

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, June 23, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, June 23, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:00 PM** for review of the agenda items listed below.

COMMISSION TRAINING

1. Planning Application Process – (20 min)

PRESENTATION

2. Regulations for Murals – (15 min)

PUBLIC MEETING

3. Fort Lane Estates Subdivision – PRELIMINARY PLAT (5 min)
4. Sand Ridge Parkway Church Subdivision – PRELIMINARY PLAT (5 min)

PUBLIC HEARING

5. Approximately 2382 East 1200 North – REZONE (8 min)

ADJOURNMENT

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

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, 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 23, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, June 23, 2026**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC MEETING

1. Fort Lane Estates Subdivision – PRELIMINARY PLAT

The applicant, Marc Hansen, is requesting preliminary plat approval for the Fort Lane Estates Subdivision, which will include 17 single-family lots. The property is located at approximately 1300 North Fort Lane.

2. Sand Ridge Parkway Church Subdivision – PRELIMINARY PLAT

The Church of Jesus Christ of Latter-day Saints is requesting preliminary plat approval for the Sand Ridge Parkway Church Subdivision, a one-lot subdivision to allow for the construction of a new meetinghouse. The property is located at approximately 200 North Sand Ridge Parkway.

PUBLIC HEARING

3. Approximately 2382 East 1200 North – REZONE

The applicant, Brent Hale, is requesting to rezone a 533 square-foot City-owned remnant parcel located behind 2382 East 1200 North from A (Agriculture) to R-1-10 (Single family Residential). The property is located at approximately 2382 East 1200 North.

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.

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Preliminary Plat – Fort Lane Estates Subdivision – Approximately 1300 North Fort Lane

Staff Contact: Zachary Kadin, Planner II

Background: The applicant, Marc Hansen, is requesting preliminary plat approval for the Fort Lane Estates Subdivision, which includes 17 lots. The proposed subdivision is adjacent to similar single-family uses to the east under R-1-10 (Single Family Residential) zoning, and west under R-1-8 (Single Family Residential) and R-S (Residential Suburban) zoning. To the south are single-family properties with A (Agriculture) zoning. To the north is a church and vacant R-1-10 and A zoned properties.

The maximum density for an R-1-10 zoned subdivision is 3.5 units per acre; the proposed subdivision is 6.29 acres with a density of 2.7 units per acre. The subdivision will be accessed from Fort Lane, and Church Street via 1300 North. A stubbed road to the north is provided for connectivity and access for additional future residential development. The proposed streets within subdivision are to be public.

Alternatives: Alternatives are to: 1) Grant approval of the preliminary plat for the Fort Lane Estates Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat finding that the plat does not comply with City requirements.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for the Fort Lane Estates 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: Zachary Kadin, Planner II 

DATE: June 23, 2026

RE: Fort Lane Estates Subdivision Preliminary Plat

LOCATION: Approximately 1300 North Fort Lane

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

DESCRIPTION

The applicant, Marc Hansen, is requesting preliminary plat approval for the Fort Lane Estates Subdivision, which includes 17 lots. The proposed subdivision is adjacent to similar single-family uses to the east under R-1-10 (Single Family Residential) zoning, and west under R-1-8 (Single Family Residential) and R-S (Residential Suburban) zoning. To the south are single-family properties with A (Agriculture) zoning. To the north is a church and vacant R-1-10 and A zoned properties.

BACKGROUND

The proposed subdivision will include 17 lots with R-1-10 zoning. The R-1-10 zone requires all lots to have a minimum of 10,000 square feet, and a minimum of 80 feet of street frontage for interior lots and 90 feet for corner lots. The maximum density for an R-1-10 zoned subdivision is 3.5 units per acre; the proposed subdivision is 6.29 acres with a density of 2.7 units per acre. The subdivision will be accessed from Fort Lane, and Church Street via 1300 North. A stubbed road is provided to the north for connectivity and access of additional future residential development envisioned in the General Plan. The proposed streets within the subdivision are to be public and have been designed according to Public Works Development Guidelines and Design Standards. Any necessary changes to the public improvements have been noted in the staff memorandums.

The required alignment of 1300 North will create an approximately 7,250 square foot remnant piece of property on the southeast corner of Fort Lane and 1300 North. This piece of property will not meet the minimum lot size requirements of the R-1-10 zoning district and will be transferred to the adjacent property to the south, 1284 North Fort Lane. The applicant is working through the process to transfer

that remnant property to the adjacent property to the south which will be completed prior to final plat being submitted for signatures. Lot 17 to the north will be a restricted lot to require the driveway to be accessed from 1300 North rather than Fort Lane.

There is no common area proposed within the subdivision and therefore a homeowner's association is not required.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for the Fort Lane Estates 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 preliminary submittal and within 20 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Mike Johnston; mike.johnston@atwell.com
Marc Hansen; marc@whre.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: May 20, 2026

SUBJECT: Fort Lane Estates Subdivision
Preliminary Plan – 3rd submittal
1373 North Church Street

I have reviewed the preliminary plan, storm drain calculations, and title report received in engineering on May 12, 2026 for the proposed Churchill Estates subdivision located at approximately 1373 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 Guideline and Design Standard (DG) references provided in parenthesis. Items that have been addressed have strikethroughs and new comments based on changes to the drawings are in red. Items that had strikethroughs on the previous memo have been removed.

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.

General Notes –

1. Water Exaction – 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, 3 acre-feet per acre. This is required for all development regardless of secondary water use. Based on the current configuration **with the removal** of the open space, the preliminary water exaction amount is **10** acre feet. A credit will be given for any existing water meter removed from service. The final water exaction amount will be determined with the final dedication plat. The City accepts shares from Kays Creek Irrigation, Holmes Creek Irrigation, and Davis Weber Counties Canal Companies. (MC 19.23.010)
2. Street Lights – Street lights will be required on all public streets. The developer will be required to pay for the purchase and installation, by the City's contractor, of all street lights. The fee amount will be determined at final and will need to be paid prior to scheduling a preconstruction meeting. ~~Preliminary locations are provided in the Site Plan comments below.~~ The final layout and street light fees will be provided at the final application stage of development. (DG 10.02 & MC 18.50.075)

3. Fire flow – Based on the city water model and with the proposed street locations, the fire flow within the project is anticipated to be 2,500 GMP. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants. (DG 4.06.H)
4. ~~The developer should be aware that a 6' chain link fence will be required against any agricultural land. The municipal code requires that this fence be installed within 30 days of the completion of a street. (MC 18.36.180).~~
5. The developer shall contact and coordinate with Enbridge, Rocky Mountain Power, Utopia, Lumen, and other utility companies to determine their requirements for development as well as the location of their facilities within the project.
6. Any existing broken curb/gutter or sidewalk shall be replaced with the development of the property. (MC 12.28.030)
7. ~~It is noted that a subdivision named Church Hill Estates already exists in Layton City. Because the names are very similar, the subdivision will need to be renamed with a name that is distinct from any subdivision recorded at the County. Davis County Code Section 15.24.310.B.1.a~~
8. The 20-foot-wide easement for the storm drain from SD-27 to EXSD-9 will need to be established prior to the recording of the boundary line agreement deeding Parcel A to the adjoining property owners. A legal description for the easement will need to be submitted for review. Once approved, the legal description will need to be attached as Exhibit A to the City's Storm Drain Easement form (attached). The **original** signed and notarized easement will need to be submitted to the City for City signatures and recording.

Preliminary Plans

Preliminary Plat -

1. ~~The bearing of the first call after the point of beginning (POB) is incorrect at N 89d59'30" W. The bearing should be S 89d59'30" E. The plat label has been corrected but the boundary description has not.~~

Existing Conditions – Sheet C-1.2

1. ~~The existing irrigation ditches through the property will need to be addressed. If they are to be abandoned, this can be noted on sheet C-3.1.~~
2. ~~The ditch master will need to provide information on the irrigation system for the property to the north. Is this ground watered through flood irrigation? If so, how is the tailwater addressed?~~

Site Plan – Sheet C-2.1

1. ~~The City will determine the final number and location of street lights with the final subdivision application. The street lights will be installed by the City's contractor after payment to the City by the developer. The street light on Fort Lane will be an SL-04 because Fort Lane is an arterial street.~~

Utility Plan – C-3.1

1. ~~The fire hydrant at Fort Lane connects to this 8-inch line and not the line in Fort Lane. The existing waterline will need to be disconnected at the main in Fort Lane and a new fire hydrant will need to be installed on the north side of 1300 North near the intersection. The fire hydrant lateral will connect to the new main in 1300 North. The existing 8-inch connection in Fort Lane is believed to be a hot-tap. To properly disconnect the main, the contractor will need to remove the valve and install a blind flange cap. This will need to be noted on the final construction drawings.~~

- ~~2. Storm drain catch basins shall be installed up stream of all ADA ramps. (DG 6.08.B) A catch basin will need to be added on Fort Lane just north of the new ADA ramp. SD 15 will need to be shifted south to be at the curb radius.~~
- ~~3. All public storm drain pipe shall be RCP. (DG 6.10.A) HDPE pipe will not be allowed. There is a section of HDPE between SD 5 and SD 7~~
- ~~4. With a maximum distance between inlet boxes of 700 feet, the inlet boxes SD 25 and SD 19 are not required and can be removed from the plans. (DG 6.08.B)~~
- ~~5. An additional manhole will need to be added to the sewer main between SS 3 and the existing manhole in Fort Lane to provide the required separation between the main and the lip of gutter. (DG 5.04.G)~~
- ~~6. Additional manholes will need to be added to the sewer main between SS 5 and SS 7 to provide the required separation between the manhole and the lip of gutter and storm drain line. (DG 5.04.E)~~

Grading Plan –

- ~~1. The elevation proposed contours around the cul-de-sac will need to be labeled.~~

Drainage Report

- ~~1. Some of the times of concentration used in the calculations (29 to 53 minutes) are significantly higher than is typically used (10 to 20 minutes) and those that were calculated by this office.~~
- ~~2. The report will need to include pipes size calculations based on the 10 year storm flows. The minimum pipeline size for the public storm drain systems shall be 15 inch for the main line, (12 inch allowed for one inlet box at 1.0% minimum slope). (DG 6.02.A)~~
3. The anticipated storm drain runoff of 2.49 cfs from undeveloped property to the north does not appear to be included in the storm demand for pipes P8, P9, P10.
4. Based on the calculations, Pipes P4, P6 to P14, P16, and P17 are oversized and will need to be reduced to 15-inch and possibly 12-inch for single inlet boxes at 1.0% minimum slope. (DG 6.02.A)

Items to be addressed with Final Subdivision Application:

1. The engineer shall provide cross-section drawings at 50-foot spacing of the ROW when the cut or fill exceeds 2 feet at the ROW line. (DG 3.22.A)
- ~~2. The final plans will need to note that public streets that are over 1 foot higher than existing ground elevations shall be constructed using imported structural fill from 1 foot behind back of walk to 1 foot behind back of walk. Embankment materials shall be constructed using imported structural fill. (DG 3.24.C)~~
- ~~3. The symbol used for SD 6 is missing from the legend.~~
- ~~4. The inlet boxes in the profiles are identified as 3x3 boxes. These boxes will need to be identified as inlet boxes.~~
- ~~5. SS 3 is identified as a 60" MH in the profile on sheet C-3.2. With only two connections, this manhole can be a 48-inch manhole.~~
- ~~6. SS 8 is identified as a 60" MH in the profile on sheet C-3.3. With only two connections, this manhole can be a 48-inch manhole.~~
- ~~7. There are overlapping notes in the profile on sheet C-3.3 at station 4+00.~~
- ~~8. The minimum slope of a 12-inch storm drain pipe is 1.0% (SD 20 to SD 6). (DG 6.02.A)~~
- ~~9. The Key Plan on sheet C-3.5 will need to be updated to reflect the storm drain crossing cross sections on this sheet.~~
10. The final plans will need to address the final grading on lots 8 to 11. The grading will need to minimize the water runoff impact to the adjacent property.

Dedication Plat – To be addressed on the final dedication plat:

- ~~1. A 20-foot storm drain easement will need to be established for the 18-inch line between SD-27 and EXSD-8.~~
- ~~2. The note on the plat indicates the storm drain easement (Entry 1585282) to be vacated with the extension of the public street. The storm drain easement will need to remain in place for the storm drain line through Parcel A. It may be helpful to have a hatch for easements to remain and a hatch for easements to be vacated upon the recordation of the dedication plat.~~
- ~~3. The AASHTO clear sight triangle (attached) on Parcel A will need to be identified and protected from sight obstructing objects like fences and plantings.~~
- ~~4. The slope easement on lots 9 to 12 will be permanent to maintain the integrity of the street improvements. The limits of the easement will be a 3:1 slope from 1-foot behind the back of walk to existing ground.~~
5. The lot lengths along the boundary for all lots will need to be labeled on the final plat.
6. The buildable area for Lot 3 will need to exclude the area within the Pacificorp easement Entry #1578237.
7. The irrigation company named in Note 8 will need to be Davis & Weber Counties Canal Company.
8. The Davis County Recorder has been returning plats for overlapping or obstructed text. I noticed the following instances that should be addressed to avoid delays in recording the final dedication plat:
 - a. Lot 15 – rear lot line bearing is overlapped by the PU&DE note.
 - b. Lot 11 – front lot curve label is overlapped by the PU&DE note.

When recorded, mail to:
Layton City Corporation
Attn: Layton City Recorder
437 N. Wasatch Dr.
Layton, Utah 84041

Affects Parcel No(s): _____

LAYTON CITY
STORM DRAIN EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells, and sets over unto Layton City Corporation a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace storm drain lines and all appurtenances thereto, hereinafter called Facilities, said right-of-way and easement being situated in Layton City, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property with such equipment as is necessary to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace said Facilities. During construction periods, GRANTEE and its agents may use such portion of GRANTOR's property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. The contractor performing the work shall restore all property through which the work traverses, to as near its original condition as is reasonably possible. GRANTOR shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said GRANTEE, provided such use shall not interfere with the Facilities or with the use of said Facilities, or any other rights granted to the GRANTEE hereunder.

GRANTOR warrants that they and no one else holds title to the above described property and that they have authority to sell said easement to the City.

GRANTOR shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE.

[Signature and notary pages to follow]

IN WITNESS WHEREOF, the GRANTOR has executed this Storm Drain Easement
this ____ day of _____, 20__.

GRANTOR:

GRANTOR'S SIGNATURE

(Signature must be notarized on following pages)

GRANTOR'S NAME & TITLE

LAYTON CITY ACCEPTANCE:

ATTEST:

ALEX R. JENSEN, City Manager

KIMBERLY S READ, City Recorder

Approved as to Form:

City Attorney

City Engineer

CITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS §

On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn, did say that he/she is the _____ of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Layton City Storm Drain Easement was signed in his/her capacity as land use authority on behalf of the City for approval.

NOTARY PUBLIC

GRANTOR NOTARY
(Complete only if signing as an Individual)

STATE OF _____
COUNTY OF _____ §

On this _____ day of _____, 20____, personally appeared before me _____ who being duly sworn, did say that he/she is the legal property owner of record of the property subject to this Layton City Storm Drain Easement and that he/she has executed this Layton City Storm Drain Easement with full authority to do so.

NOTARY PUBLIC

(Complete only if signing on behalf of a Corporation/Partnership)

STATE OF _____
COUNTY OF _____ §

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the _____ of _____, a _____ corporation/partnership, and that _____ is the legal property owner of record of the property subject to this Layton City Storm Drain Easement and that the foregoing Layton City Storm Drain Easement was signed in behalf of said corporation/partnership by authority of its Board of Directors/by-laws, and he/she acknowledged to me that said corporation/partnership executed the same.

NOTARY PUBLIC

(See Following Page for Limited Liability Company & Trust Notaries)

(Complete only if signing on behalf of a Limited Liability Company)

STATE OF _____ §
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the _____ of _____, a limited liability company, that _____ is the legal property owner of record of the property subject to this Layton City Storm Drain Easement and that the foregoing Layton City Storm Drain Easement was signed in behalf of said company by authority, and he/she acknowledged to me that said company executed the same.

NOTARY PUBLIC

(Complete only if signing on behalf of a Trust)

STATE OF _____ §
COUNTY OF _____

On this _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn did say that he/she is the Trustee of the _____ and that the _____ is the legal property owner of record of the property subject to this Layton City Storm Drain Easement and that the foregoing Layton City Storm Drain Easement was signed in behalf of said Trust by _____, Trustee, and he/she acknowledged to me that the Trust executed the same.

NOTARY PUBLIC

****IF ADDITIONAL SIGNERS AND/OR NOTORIAL WORDING ARE NECESSARY, PLEASE NOTATE ANY ADDITIONS ON THIS NOTARY PAGE AND ATTACH A STATE APPROVED NOTARIAL CERTIFICATE, WHICH IDENTIFIES THE DOCUMENT THE ATTACHED NOTARIAL CERTIFICATE RELATES TO, AS WELL AS, THE NUMBER OF PAGES IN THE DOCUMENT****



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: Fort Lane Estates Subdivision @ 1373 N Church St

CC: 1) Engineering
2) Mike Johnston, mike.johnstone@atwell.com
3) Marc Hansen, marc@whre.com

DATE: June 2, 2026

I have reviewed the site plan submitted on May 11, 2026, for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

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

GM\#1 subdivision site plan:sh
Plan #S26-074 District #22
Project Tracker #LAY2512223492

Memorandum

To: Mike Johnston, Marc Hansen
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 27, 2026
Re: Fort Lane Estates Subdivision, Preliminary Approval – 1373 N. Church St.
Review: Review 3

The Fort Lane Estates Subdivision to be located at 1373 North Church Street lies within the existing service areas of Commons Park and Woodward Park.

The Parks & Recreation Department has reviewed the plans re-submitted on May 12th and has no other comments or concerns regarding Fort Lane Estates.

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.





FORT LANE ESTATES SUBDIVISION

APPROXIMATELY
1300 NORTH
FORT LANE

PRELIMINARY PLAT



Project Site



Layton City Boundary



Davis County Parks



City Boundaries



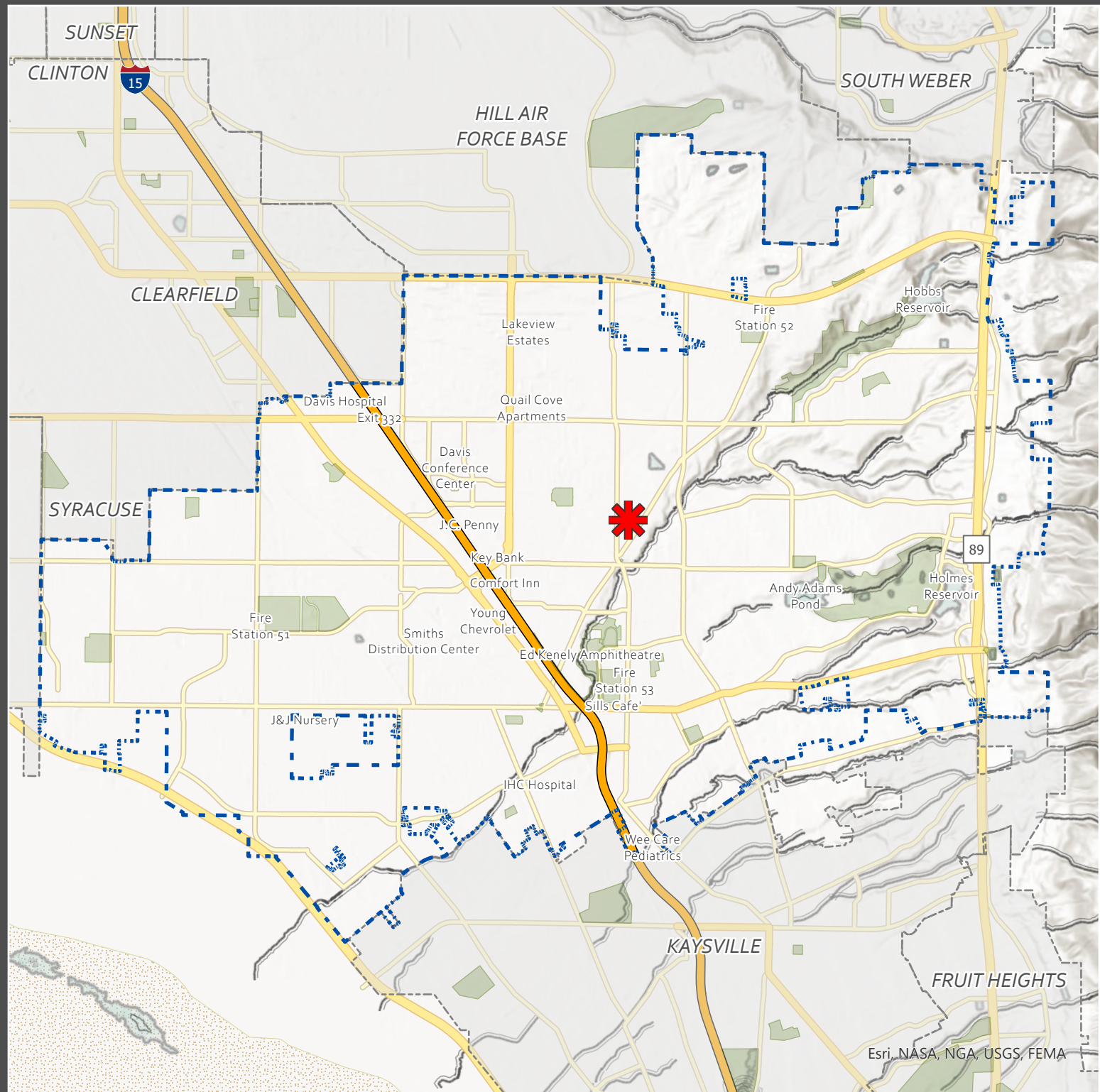
Lakes



Streams



Map 1





FORT LANE ESTATES SUBDIVISION

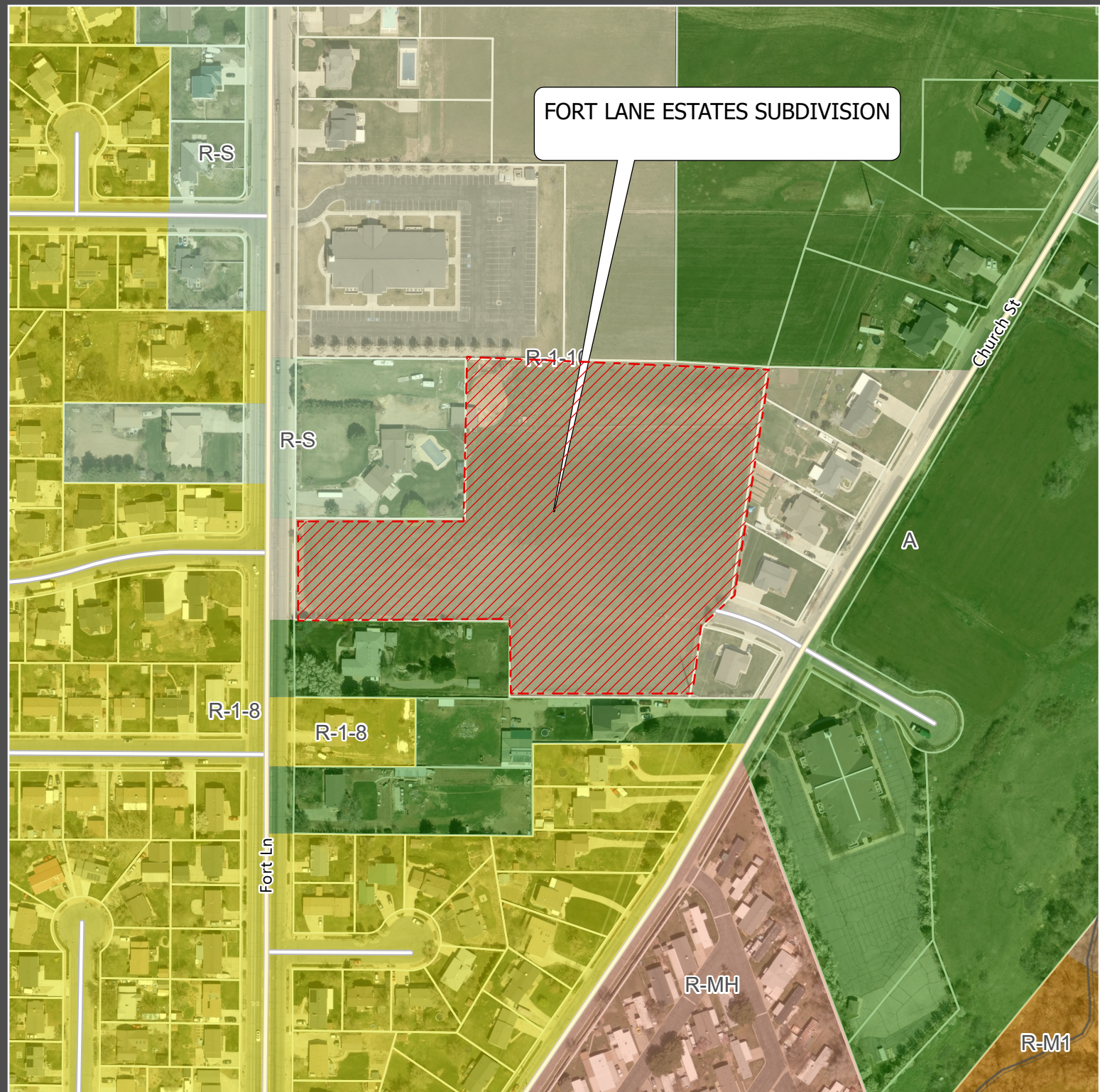
APPROXIMATELY
1300 NORTH
FORT LANE

PRELIMINARY PLAT

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



Map 2





FORT LANE ESTATES SUBDIVISION

APPROXIMATELY
1300 NORTH
FORT LANE

PRELIMINARY PLAT

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



Map 3

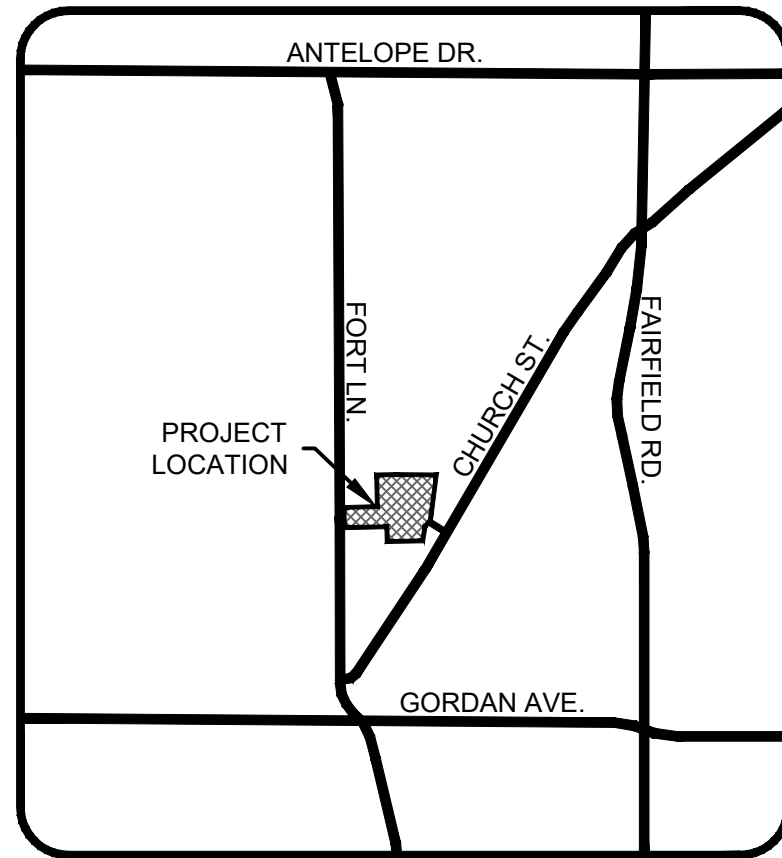


FORT LANE ESTATES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH

PLAT NOTES

- SETBACKS WILL BE BASED ON LAYTON CITY MUNICIPAL CODE 19.05.000 FOR SETBACK REQUIREMENTS FOR LOTS IN ZONE R-1-10. AS PER THE CODE MINIMUM SETBACKS FOR THE SINGLE-FAMILY DWELLINGS IN THIS PROJECTS SHALL BE AS FOLLOWS FRONT YARD: 25', REAR YARD: 25', SIDE YARD: 8', CORNER SIDE YARD: 20' (RESIDENTIAL/COLLECTOR STREETS) 25' (ARTERIAL STREETS). SEE THE PLAN BELOW FOR ALLOWABLE BUILDING AREAS.
- THE PROJECT IS NOT LOCATED WITHIN ANY FEMA FLOOD HAZARD ZONE. FIRM MAP# 490110C229F PANEL 229.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. (18.12.120)
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE SHOWN AND CONFORM TO LAYTON MUNICIPAL CODE SECTION 18.25.010. PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SETBACKS: 7' FRONT/ 5' REAR/ 5' SIDE. (18.25.040)
- A LAND DRAIN IS NOT PLANNED TO BE INSTALLED WITH THE DEVELOPMENT. THE MINIMUM ALLOWABLE FINISHED FLOOR ELEVATION WITHOUT THE LOTS USING PERIMETER FOUNDATION SUBDRAINS IS LISTED IN THE TABLE ON THIS PAGE. THE ELEVATION IS CALCULATED AS 6 FEET UNDER THE EXISTING GROUND AT THE CENTER OF EACH LOT. BENCHMARK ELEVATION IS TO BE THE FOUND PROPERTY CORNER RIVET TO THE WEST OF THE PROJECT AS SHOWN ON THE PLAN.
- DRIVE APPROACHES FOR ANY HOMES SHALL BE LOCATED A MINIMUM OF 50- FEET FROM ANY INTERSECTION.
- LOT 17 WILL BE REQUIRED TO INSTALL ITS ACCESS FROM 1300 N AND WILL NOT BE ALLOWED TO INSTALL AN ACCESS ONTO FORT LANE.
- AS PER WEBER DAVIS CANAL COMPANY, ALL EXISTING IRRIGATION DITCHES WITHIN THIS PLAT ARE HEREBY ABANDONED AND MAY BE REMOVED.
- LOTS 9-12 ARE SUBJECT TO A PERMANENT SLOPE EASEMENT TO MAINTAIN THE INTEGRITY OF THE SUPPORTING FILL MATERIAL BENEATH THE ROAD, SIDEWALK, AND UTILITIES INFRASTRUCTURE. SAID EASEMENT EXTENDS AT A 3H:1V DOWN SLOPE FROM 1- FEET BEHIND THE BACK OF SIDEWALK TO EXISTING GROUND. THE AS-CONSTRUCTED GROUND SURFACE WITHIN THIS EASEMENT MAY NOT BE LOWERED WITHOUT WRITTEN APPROVAL FROM LAYTON CITY. IT IS ANTICIPATED THAT THE FINISH GROUND LEVEL IN THE FRONT YARDS OF HOMES ON LOTS 9-12 WILL BE RAISED WHEN HOMES ARE CONSTRUCTED, WHICH IS PERMITTED.



KEY PLAN

N.T.S.

LOWEST ALLOWABLE FINISHED FLOOR ELEVATION	
LOT	ELEVATION (FT)
1	4476.22
2	4477.76
3	4479.50
4	4481.85
5	4482.79
6	4483.93
7	4484.85
8	4482.27
9	4480.46
10	4479.95
11	4478.68
12	4479.52
13	4480.83
14	4479.55
15	4478.05
16	4476.75
17	4475.72

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C1	229.00'	98.04'	24°31'50"	97.30'
C2	229.00'	137.47'	34°23'42"	135.42'
C3	171.00'	73.21'	24°31'50"	72.65'
C4	171.00'	102.65'	34°23'42"	101.12'
C5	15.00'	26.16'	99°56'23"	22.97'
C6	270.00'	54.47'	11°33'29"	54.37'
C7	330.00'	57.77'	10°01'47"	57.69'
C8	12.50'	19.30'	88°28'19"	17.44'
C9	12.50'	19.63'	90°00'00"	17.68'
C10	229.00'	12.02'	3°00'27"	12.02'
C11	229.00'	23.88'	5°58'27"	23.87'
C12	12.50'	19.63'	90°00'00"	17.68'
C13	175.00'	25.65'	8°23'50"	25.62'
C14	16.50'	14.80'	51°23'12"	14.31'
C15	50.00'	61.15'	70°04'18"	57.41'
C16	12.50'	19.63'	90°00'00"	17.68'
C18	50.00'	64.60'	74°01'44"	60.20'
C19	50.00'	66.18'	75°50'11"	61.45'
C20	16.50'	14.80'	51°23'12"	14.31'
C22	225.00'	30.37'	7°44'00"	30.35'
C23	171.00'	24.23'	8°07'05"	24.21'
C24	15.00'	20.96'	80°03'37"	19.30'
C25	171.00'	2.58'	0°51'49"	2.58'
C33	64.89'	82.36'	72°43'47"	76.94'
C34	60.20'	83.50'	79°28'31"	76.97'
C35	58.75'	69.65'	67°55'14"	65.64'
C36	9.01'	7.60'	48°18'31"	7.38'
C37	58.92'	61.29'	59°36'08"	58.56'
C38	9.50'	8.52'	51°23'13"	8.24'
C43	50.00'	54.84'	62°50'12"	52.13'
C44	225.00'	2.61'	0°39'49"	2.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°21'31"W	29.39'
L4	N8°43'14"E	97.93'
L6	S81°41'56"E	4.68'
L12	N53°01'23"W	117.86'
L14	N88°54'25"E	36.70'
L15	N89°19'56"W	38.96'
L18	S10°32'11"W	6.20'
L19	N10°32'11"E	111.00'
L20	N8°43'14"E	22.97'

CENTERLINE LINE & CURVE TABLE				
TAG	RADIUS	LINE/ARC LENGTH	DELTA ANGLE	CHORD LENGTH
C26	200.00'	85.63'	24°31'50"	84.97'
C27	200.00'	120.06'	34°23'42"	118.27'
C28	300.00'	60.52'	11°33'29"	60.42'
C29	200.00'	31.35'	8°58'54"	31.32'
C30	200.00'	29.31'	8°23'50"	29.29'

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM.

RECORD OF SURVEY # _____

DAVIS COUNTY SURVEYOR

DATE

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I, FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED S00°00'30"W 918.85' ALONG THE SECTION LINE AND EAST 42.00' FROM THE CENTER ONE-QUARTER CORNER SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

FROM THE POINT OF BEGINNING THENCE S89°59'30"E 274.52 FEET; THENCE N00°00'30"E 258.89 FEET; THENCE S89°59'30"E 158.53 FEET; THENCE S88°15'27"E 329.90 FEET; THENCE S08°43'14"W 374.42 FEET; THENCE S41°49'34"W 68.64 FEET; THENCE S10°32'11"W 117.49 FEET; THENCE N89°55'00"W 125.09 FEET; THENCE N00°00'30"E 121.91 FEET; THENCE N89°55'00"W 125.09 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 229.00 FEET; THENCE 137.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°23'42", WITH A CHORD BEARING AND DISTANCE OF N72°43'09"W 135.42 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 171.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S34°28'42"W THENCE 73.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°31'50", WITH A CHORD BEARING AND DISTANCE OF N67°47'12"W 72.65 FEET; THENCE N80°03'07"W 9.37 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET; THENCE 26.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°56'23", WITH A CHORD BEARING AND DISTANCE OF S49°58'41"W 22.97 FEET; THENCE N00°00'30"E 110.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.122 ACRES, OR 266,687 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED AS S00°00'30"W BETWEEN THE FOUND DAVIS COUNTY SECTION CORNER MONUMENTS REPRESENTING THE CENTER ONE-QUARTER CORNER CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THIS PLAT TO BE CREATED, TO BE KNOWN AS FORT LANE ESTATES, AND DOES GRANT TO LAYTON CITY THE PUBLIC UTILITY EASEMENTS AND DEDICATE TO THE CITY THE PUBLIC ROADS AS SHOWN HEREON, AND HEREBY GIVES CONSENT TO RECORD THIS PLAT.

NAME: _____

DATE

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED _____, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LAYTON, UTAH, APPROVES THIS SUBDIVISION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF _____

MAYOR

CLERK-RECORDER

PLANNING COMMISSION

DATE

CITY ATTORNEY

DATE

CITY ENGINEER

DATE

ROCKY MOUNTAIN POWER

DATE

COUNTY RECORDER

ENTRY # _____ BOOK _____ PAGE _____

DATE _____ TIME _____ FEE _____

FOR _____

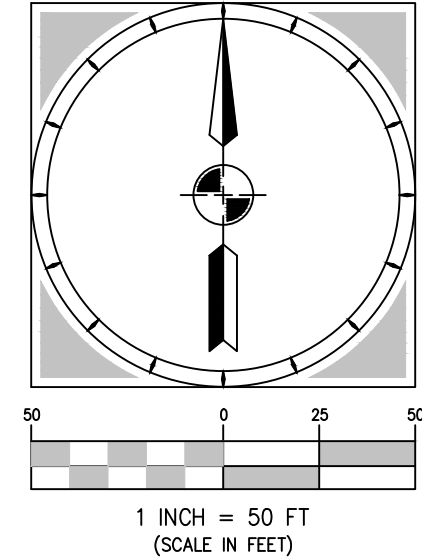
BY _____ DAVIS COUNTY RECORDER

LEGEND

- PLAT BOUNDARY LINE
- CENTERLINE
- SECTION LINES
- ADJACENT PROPERTY LINES
- BUILDABLE AREA
- PUBLIC UTILITY EASEMENT
- STREET MONUMENT
- EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
- QUARTER SECTION CORNER

- EXISTING EASEMENTS
- SLOPE EASEMENT
- LANDSCAPE BUFFER AREA

- AASHTO CLEAR SIGHT TRIANGLE
- EASEMENT TO BE VACATED



CENTER 1/4 CORNER SECTION 16, T4N, R1W, SLB&M FOUND 2.5" DAVIS COUNTY BRASS CAP MONUMENT FLUSH IN ASPHALT ROADWAY

P.O.B.

5' LANDSCAPE BUFFER OFFSET FROM FORT LANE RIGHT-OF-WAY. LANDSCAPE BUFFER TO BE MAINTAINED BY LOT 17 OWNER. THIS AREA IS WITHIN A REQUIRED CLEAR SIGHT DISTANCE AREA AND NO SIGHT OBSTRUCTING FENCE OR PLANT SHALL BE PLANTED IN THIS AREA.

20' STORM DRAIN EASEMENT IN FAVOR OF LAYTON CITY. ENTRY #160.

20' EXISTING STORM DRAIN EASEMENT IN FAVOR OF LAYTON CITY. ENTRY #1585282.

20' EXISTING STORM DRAIN EASEMENT IN FAVOR OF LAYTON CITY. ENTRY #1585282.

CL 25006420 JWH REAL ESTATE LAYTON PROJECT SURVEYORS CL 25006420 PLATINGS

PROJECT
25006420

SHEET
1 OF 1

ISSUE DATE
5/11/2026

PREPARED FOR
JWH REAL ESTATE

PROJECT
FORT LANE ESTATES



COPYRIGHT © 2026
ATWELL, LLC.

DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

FORT LANE ESTATES

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Preliminary Plat – Sand Ridge Parkway Church Subdivision – Approximately 200 North Sand Ridge Parkway

Staff Contact: Whitney Black, Planner II

Background: The Church of Jesus Christ of Latter-day Saints is requesting preliminary plat approval for the Sand Ridge Parkway Church Subdivision, a one-lot subdivision of 3.794 acres to allow for the construction of a new meetinghouse with associated parking and landscaping. The plat is required because it dedicates 0.552 acres of right-of-way for the continuation of Sand Ridge Parkway and establishes several utility, drainage, and irrigation easements.

Alternatives to the Motion: Alternatives are to: 1) Approve the preliminary plat of the Sand Ridge Parkway Church Subdivision subject to meeting all City requirements; or 2) Identify the preliminary plan does not meet City requirements and deny the preliminary plat.

Recommendation: Staff recommends that the Planning Commission approve the preliminary plat for the Sand Ridge Parkway Subdivision, subject to meeting all the City requirements and conditions as outlined in the Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whitney Black, Planner II

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

DATE: June 23, 2026

RE: Preliminary Plat – Sand Ridge Parkway Church Subdivision – Approximately 200 North Sand Ridge Parkway

LOCATION: Approximately 200 North Sand Ridge Parkway

ZONING: R-S – Residential Suburban

DESCRIPTION

The applicant, The Church of Jesus Christ of Latter-day Saints, is requesting preliminary plat approval of the Sand Ridge Parkway Church Subdivision for the subject property that contains 3.794 acres. The proposed subdivision is adjacent to single-family residential uses on the north, east, and west, with vacant land to the south.

BACKGROUND

This plat creates a one-lot subdivision for the construction of a new meetinghouse with associated parking and landscaping. The property is currently vacant and, subject to the conditions outlined in the staff memorandums, complies with the preliminary plat requirements of Layton Municipal Code Chapter 18.12.

The plat is required because it dedicates 0.552 acres (24,066 square feet) of right-of-way for the continuation of Sand Ridge Parkway and establishes or re-establishes several easements. These include a 20-foot storm drain easement within the right-of-way, typical Public Utility and Drainage Easements along each property line, and a 15-foot irrigation easement along the north and east property lines.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the preliminary plat for the Sand Ridge Parkway Church Subdivision, subject to meeting all the City requirements and conditions as outlined in the 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 preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Bronson Nye; bronsonn@designwestarchitects.com
Brian Childs; brianrc@churchofjesuschrist.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: April 27, 2026

SUBJECT: Layton Legacy Meetinghouse Subdivision AKA Sand Ridge Parkway Church
Subdivision
197 Sand Ridge Parkway
Preliminary – 1st submittal

I have reviewed the preliminary plat and title report received in Engineering on April 16, 2026 for the Layton Legacy Meetinghouse Subdivision located at 197 Sand Ridge Parkway. The preliminary plan has been stamped "Approved as Corrected". The following comments and corrections will need to be addressed with the Final Subdivision Application. All other comments from City staff will also need to be addressed.

All site and public improvement requirements will be addressed in a separate review memo for the Layton Legacy Meetinghouse Site Plan.

1. The Public Utility and Drainage Easement will need to be added to all property lines. (DG 9.02.12) The width on rear lot line is 5 feet, front lot line is 7 feet, and side lot lines a total of 10 feet with not less than 3 feet on one side of the lot line and 7 feet on the other. These easements shall be separate from any irrigation easement.
2. There is an existing 10-foot irrigation easement (Entry 3211239) along the north and east property lines. This easement will need to be added to the final plat or removed from the title report.
3. The proposed 15-foot irrigation easement will need to be established by separate document prior to recording the dedication plat. The legal description will need to be submitted for approval prior to attaching it into the appropriate easement form for recording. The Entry Number, Book and Page as well as signature block for the easement holder will need to be added to the final plat.
4. The easement holders for the other easements on the plat will need to be added to the easement labels.
5. All references to Public Utility Easements (PUE) shall be changed to Public Utility and Drainage Easements (PU&DE).
6. The Boundary Description will need to begin from a Section Corner.
7. A private storm drain easement for the underground detention facility will need to be established by separate document and added to the final plat. The legal description will need to be submitted for approval prior to attaching it into the appropriate easement form for recording. The Entry Number, Book and Page as well as signature block for the easement holder will need to be added to the final plat.

8. The references to the irrigation easement, stormwater detention ponds, secondary water improvements, and canal maintenance easement shall be removed from the Owner's Dedication.

General Notes –

1. The developer should be aware that final subdivision fees will need to be paid and bonding for 10% of all construction costs for the public improvements plus any incomplete public improvements will need to be in place prior to the City Engineer signing the plat. (MC 19.13.080.5)
2. The developer should be aware that the following signoffs will need to be completed prior to issuing a building permit: fire hydrant function (Eng), drivable surface (Fire), and fire flow (Fire). (MC 18.50.160)
3. The developer should be aware that the water exaction requirement will need to be fulfilled prior to the City Engineer signing the dedication plat or prior to a pre-construction meeting, whichever takes place first.
4. The developer should be aware that there is a potential for a payback agreement for the oversizing of Sand Ridge Parkway. The payback amount will be based on contractor invoices for the extra width and depth of the asphalt, roadbase, and subgrade. The City Council will need to approve any payback agreement. Additional details shall be provided on the Engineering Site Plan review memo.
5. The developer should be aware that a previous payback agreement for the sanitary sewer and land drain in Sand Ridge Parkway has expired and therefore, is no longer applicable to the property.



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: Layton Legacy Meetinghouse Subdivision

CC: 1) Engineering
2) Bronson Nye, bronsonn@designwestarchitects.com
3) Brian Childs, brianrc@churchofjesuschrist.com

DATE: May 7, 2026

I have reviewed the preliminary plat submitted on April 15, 2026, for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

Site plan comments will be addressed under the Layton Legacy Meetinghouse Site Plan.

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

GM#1 subdivision site plan:sh
Plan #S26-061 District #40
Project Tracker #LAY2604153523

Memorandum

To: Church of Jesus Christ of Latter-day Saints – Brian Childs, Bronson Nye

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, City Landscape Architect – Parks & Recreation

Date: April 17, 2026

Re: Layton Legacy Meetinghouse Subdivision, Preliminary Approval – 197 Sand Ridge Pkwy

Review: Review 1

The Parks and Recreation Department will not be adversely impacted by The Church of Jesus Christ of Latter-day Saints' proposed meeting house to be located at 197 Sand Ridge Parkway.

The Parks and Recreation Department has reviewed the plans received on April 16th and has no comments or concerns regarding the proposed Layton Legacy Meetinghouse Subdivision.

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.





SAND RIDGE PARKWAY CHURCH SUBDIVISION

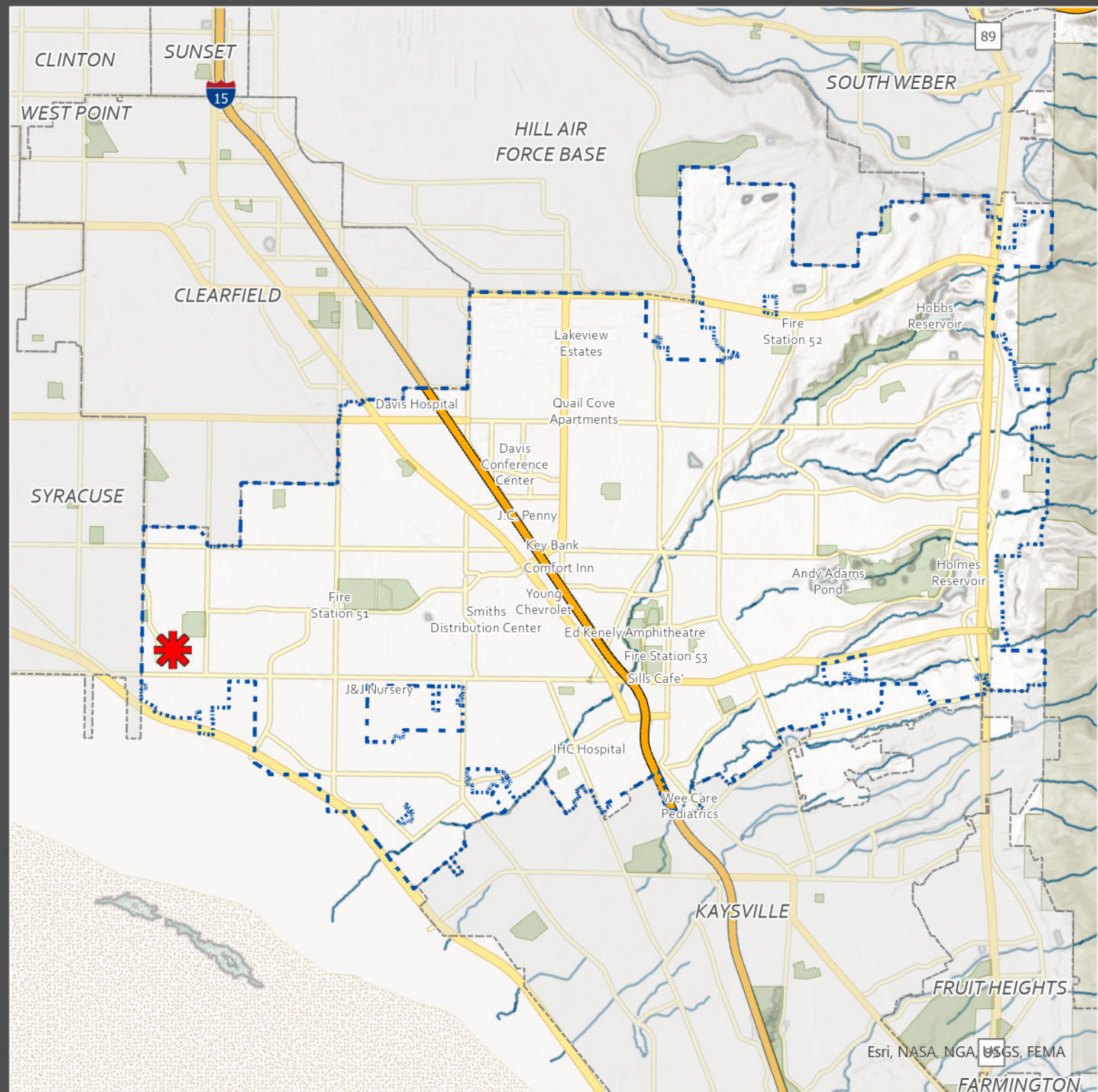
APPROXIMATELY
200 NORTH SAND
RIDGE PARKWAY

PRELIMINARY
PLAT

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



Map 1





**SAND RIDGE
PARKWAY CHURCH
SUBDIVISION**

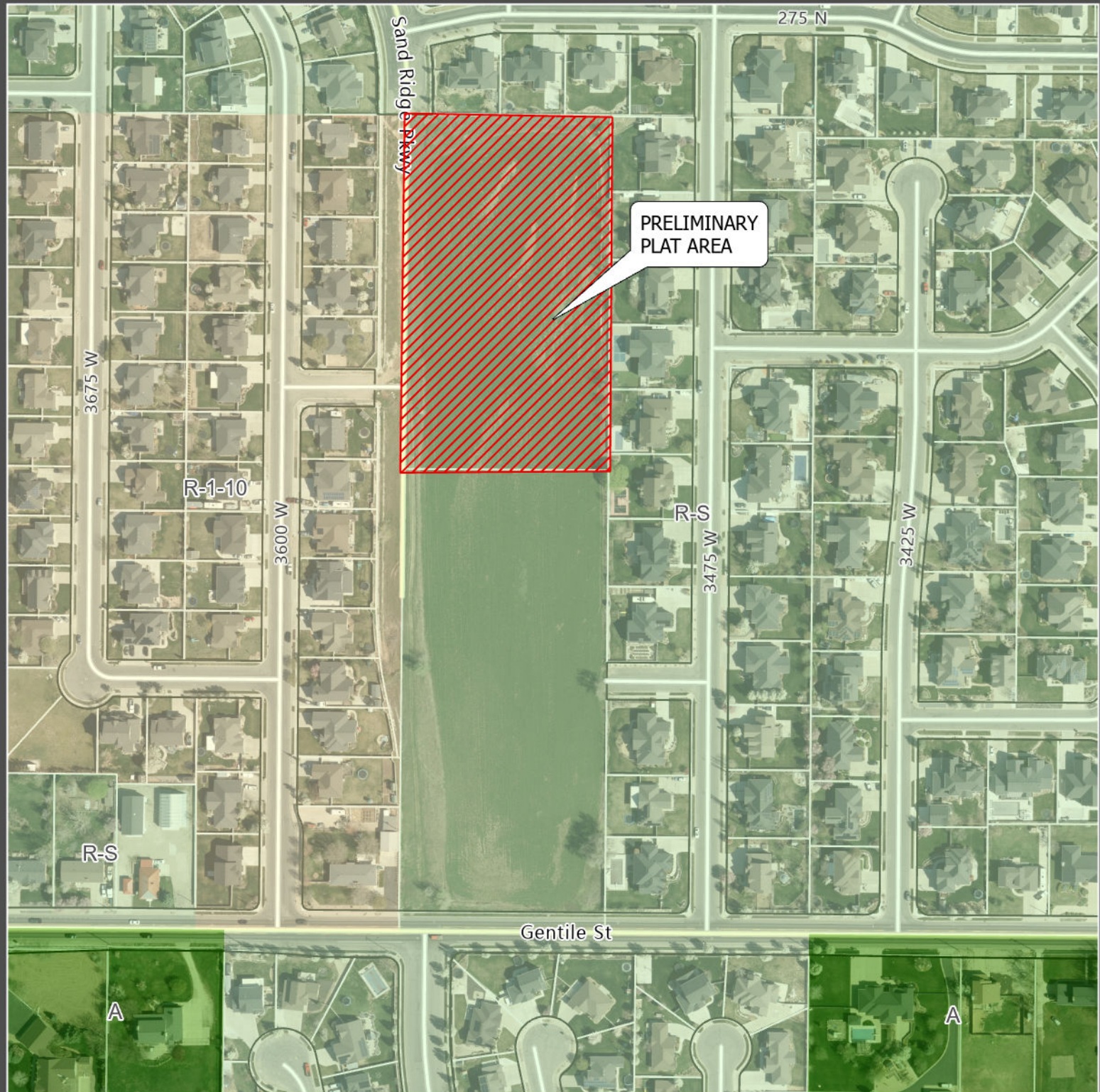
**APPROXIMATELY
200 NORTH SAND
RIDGE PARKWAY**

**PRELIMINARY
PLAT**

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



Map 2





SAND RIDGE PARKWAY CHURCH SUBDIVISION

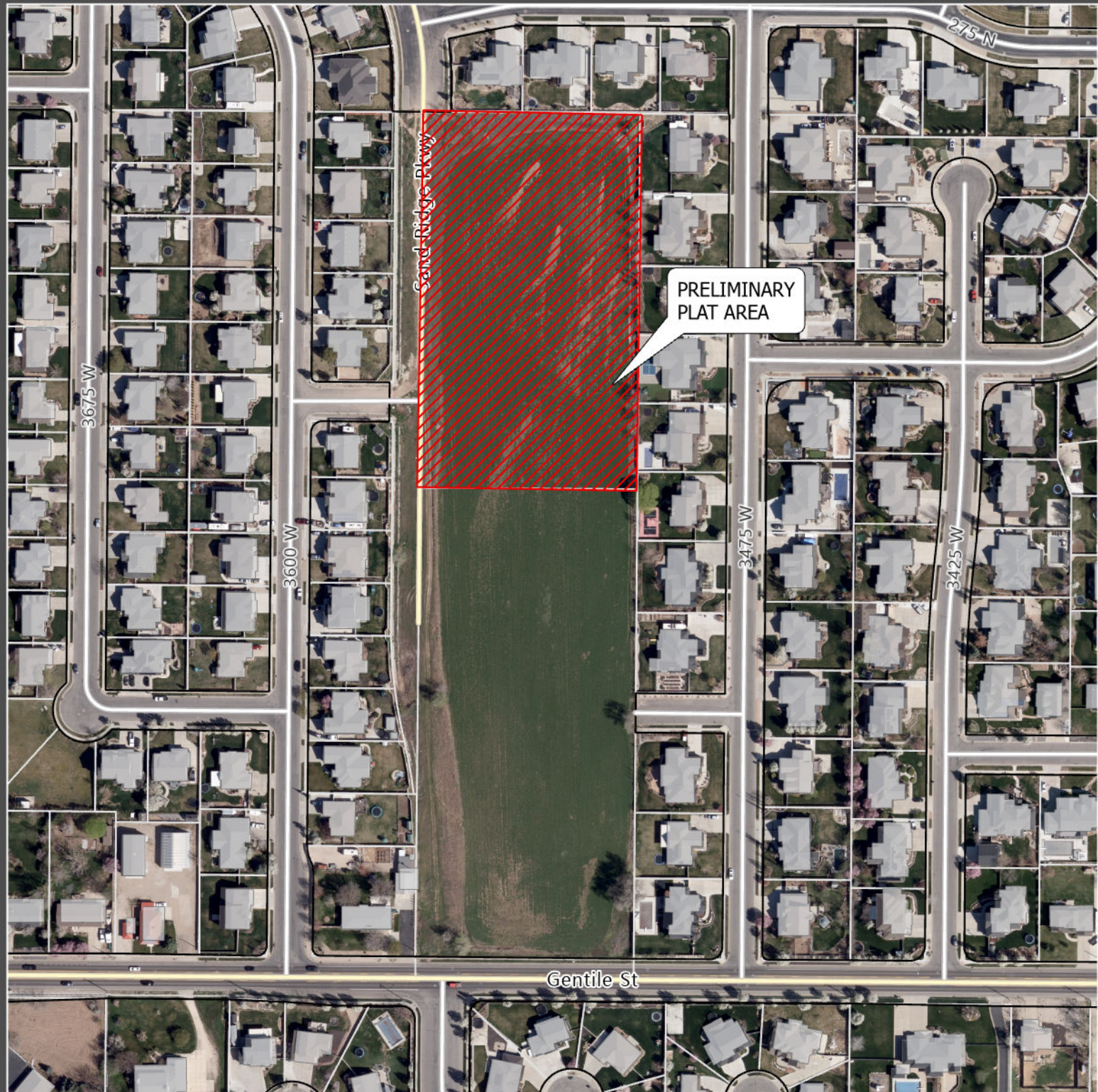
APPROXIMATELY
200 NORTH SAND
RIDGE PARKWAY

PRELIMINARY
PLAT

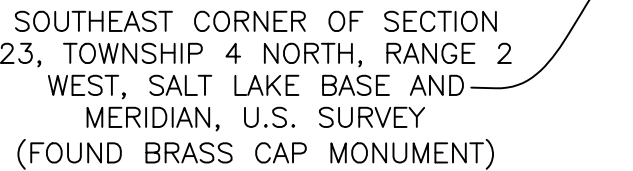
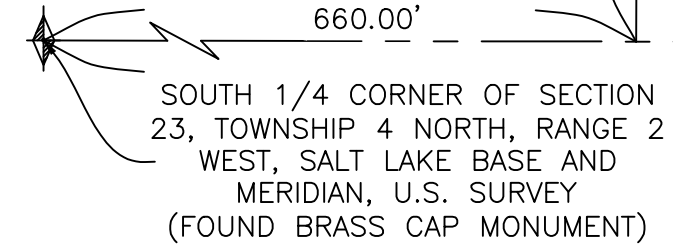
-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 3



Reeve & Associates, Inc. - Solutions You Can Build On



Scale: 1" = 40'

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYTON CITY, DAVIS COUNTY, UTAH

BEGINNING AT A POINT ON THE EAST LINE OF FEATHERING SANDS SUBDIVISION-PHASE 4, AS RECORDED WITH THE DAVIS COUNTY RECORDER, BEING 660.00 FEET SOUTH 89°53'55" EAST ALONG THE SECTION LINE AND 747.37 FEET NORTH 0°11'35" EAST TO AND ALONG THE EAST LINE OF FEATHERING SANDS SUBDIVISION-PHASE 1, FEATHERING SANDS SUBDIVISION-PHASE 2, AS RECORDED WITH THE DAVIS COUNTY RECORDER, AND SAID FEATHERING SANDS SUBDIVISION PHASE-4; THENCE NORTH 0°11'35" EAST 573.00 FEET ALONG SAID EAST LINE OF FEATHERING SANDS SUBDIVISION PHASE-4, AND THE EAST LINE OF FEATHERING SANDS SUBDIVISION PHASE-5, AND FEATHERING SANDS SUBDIVISION PHASE-6, AS RECORDED WITH THE DAVIS COUNTY RECORDER, TO THE SOUTH LINE OF CRIMSON CORNER PHASE 5, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE SOUTH 89°57'41" EAST 330.00 FEET ALONG SAID SOUTH LINE OF CRIMSON CORNER PHASE 5 TO THE WEST LINE OF ROCKWELL ESTATES SUBDIVISION, AS RECORDED WITH THE DAVIS COUNTY RECORDER; THENCE SOUTH 0°06'05" WEST 573.00 FEET ALONG SAID WEST LINE; THENCE NORTH 89°57'41" WEST 330.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 189,350 SQUARE FEET OR 4.346 ACRES.

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE-LOT SUBDIVISION AS SHOWN
HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP
STAMPED "REEVE & ASSOCIATES".

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SOUTH 89°53'55" EAST (NAD83 SOUTH 89°33'09" EAST).

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

_____ DAY OF _____, 20____, AT
WHICH TIME THIS SUBDIVISION WAS APPROVED AND
ACCEPTED.

LAYTON CITY MAYOR CITY RECORDER

PACIFICORP GIVES CONSENT TO RECORD THIS PLAT
THIS _____ DAY OF _____, 20____.

_____ DAY OF _____, 20____.

_____ DAY OF _____, 20____.

LAYTON CITY ATTORNEY

1. JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SAND RIDGE PARKWAY CHURCH SUBDIVISION IN LAYTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF LAYTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

UTAH LICENSE NUMBER

JASON T. FELT

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE LOT AND PUBLIC STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT SAND RIDGE PARKWAY CHURCH SUBDIVISION. AND DO HEREBY GRANT AND DEDICATE A 15 FOOT WIDE PERPETUAL IRRIGATION EASEMENT AS SHOWN HEREON, TO DAVIS AND WEBER COUNTIES CANAL COMPANY FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF IRRIGATION STRUCTURES AND APPURTENANCES, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT OF EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS SECONDARY WATER IMPROVEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES.

SIGNED THIS _____ DAY OF _____, 20____.
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE

BY: _____
AUTHORIZED AGENT

STATE OF UTAH)
COUNTY OF _____) ss

ON THIS _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME _____, PERSONALLY KNOWN
TO ME TO BE AN AUTHORIZED AGENT OF THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS, A UTAH CORPORATION, WHO, WHO ACKNOWLEDGED
BEFORE ME THAT HE/SHE SIGNED THE FOREGOING INSTRUMENT AS AN
AUTHORIZED AGENT FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS, A UTAH CORPORATION, THAT SAID INSTRUMENT IS THE FREELY
AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED
TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID CORPORATION AND THAT
SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND.

A NOTARY PUBLIC COMMISSIONED
IN STATE OF UTAH

NOTARY'S NAME:

COMMISSION EXPIRES:

NOTARY'S COMMISSION #:

Surveyor: J. FELT Project Name: WEST STAKE LAYTON
 Designer: A. MULLINS Number: 5144-03
 Scale: 1"=40'
 Begin Date: 1-12-2026 Revision: _____
 Checked: _____

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD
 AND RECORDED, _____ AT _____
 _____ IN BOOK _____ OF
 THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUT



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Rezone Request –Approximately 2382 East 1200 North (Parcel ID 09-088-0161) – Rezone from A (Agriculture) to R-1-10 (Single Family Residential)

Staff Contact: Whittney Black, Planner II

Background: The applicant, Brent Hale, is requesting to rezone a 533 square-foot City-owned remnant parcel located behind 2382 East 1200 North from A (Agriculture) to R-1-10 (Single-Family Residential). The rezone is intended to match the zoning of the adjacent residential property and facilitate the future purchase and combination of the parcel with the existing lot to increase the backyard area for personal use. Following approval of the rezone, the applicant plans to submit a subdivision amendment to incorporate the parcel into the existing lot.

The transition from A to R-1-10 zoning is consistent with the General Plan, which designates the property for residential uses.

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

Recommendations: Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the rezone request of the subject parcel of land located at approximately 2382 East 1200 North (Parcel ID 09-088-0161), subject to meeting all City requirements and General Plan guidelines.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

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

DATE: June 23, 2026

RE: Rezone Request – Approximately 2382 East 1200 North (Parcel ID 09-088-0161) - Rezone from A (Agriculture) to R-1-10 (Single Family Residential)

LOCATION: Approximately 2383 East 1200 North

CURRENT ZONING: A (Agriculture)

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

GENERAL PLAN: Neighborhood Residential (Residential Uses)

DESCRIPTION

The applicant, Brent Hale, is requesting to rezone a 533 square foot parcel of land located directly behind 2383 East 1200 North. The parcel is currently zoned A, and the applicant is requesting that the parcel be rezoned to R-1-10. The property is surrounded by R-1-10 zoning to the north, south, and west, and A zoning to the east.

BACKGROUND

The subject parcel is owned by the City. It is a remnant piece of land left over after the City acquired the larger parcels to the east. Due to its size and location, it has little practical use on its own. The applicant is seeking a rezone of this property to match the zoning of his adjacent residential property to the north. This step is necessary to facilitate the future purchase of the parcel from the City.

If the rezone is approved and the applicant purchases the parcel, he intends to combine it with the existing residential lot to increase the backyard area for personal use through a subdivision amendment. The proposed rezone is consistent with the General Plan, which designates the property for residential uses.

STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the rezone request of the subject parcel of land located at approximately 2383 East 1200 North (Parcel ID 09-088-0161), subject to meeting all City requirements and General Plan guidelines.



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

MEMORANDUM

TO: Brent Hale; hale@xmission.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: May 19, 2026

SUBJECT: Hale Rezone
2382 East 1200 North

I have reviewed the Rezone Petition for one parcel of ground containing approximately 0.01 acres at 2382 East 1200 North. The applicant is requesting a zoning change from A to R-1-10 to facilitate the future purchase the parcel from Layton City and amend the Wooded Hill dedication plat to combine the parcel with other Hale owned parcels (09-096-0041, 09-426-0245).

The Engineering Department has no concerns regarding the rezone of the property.

Memorandum

To: Brent Hale
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 27, 2026
Re: Hale Rezone, Rezone – 2382 E. 1200 N.
Review: Review 1

Hale Rezone located at 2382 East 1200 North lies within the proposed Snow Canyon Park service area and just outside of the existing Andy Adams Park service area. The applicant's proposed rezone from A to R-1-10 would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition submitted on May 1st and has no comments or concerns regarding approval of the rezone.

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





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10



Project Site



Layton City Boundary



Davis County Parks



City Boundaries



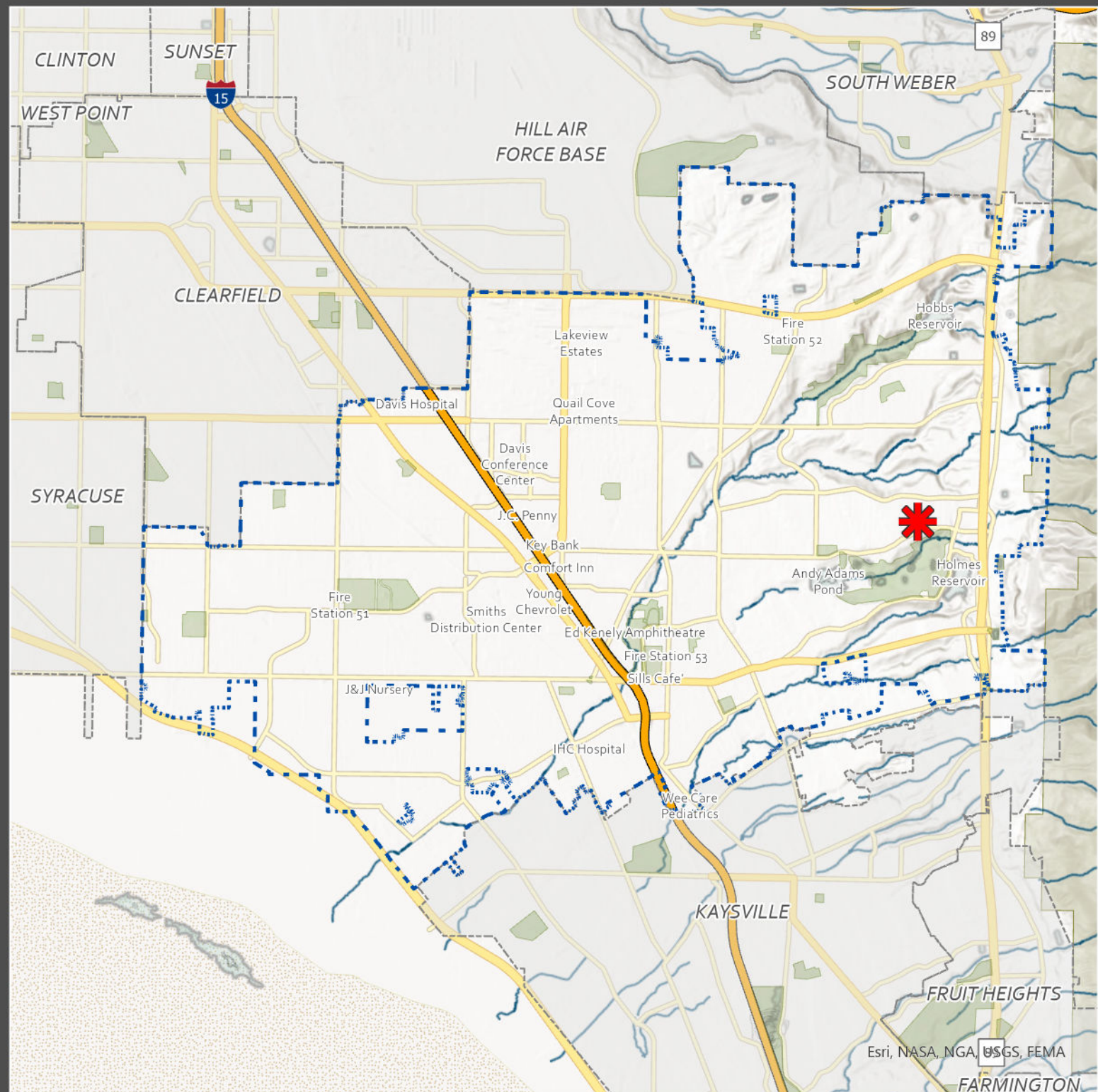
Lakes



Streams



Map 1





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10

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



Map 2





APPROXIMATELY
2382 EAST
1200 NORTH

PARCEL ID
09-088-0161

REZONE
FROM A
TO R-1-10

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



Map 3

