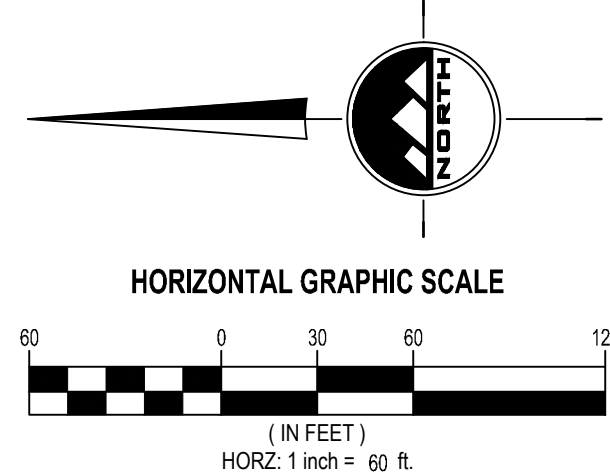
FOR:
LAYTON FARMS LLC

CONTACT:
JOHN MARSH
PHONE: 336-926-0094



DESIGN CONSIDERATIONS	
DESCRIPTION	QUANTITY
GORDON AVENUE DESIGN SPEED	40
INTERSECTION SIGHT DISTANCE - CASE B1	445
LOCAL PUBLIC STREET DESIGN SPEED	25
INTERSECTION SIGHT DISTANCE - CASE B1	280

- NOTES**
1. INTERSECTION DECISION POINT LOCATED 14.5' BEHIND EDGE OF TRAVELED WAY (LIP OF CURB) PER AASHTO STANDARDS



LAYTON FARMS

1950 WEST

LAYTON, UTAH

CONCEPT PLAN
R-1-8 ZONE
OPTION 1

PROJECT NUMBER
14871

PROJECT MANAGER
C.PRESTON

PRINT DATE
5/20/26

DESIGNED BY
M.ELMER