

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, July 14, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 14, 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.

PUBLIC HEARING

1. Amber Lane Subdivision – REZONE (6 min)
2. Layton Main Street – REZONE (10 min)

ADJOURNMENT

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

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncityutah.gov/LC, 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, July 14, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 14, 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 – June 9, 2026 and June 23, 2026.

PUBLIC HEARING

1. Amber Lane Subdivision – REZONE

The applicant, Tom Day, is requesting to rezone 1.73 acres from A (Agriculture) to R-S (Residential Suburban) for the development of two single-family lots. The property is located at approximately 75 North 1550 West.

2. Layton Main Street – REZONE

The applicant, Seth Teague, is requesting to rezone 0.61 acres from C-H (Planned Highway Commercial) to MU (Mixed-Use) for a townhome development. The property is located at 1596 North Main Street.

ADJOURNMENT

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncityutah.gov/LC, 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
JUNE 9, 2026**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Commissioners Wesley Felice and Chase Freebairn

OTHERS PRESENT:

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

Chair Steenblik called the meeting order at 6:30 p.m.

Commissioner Chase Freebairn is excused from the work and regular meeting following written notification of a conflict of interest with the Layton Farms Subdivision petition for rezone.

PERMANENT SUPPORTIVE & TRANSITIONAL HOUSING PRESENTATION – Ryan Parker, Davis County

PUBLIC MEETING

1. Walton Subdivision – PRELIMINARY PLAT

Planner Weaver presented the preliminary plat for a two-lot subdivision at 640 North Church Street. The applicant is proposing a split of the 2.7-acre property. This preliminary plat comes before the Commission because 413 square feet needs to be dedicated to the City. The property is zoned R-1-8, and the new lot will remain in that zoning district.

PUBLIC HEARING

2. Layton Farms Subdivision – REZONE

Planner Weaver presented the Layton Farms rezone located at approximately 2000 West Gordon Avenue. This property abuts the Denver and Rio Grande Western Rail Trail (D&RGWRT). The proposal is for 32 single-family lots in the R-1-8 zoning district. The lots will have access to Gordon Avenue and to 2525 West.

There is common space at the north end that will have a trail connection for the residents and the neighboring subdivision.

Commissioner Pierce asked for clarification of the red marks on the concept plan. Planner Weaver answered that the red identifies how the buildable area will work on the lots.

Vice Chair Whitworth asked whether there were plans for stoplights to help alleviate traffic as residents try to turn left onto Gordon Avenue. Planner Weaver responded that there is a light at 2200 West and another at the Angel Street connection. Vice Chair Whitworth noted the difficulty with turning left off 2525 West onto Gordon. Planner Weaver stated that once the development and the Trailside development are built, the City could conduct a traffic study to determine if a signal was needed.

ADJOURNMENT:

At 6:57 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES

JUNE 9, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Commissioners Wesley Felice and Chase Freebairn

OTHERS PRESENT:

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

Commissioner Chase Freebairn is excused from the work and regular meeting following written notification of a conflict of interest with the Layton Farms Subdivision petition for rezone.

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – May 26, 2026.

Chair Steenblik called for a motion to approve the minutes. Commissioner Nielsen moved to accept the Planning Commission Work and Regular Meeting minutes for May 26, 2026. Commissioner Heslop seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Weaver presented the item.

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 in 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 of Church Street for the continuation of the public sidewalk.

Alternatives to the Motion: 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.

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

Planning Commission Comment:

Vice Chair Whitworth asked if the City collects the right-of-way properties until they have enough to pave the road, so this will remain the same until development occurs. Planner Weaver affirmed that the City wants to have the right-of-way. Sometimes properties encroach into that right-of-way. Vice Chair Whitworth clarified that the City wouldn't pave that small portion to make the road wider until there is more to pave. Planner Weaver responded that it would depend on the improvements the Engineering Department required and if the parcel was to be built on. Vice Chair Whitworth asked if there was a requirement to make the frontage as deep as the neighboring lots. Planner Weaver stated that there wasn't such a requirement.

MOTION:

Vice Chair Whitworth motioned that the Planning Commission approve the preliminary plat for the Walton Subdivision, subject to meeting all City requirements as outlined in Staff memorandums. Commissioner McDonough seconded the motion, which was approved unanimously following a roll call vote.

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.

Planner Weaver presented the item.

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 Western Rail Trail (D&RGWRT) 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.*

Recommendations: *Staff recommends that 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).*

Planning Commission Comment:

Chair Steenblik asked if there would be a development agreement or an overlay for the development. Planner Weaver responded that this is a regular subdivision without any overlays, and it would not have a development agreement. Chair Steenblik asked if there were any concerns regarding parking for the trailhead on the north parcel. Planner Weaver stated that the Parks' Department Planner, JoEllen Grandy, identified that there would be on-street parking but anticipated that the trailhead would be used mostly by the residents of the subdivision.

Vice Chair Whitworth asked if the triangle piece would be dedicated to the City or would it be managed by an HOA. Planner Weaver affirmed that the parcel and the landscape buffer along Gordon Avenue would be managed by the subdivision HOA.

Public Comment:

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

Leah Hess asked if the homes along 2525 West would be fronting onto 2525 West. Planner Weaver affirmed the homes would front onto the street just like the homes to the west. Ms. Hess asked for assurance that the development would remain single-family homes with the R-1-8 designation and not be turned into apartments. Chair Steenblik responded that the developer can't change the zoning without coming back before the Commission and Council for a rezone. Commissioner Pierce added that the R-1-8 zoning designation is consistent with the General Plan.

Ray Huffaker expressed concern about the large waterline pipe that runs along the east property line and asked if it would remain. Planner Weaver stated that there are easements in place to protect the pipe, and it would remain. Mr. Huffaker added that there are also two oil lines.

Leah Hess asked how long the development process would take. Chair Steenblik responded that the owner could respond to that. Planner Weaver added that this project would go through the preliminary plat and final plat process and then it would depend on how quickly the developer begins construction. Ms. Hess recalled construction issues during the Cold Creek development and asked if there would be traffic, construction delays, and construction trash along 2525 West. Planner Weaver stated that the developer would have to do a Stormwater Pollution Prevention Plan (SWPP) to keep the soil on the property. If there are issues, such as dumpsters in the street or with construction blocking traffic, the residents could call the police for enforcement of traffic laws.

Chair Steenblik noted that code enforcement would be through the Police Department. Planner Weaver affirmed.

Ms. Hess asked if there was a website that she could access to keep tabs on the development since it would impact the residents' day-to-day lives. Planner Weaver responded that there would be noticing for the Preliminary Plat just as there was noticing for the rezone. Residents can also call or stop into the Community and Economic Development Department, and staff would be happy to help answer any questions or give updates on the progress.

Commissioner Pierce noted that when she went out to the site, the sign had fallen and was covered in mud. She stated that if residents see that a sign has fallen, they could set it back up so that other residents can stay informed or call the City so the Staff can go out and set it back up.

Mat Burnside asked for an explanation of the red markings on the concept map.

Cam Preston, the project engineer, answered that the pink, orange, and yellow lines show how the site triangles work at the intersections to ensure proper sight distance for cars to safely transition at those intersection points. The blue shows the desired buildable area, and the red shows that those lots are sufficient to meet the size the developer wants. The goal is to maximize three-car garages. Some lots can't meet those requirements; however, it is the intent of the developer to maximize lot size and have as many three-car garages as possible.

Rick Elder asked when he would be able to discuss the Walton Subdivision. Chair Steenblik noted that this hearing is for the Layton Farms Subdivision, but Staff will be available after the hearing.

Daja Speth noted that she doesn't have secondary water and that she flood-irrigates her property. The water pipeline is important to the neighboring acreages. Ms. Speth asked if this development were to get secondary water, could the abutting neighbors join the irrigation line. Chair Steenblik responded that she could visit with Mr. Preston and the property owners to discuss that option.

Cam Preston shared that the roadway stub shown was always a planned location, so there already is storm drain, sewer, culinary, and secondary water in the area. The developers plan to run secondary water through the subdivision, and this would be a good time for those neighbors to connect to the system.

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

John Marsh, property owner, stated that the property has been in the family for decades. The intent is to have a development that would be something to be proud of now and in the future. The compatibility of the neighborhood was taken into consideration when selecting the builder and the layout of the lots. Mr. Marsh added that they feel great about the proposed plan.

MOTION:

Commissioner Pierce motioned that 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). Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:30 PM, Vice Chair Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote.

A handwritten signature in cursive script, reading "Michelle Williams", is positioned above a horizontal line. A large, light gray "DRAFT" watermark is oriented diagonally across the page, passing behind the signature and the line.

Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JUNE 23, 2026**

MEMBERS PRESENT:

Chair Trevor Steenblik, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT:

Vice Chair Justin Whitworth and Commissioner Wesley Felice

OTHERS PRESENT:

Staff: Director Weston Applonie, City Planner Brad McIlrath, Planner Zachary Kadin, Planner Whittney Black, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders

Council Member: Mike Kolendrianos

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

COMMISSION TRAINING – Planning Application Process - Planner Black

Application Steps:

1. Project Planning
 - a. Pre-application/Concept Stage
 - b. Applicant completes the following tasks:
 - i. Research zoning and feasibility
 - ii. Coordinates with City Staff on general code requirements and preliminary questions
 - iii. Defines project goals and basic layout/plan
 - iv. Gathers initial materials
 - v. Prepares application for submittal
 - c. Development Review Meeting
 - i. Free meeting with staff to discuss questions and development process
2. Application Processing
 - a. Applicant submits package with documentation
 - b. Staff reviews for completeness (3 business days)
 - c. If the application is deemed incomplete, the applicant is notified and the applicant then resubmits all required documentation
 - d. If the application is deemed complete, the applicant is notified, pays the fee, and the application packet is transmitted to Staff for review

3. Technical Review

- a. Each Department reviews the application for compliance with all applicable codes and standards
- b. Staff prepares a detailed memo outlining any non-compliant items and required changes
- c. Memos are emailed directly to the applicant and all listed design professionals
- d. Reviews are on strict timelines:
 - i. Boundary Adjustments – 14 business days
 - ii. Preliminary Plats – 15 business days
 - iii. Final Plats – 20 business days
 - iv. All other Land Use Applications – 20 business days
- e. Timelines do not apply to:
 - i. Sensitive Lands applications
 - ii. Ordinance Amendments
 - iii. PRUD overlays
 - iv. General Plan Amendments
- f. Final Approval by Land Use Authority
 - i. Staff report and supporting documents are prepared
 - ii. Public meeting notices and public hearings are advertised
 - iii. Meeting agenda is prepared and distributed
 - iv. Recommending body reviews the application and forwards recommendation to land use authority
 - 1. Possible recommendations: Approval, Approval with Conditions, Denial, or Continuance
 - v. Land Use Authority takes final action

The Planning Commission is the recommending body for 8 land use applications and the land use authority for 9 applications.

The Planning Commission's Role:

- 1. Administrative Decisions
 - a. Ensure compliance with adopted standards and regulations
 - b. Review and consider staff reports and recommendations
 - c. Evaluate whether the proposal is permitted under the Code (no discretion)
 - d. Determine compliance; if compliant, approve the application
- 2. Legislative Decisions
 - a. Conduct public hearings
 - b. Consider public input and overall impacts to the City
 - c. Evaluate proposals based on broader community interests and policy goals
 - d. Make recommendation to the City Council based on best judgment

Being a More Effective Commissioner:

- 1. Review meeting materials in advance

2. Ask only questions relevant to code, criteria, and project impacts
3. Base decisions on the code and applicable standards
4. Apply City standards consistently across similar applications
5. Separate land use criteria from personal preference or public opinion/emotion when evaluating administrative decisions

Commissioner Pierce said it would be helpful if the public could better understand the final requirements. Sometimes they attend the meeting, and when the Commission approves the item, the public believes the Commission is “rubber stamping” items.

Chair Steenblik noted that there was language on the back of the agenda that explains to the public the difference between legislative and administrative actions.

Director Applonie stated that although there are timetables for staff to review applications, it is the goal of all staff members to complete reviews as soon as possible.

Planner Black added that once the land use authority makes their decision, the work isn’t done. The land may be entitled and the plat recorded, but the applicant has building permits to apply for, bonds to pay, etc.

Chair Steenblik asked if an applicant must put in some material investment in the property before they can get approvals. Planner Black responded that plans must show that the plan is feasible. Commissioner Heslop added that some things like Geotech studies are needed and a Geotech engineer won’t complete the study without payment. Commissioner Freebairn noted that the applicant must do the investigative work and pay any fees for that, which could come before the application is approved.

Commissioner McDonough asked when the developer buys the property. Planner Black stated it is up to the seller and developer. Typically, the developer will purchase the property after preliminary approval. Commissioner Heslop noted that sometimes financing is held until there is a building permit in hand, so the purchase may be at the very end of the project.

Commissioner Pierce shared that for federal funding, you are given a limit for how long you can sit on a project; you have to do something that commits real resources. Planner Black stated typically the application approvals have a one- year period for work to begin. If work doesn’t start within that year, the application can expire. Commissioner Freebairn noted that an extension is available through the Director. Planner Black affirmed.

Director Applonie stated that sometimes applicants are working through an easement from another agency, and it takes time to get approvals from others. Staff will work with applicants if there is a third-party hold-up. City Planner McIlrath added that as part of Legal’s review, it is noted that an applicant needs to get an easement holder’s approvals. The item could have Staff approvals, but it is held up by another body.

Commissioner Freebairn noted that the Army Corps of Engineers needs to be worked with if the property is in the wetlands. Planner Black affirmed and restated that Staff tries to work with applicants so that they don’t have to go back through the process a second time due to a time constraint.

Councilmember Kolendrianos shared thoughts and questioned if a developer could meet with Staff in a Development Review Meeting about a concept without the property owner knowing or being invited. Planner Black indicated that a developer could do that, and sometimes they meet with Staff without telling Staff whether they have met with the owner. Nothing can move forward without the owner's signature on a Property Owner Affidavit acknowledging the application and proposed action. Councilmember Kolendrianos asked what happens if the code being applied isn't a good code. Planner Black stated that the current code would be applied to the application, but then a text amendment could be proposed to fix or adjust the code. Staff would discuss the code change with Administration and the Council to see if there was support for the proposed change.

PRESENTATION: Mural Regulations

City Planner McIlrath shared that the City has received an increased interest in adding murals to areas in the City. The Code currently doesn't address murals. The reason for the presentation tonight is to receive input from the Commission on what type of ordinance language should be included.

Some business owners have expressed interest in adding murals; also, the Davis Arts Council has reached out on behalf of local artists who have expressed interest in having murals at different places throughout the city and county. There is also grant funding available through Davis County for businesses who want to have murals on their buildings.

City Planner McIlrath listed some of the considerations that would need to be made:

1. Content
 - a. Free Speech
 - b. Political Neutrality
 - c. Offensive language or message/images
2. Advertising
 - a. Is it allowed, if so, how much
 - b. Logos and/or slogans
 - c. How much advertising would be allowed
3. Text
 - a. Is it allowed, if so, how much
 - b. Limitations on types of words or messages
4. Maintenance
 - a. Faded murals
 - b. Updates or changes
 - c. Enforcement of abandoned or defaced murals
5. Locations
 - a. Where on a building
 - b. Where in the City
 - c. Zone limitations
 - d. Permitted on walls or other structures
6. Number

- a. Cap for amount in the City
- b. Cap for amount per business, use, building, or property

Examples of various murals from around Utah were shown.

The ordinance could potentially treat them as a sign, and language would then just be added to the Sign Code. The definition of a sign and a mural could be added in the definition. One thing to consider is that if the applicant is a business, would the code clarify that the mural could only be an image and not have any text. Then if the mural contained logos, would it be considered advertising, and would it be considered an attached sign rather than a mural.

It is a complex issue, especially because of Freedom of Speech. There are also varied opinions because murals are art and art is in the eye of the beholder. The opinions are varied, as there are people. Regulations are hard to enforce due to constitutional freedoms, which are good, but can be viewed very differently as to what should be protected.

Director Applonie stated that one reason Staff is looking at murals as signs is because signs can be regulated by number, size, and location. The benefit to regulating them as signs is that there is already Code in place for signs; however, there is more work that needs to be done.

Chair Steenblik asked how some other cities regulate murals. City Planner McIlrath shared that Centerville and Clearfield have code that states they can't have obscene language and images. Though that could become difficult legally to defend because what is obscene to one person may not be to another. Layton already has Code for signs. If murals are to be treated separately, there could be regulation on the size and location. Any content regulation is strictly prohibited.

Chair Steenblik noted that the Walmart Market has a mural on the inside of their building; right now, could it be painted outside. City Planner McIlrath stated that because the City doesn't have any regulations right now. There is only one section of the zoning code that mentions murals, and that is part of the public art section of the TC-1 zone for the Neighborhood Town Center. It was added so that sculptures or murals could be added. When Code doesn't address something specific, it is considered prohibited. Some other cities have a separate code that addresses murals as public art.

Commissioner Pierce shared that the old Coke ad in Ogden was super cool because it is old and faded. Some old murals are tourist attractions. It could be a real feature for the City. City Planner McIlrath noted that the maintenance of them is something that must be considered.

Commissioner Nielsen shared that St. George has a great public art program in the city with statues and murals. The art is publicly funded and then listed in brochures for people to go see. If a business does a mural it should be considered a sign if it is advertising the business; that is not public art. Commissioner Nielsen stated that classifications should be separate for a sign and public art murals, they are not the same thing. The code already dictates certain façade materials, and it could be written in that a mural could be located on a certain part of a building.

Commissioners discussed various murals they are familiar with and the impacts of regulating art.

Chair Steenblik asked if Staff was asking the Commission whether or not murals should be regulated as a sign or not. City Planner McIlrath responded that Staff is just letting the Commission know that it is being explored and that it will be coming on a future agenda.

Director Applonie stated that all of these comments are helpful.

Commissioner Heslop asked that, especially with masonry, there be some regulation on the type of paint used. Sometimes people will paint a masonry building and the paint traps water, so the moisture destroys the brick. If someone wants to paint a mural on masonry, the right kind of paint should be required.

PUBLIC MEETING

1. Fort Lane Estates Subdivision – PRELIMINARY PLAT

Planner Kadin presented the preliminary plat for Fort Lane Estates Subdivision located between Fort Lane and Church Street. The stub road of 1300 North will continue through the proposed subdivision and connect Church Street to Fort Lane. The area is currently zoned R-1-10, and the subdivision meets the R-1-10 zoning standards. The Preliminary Plat was shown.

There are 17 lots proposed. There is a stub road to the north for future residential development. The southwest corner piece of the 1300 North connection will be adjusted and transferred to the south property owner. That transfer will happen before the final plat is recorded. Staff recommends approval.

Commissioner Nielsen asked if the City would consider restricting southbound traffic on Church Street because it is sometimes difficult to turn onto Fort Lane with that new 1300 West connection. Director Applonie it is a 58' road, which isn't a collector street. City Planner McIlrath shared that it isn't likely because of the houses on that south end of Church Street that still need access. The only limitations that may occur would be left turn restrictions.

Commissioner Freebairn asked if there are future plans to improve and widen that part of Church Street. City Planner McIlrath shared that right now there is a water project being done in that area and in the next few years it will be resurfaced. There aren't any plans, outside of when there is development and there needs to be street dedication, to expand Church Street.

2. Sand Ridge Parkway Church Subdivision – PRELIMINARY PLAT

Planner Black presented the preliminary plat for the Sand Ridge Parkway Church Subdivision located at approximately 200 N Sand Ridge Parkway. It is a one-lot subdivision. The Church of Jesus Christ of Latter-day Saints is proposing to build a new meetinghouse on this location. This is before the Commission because there is right-of-way to be dedicated to the City. There are also some easements that need to be established and reestablished. There is a 20' storm drain easement in the right-of-way and a 15' irrigation easement along the north and east property lines. Staff recommends approval.

Commissioner Peirce asked if the Church owns the property to the south. Planner Black stated that they do not.

PUBLIC HEARING

1. 2382 North 1200 East – REZONE

Planner Black presented the rezone of a partial piece of property south of 2382 North 1200 East. The parcel is currently zoned A (Agriculture). The City bought this piece of property from the school district along with the larger parcel to the east. This piece isn't practical for any other use than to give it to the adjacent property owner. It is surrounded by R-1-10 (Single Family Residential) zoning, and the proposed rezone is for R-1-10. Staff recommends approval.

Commissioner Heslop noted the other property lines that are owned by this applicant. Planner Black stated that the applicant is intending to clean up all of those property lines when this piece is bought.

ADJOURNMENT:

At 6:48 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
JUNE 23, 2026**

MEMBERS PRESENT:

Chair Trevor Steenblik, Commissioners Scott Carter, Chase Freebairn, Zach Heslop, Peter McDonough, Bret Nielsen, and Julie Pierce

MEMBERS ABSENT:

Vice Chair Justin Whitworth and Commissioner Wesley Felice

OTHERS PRESENT:

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

Council Member: Mike Kolendrianos

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Chair Steenblik conducted the Pledge of Allegiance, and Commissioner Freebairn offered the 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

Planner Kadin presented the item.

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 the subdivision are to be public.

Alternatives to the Motion: 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.

Recommendations: 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.

Planning Commission Comment:

NONE

Public Comment:

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

Blain Anderson stated that often the road width isn't wide enough for parking on both sides and for two-way traffic. Mr. Anderson asked if the new road would accommodate both parking and traffic. Chair Steenblik answered that the road will be 58' wide and meet Engineering standards.

After seeing no other comment, Chair Steenblik called for a motion to close the public comment. Commissioner Pierce motioned for the Planning Commission to close public comment. Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

MOTION:

Commissioner McDonough motioned that the Planning Commission approve the preliminary plat for the Fort Lane Estates Subdivision, subject to meeting all City requirements as outlined in Staff memorandums. Commissioner Carter seconded the motion, which was approved unanimously following a roll call vote.

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 lone-lot subdivision to allow for the construction of a new meetinghouse. The property is located at approximately 200 North Sand Ridge Parkway.

Planner Black presented the item.

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) Recommend approval of the preliminary plat of 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.

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

Planning Commission Comment:

NONE

MOTION:

Commissioner Carter motioned that the Planning Commission approve the preliminary plat for the Sand Ridge Parkway Church Subdivision, subject to meeting all City requirements as outlined in Staff memorandums. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll call vote.

PUBLIC HEARING

3. 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.

Planner Black presented the item.

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 from A (Agriculture) to R-1-10 (Single Family Residential); 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 09-088-0161) from A (Agriculture) to R-1-10 (Single Family Residential), subject to meeting all City requirements and General Plan guidelines.

Planning Commission Comment:

Commissioner Freebairn asked what the City's long-term plan was for the larger, vacant parcel to the east. Planner Black responded that the City is considering some housing options, but nothing has been determined.

Public Comment:

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

NONE

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

MOTION:

Commissioner Freebairn motioned 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 09-088-0161) from A (Agriculture) to R-1-10 (Single Family Residential) subject to meeting all City requirements and General Plan guidelines. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:13 PM, Commissioner Pierce motioned to adjourn, which was approved unanimously following a roll-call vote.



Michelle Williams
Planning Commission Secretary

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Rezone Request – Amber Lane – A (Agriculture) to R-S (Residential Suburban) – Approximately 75 North 1550 West

Staff Contact: Kem Weaver, Planner II

Background: The applicant, Thomas Day, is requesting a rezone of 1.73 acres from A (Agriculture) to R-S (Residential Suburban) zoning. The subject property is adjacent to R-S zoning to the west and south, with R-1-10 zoning to the north.

The proposal for the rezone is to develop a two-lot single-family residential subdivision comparable to single-family residential subdivisions to the west and north. The submitted concept plan is proposing 2 single-family lots under the R-S zoning designation with street connections to 75 North and Amber Lane (1550 West).

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-S (Residential Suburban); 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-S (Residential Suburban).



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: July 14, 2026

RE: Rezone Request – Amber Lane – Rezone from A (Agriculture) to R-S (Residential Suburban) – Approximately 75 North 1550 West

LOCATION: Approximately 75 North 1550 West

CURRENT ZONING: A (Agriculture)

PROPOSED ZONING: R-S (Residential Suburban)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 1.73 acres of vacant land located in west Layton. The property is located north of Gentile Street and east of an existing R-S zone subdivision known as Pinehurst Place. The subdivision currently under construction to the north is Amber Fields with R-1-10 (Single Family Residential) zoning. Existing parcels to the south are zoned R-S and vacant land to the east is zoned A (Agriculture).

BACKGROUND INFORMATION

The applicant, Thomas Day, is requesting a rezone for the subject property. The purpose of the rezone is to develop a single-family subdivision under the R-S zoning guidelines. The applicant has provided a concept plan as an exhibit showing how the proposed subdivision would be planned. The concept plan shows the street connections of 75 North and Amber Lane (1550 West). The concept plan is proposing 2 single-family residential lots, which equates to a density of 1.15 units per acre. This meets the density requirements of the R-S zone which is a maximum of 2.5 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.

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 with Neighborhood Ag Heritage Overlay. The R-S 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.



Figure 1 - Layton City General Plan Map

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.



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: Matt Christensen; mchristensen@focus-es.com
Thomas Day; tomday2013@gmail.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: June 1, 2026

SUBJECT: Amber Lane Rezone
75 North Amber Lane (1550 West)

I have reviewed the Rezone Petition affecting all of parcels 10-065-0089 and 10-065-0091 and a portion of parcel 10-065-0090 containing approximately 1.73 acres located at approximately 75 North Amber Lane. The applicant is requesting a zoning change from Agricultural to R-S. The Engineering Department has no concerns regarding the rezone of the property. Municipal Code (MC) and Development Guideline and Design Standard (DG) references provided in parenthesis.

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

Street – Connections will need to be made to 75 North and Amber Lane. A street will need to be provided to the east for future connections to 150 North in Mary's Meadows Phase 2 and Gentile Street.

There is a temporary turn-around on Lots 6 and 7 of Pinehurst Phase 1 (1583 West/1584 West 75 North). The developer shall be responsible for removing the temporary turn-around and constructing a public street with the standard cross section including any utility relocation, driveway tie-ins as well as landscape repair.

Storm Drain – There is an 18-inch to 24-inch storm drain system in an easement through the property from Amber Lane to 75 North.

The development will need to comply with Low Impact Development requirements in DG 6.14. Items of note for the LID Storm Water Quality Report:

- 1) This area is within a Drinking Source Protection Zone 4.
- 2) The feasibility to implement LID may be impacted by the geotechnical findings.
- 3) Infiltration tests will need to comply with the requirements outlined in DG 8.16 and are only required if infiltration is a possibility based on soil classifications and ground water levels.

Sanitary Sewer – There is an 8-inch sanitary sewer system in an easement through the property from Amber Lane to 75 North.

Culinary Water – There are 8-inch culinary water stubs in Amber Lane and 75 North.

Based on the water model and with connections to Amber Lane and 75 North, the fire flow within the project is anticipated to be 5,600 gpm with 75 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 need for any additional hydrants. (DG 4.06.H)

Land Drain – There is an 8-inch land drain system in an easement through the property from Amber Lane to 75 North. A land drain system may be required as specified in a geotechnical report and as required per MC 18.40.020.

Secondary Water – Dry secondary waterlines will need to be installed within the development. The pipes within the development shall be 8-inch. (DG 15.02)

Miscellaneous –

1. Street lighting on all public roads be required upon development. A preliminary layout will be provided at the preliminary application stage of development. The final layout and street light fees will be provided at the final application stage of development. (DG 10.02 and MC 18.50.075)
2. 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. The water exaction will be based on 3 acre feet per developed acre. 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)
3. Payback – There is a payback to Layton City for the land drain installed with the Gentile Reconstruction project of \$1,118.52 per acre.
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. A letter from the irrigation company/user(s) will need to be submitted indicating that they are aware of the development and are working with the developer. (DG 1.06.21)



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: Amber Lane Subdivision Rezone @ 1558 W Gentile St

CC: 1) Engineering
2) Matt Christensen, mchristensen@focus-es.com
3) Thomas Day, tomday2013@gmail.com

DATE: June 17, 2026

I have reviewed the rezone request received on May 21, 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 #S26-080 District #41
Project Tracker #LAY2605203535



Memorandum

To: Matt Christensen
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 27, 2026
Re: Amber Lane Subdivision Rezone, Rezone – 1558 W. Gentile St.
Review: Review 1

Amber Lane Subdivision Rezone located at 1558 West Gentile Street lies within existing Ellison Park service area. The applicant's proposed rezone from A to RS would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition submitted on May 21st 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.





AMBER LANE

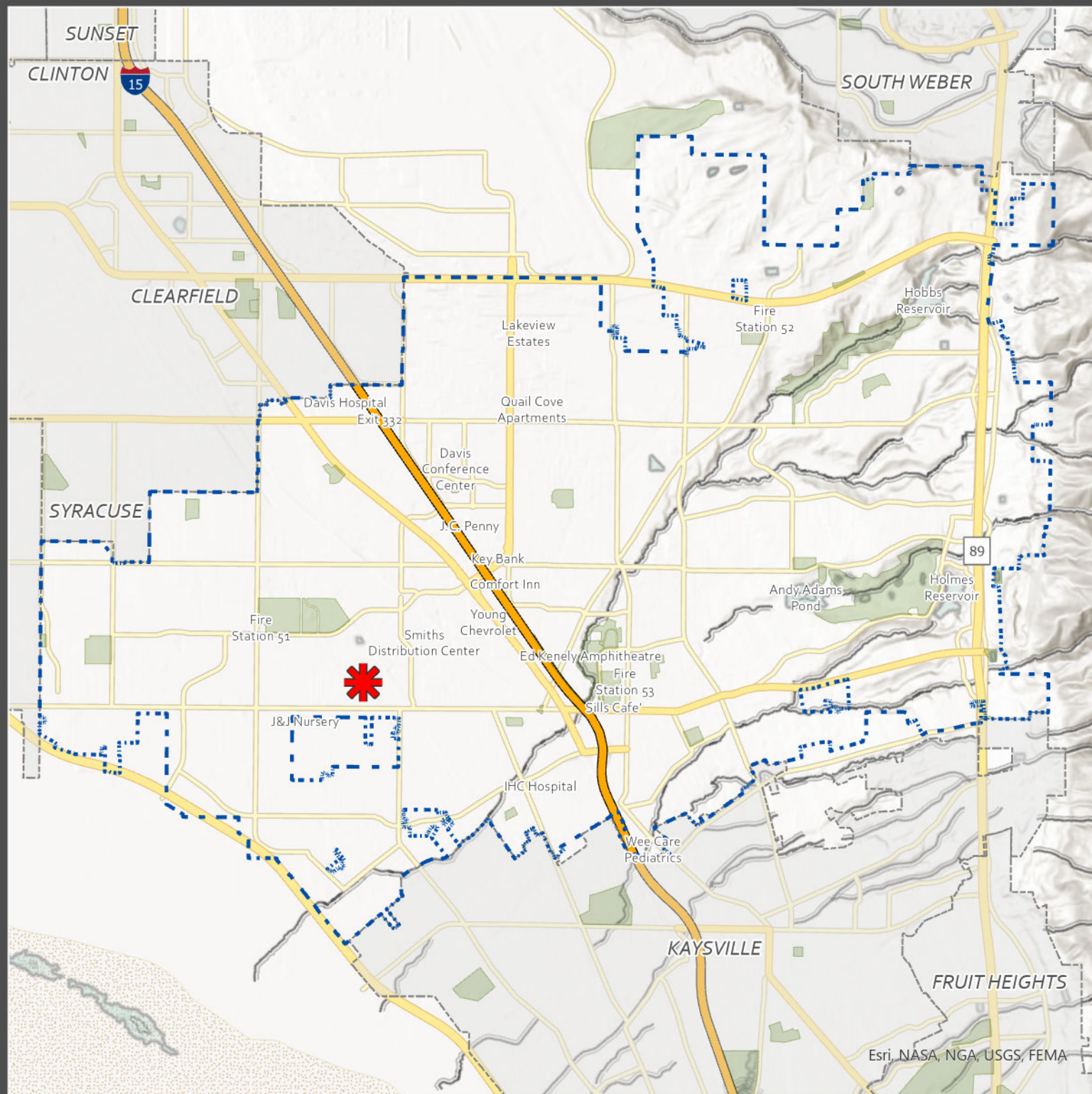
APPROXIMATELY
75 NORTH 1550 WEST

REZONE
A TO R-S

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



Map 1





AMBER LANE

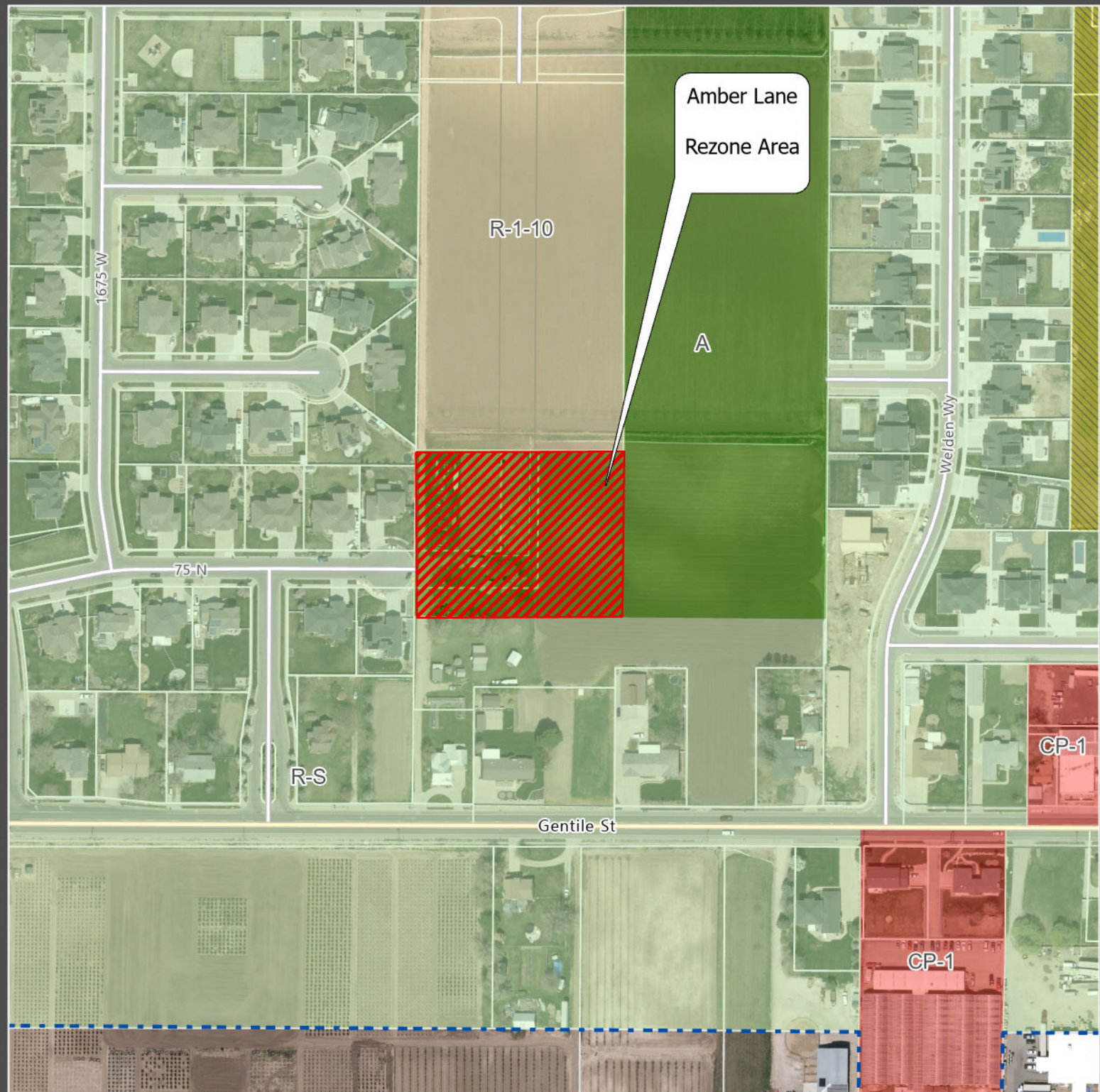
APPROXIMATELY
75 NORTH 1550 WEST

REZONE
A TO
R-S

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



Map 2





AMBER LANE

APPROXIMATELY
75 NORTH 1550 WEST

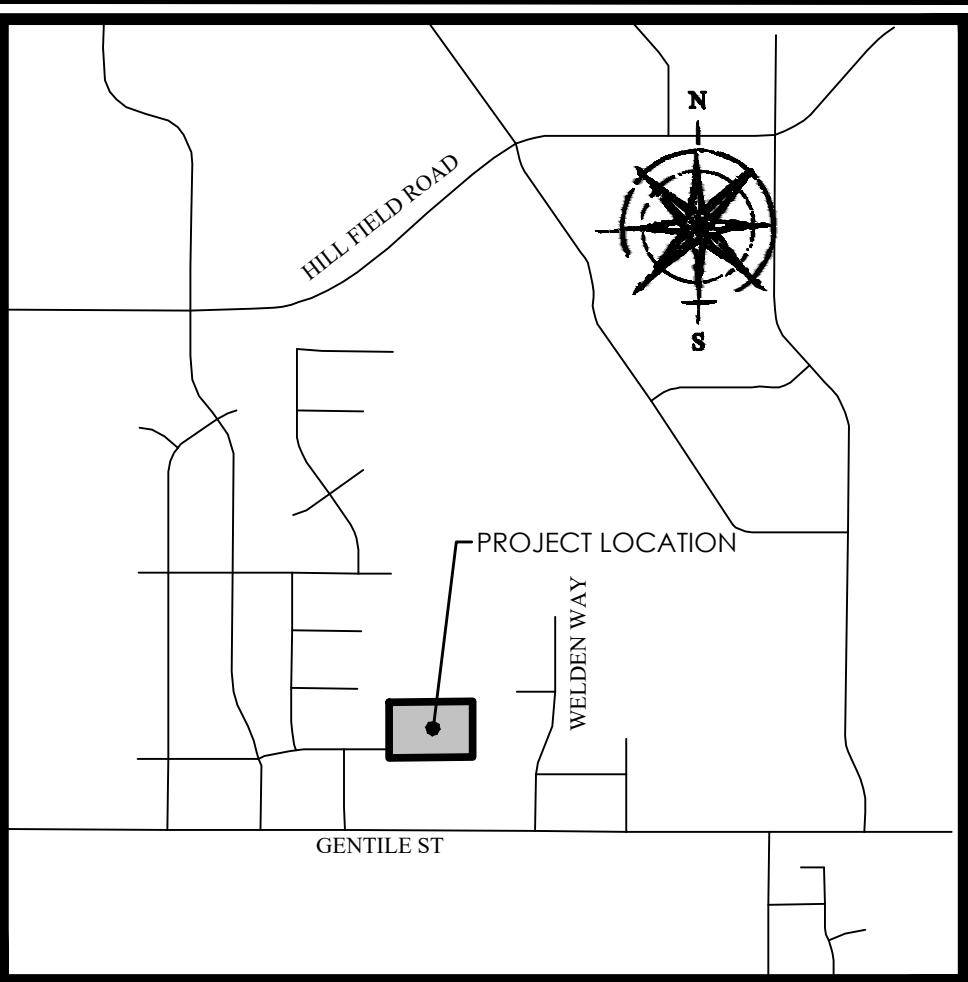
REZONE
A TO R-S

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



Map 3





VICINITY MAP
N.T.S

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

AGRICULTURE OPERATION AREA
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.

- NOTES**
- CENTERLINE MONUMENT TO BE SET AS SHOWN HEREON.
 - #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
 - REAR LOT BERMS ARE PART PART OF THE OVERALL GRADING AND DRAINAGE PLAN AND WILL NEED TO BE PROTECTED. CHANGES TO THE GRADING WILL NEED TO BE APPROVED BY THE CITY.

- FEMA NOTE**
- THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS 49011C0236E AND 49011C0228E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

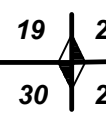
Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	15.00	90°05'35"	23.59	S45°01'56"E
C2	15.00	89°54'25"	23.54	N44°58'04"E

SOUTH 1/4 CORNER OF
SECTION 19, T4N, R1W, SLB&M
DAVIS COUNTY MONUMENT



663.33' (TIE)

(SECTION LINE) BASIS OF BEARING N89°55'40"E MEASURED: 2,644.98
(DCS: N89°55'40"E 2645.29')
(NAD 83: N89°43'16"W 2644.338')



SOUTHEAST CORNER OF
SECTION 19, T4N, R1W, SLB&M
DAVIS COUNTY MONUMENT

EASEMENTS	
UTAH POWER AND LIGHT COMPANY	DATE
STEVENSON IRRIGATION CO.	DATE



PLANNING COMMISSION
APPROVED AS TO FORM THIS ____ DAY OF ____ 20__ BY THE LAYTON CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__.
LAYTON CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS ____ DAY OF ____ A.D., 20__.
LAYTON CITY ATTORNEY

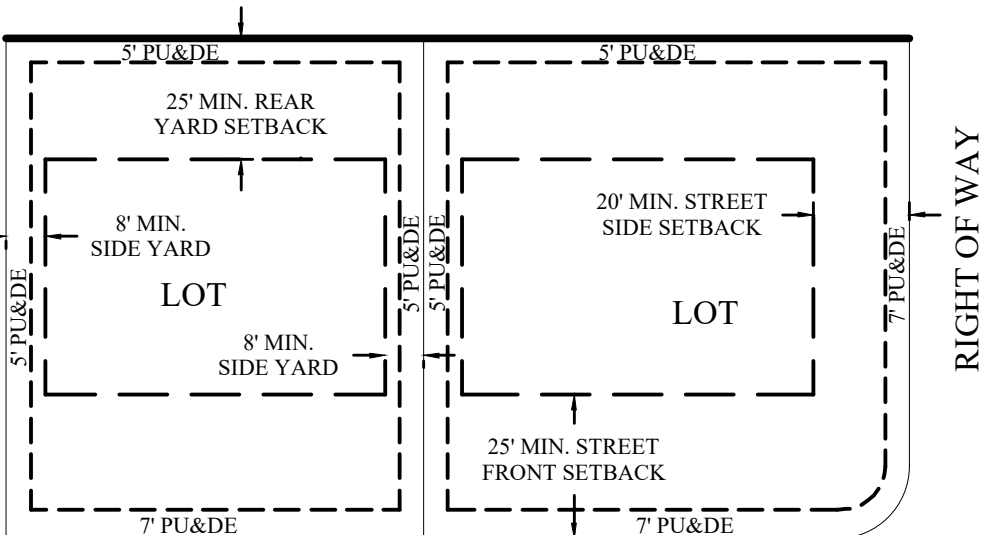
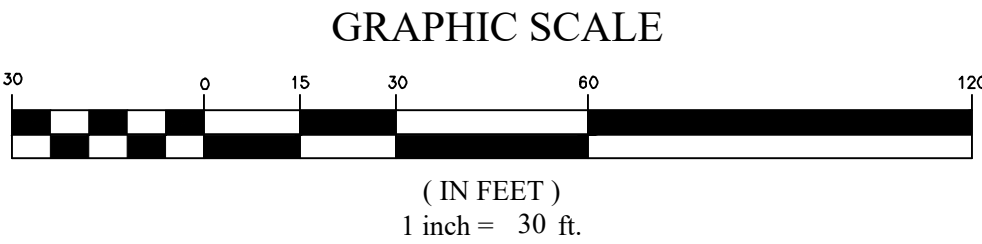
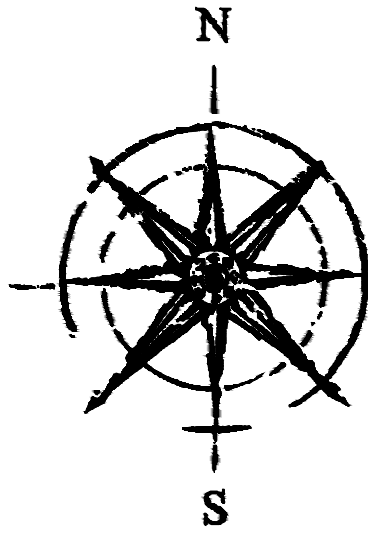
LAND USE AUTHORITY
PRESENTED TO THE LAYTON CITY COUNCIL THIS ____ DAY OF ____ 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST: CITY RECORDER

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF
DATE ____ TIME ____ BOOK ____ PAGE ____
\$ FEE ____ COUNTY RECORDER

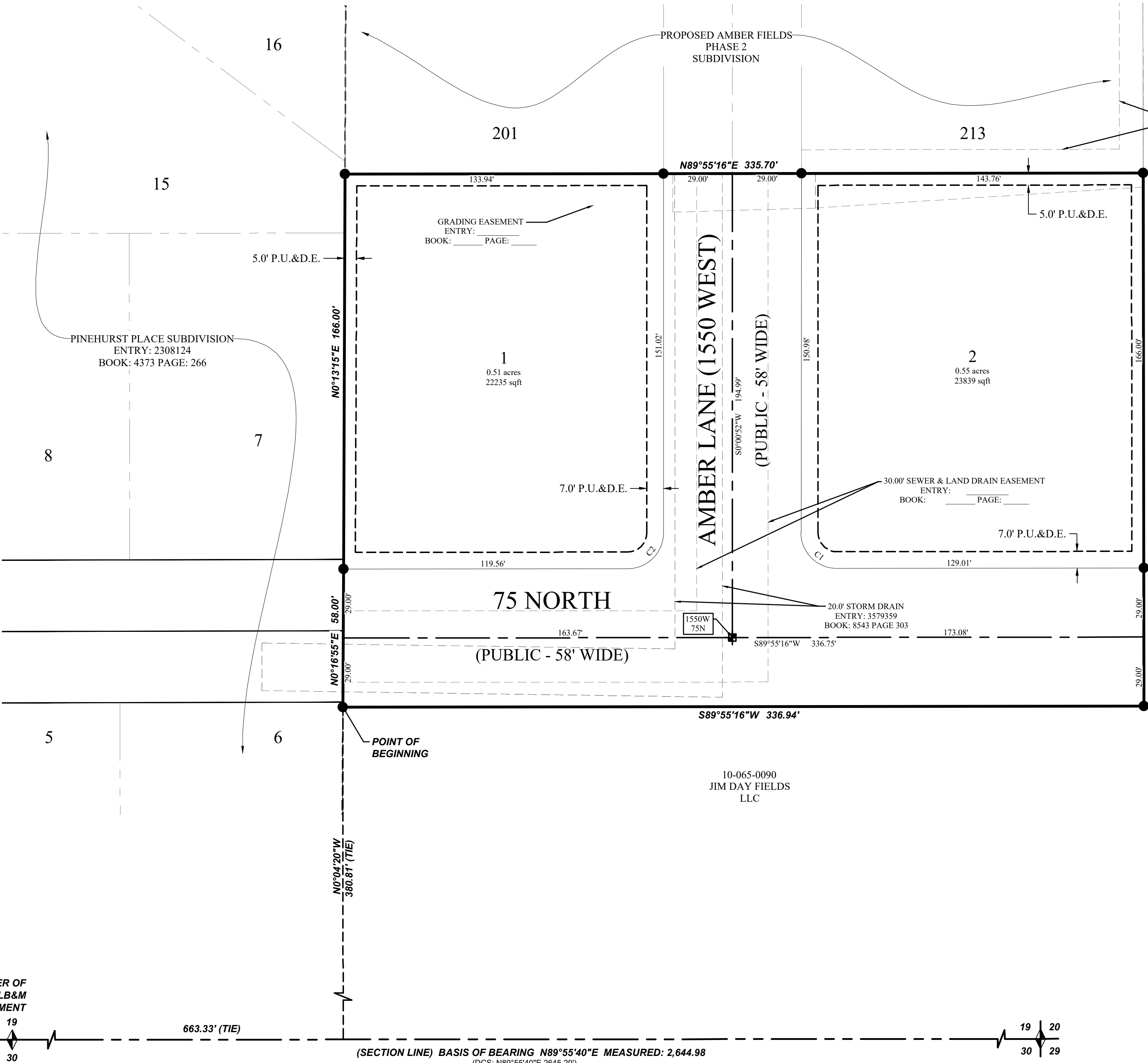
AMBER LANE

SUBDIVISION PLAT

LOCATED IN THE SE 1/4 OF SECTION 19, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



RIGHT OF WAY
LOT BUILDING SETBACKS
N.T.S.



10.0' IRRIGATION EASEMENT
IN FAVOR OF JIM DAY FIELDS, LLC
ENTRY: 3598370
BOOK: 8643 PAGE: 169-175

10-065-0090
JIM DAY FIELDS
LLC

10-065-0090
JIM DAY FIELDS
LLC

SURVEYORS CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

FOR REVIEW

Justin Lundberg
Professional Land Surveyor
License No. 12554439

Date

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N89°55'40"E between the South 1/4 corner and the Southeast Corner of said Section), located in Layton City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly line of Pinehurst Place Subdivision recorded September 24, 2007 as Entry No. 2308124 in Book 4373 at Page 266 in the Davis County Recorder's Office, said point also being located N89°55'40"E 663.33 feet along the Section line and N0°04'20"W 380.81 feet from the South Quarter Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian; running thence along said plat N00°16'55"E 58.00 feet; thence N00°13'15"E 166.00 feet; thence N89°55'16"E 335.70 feet; thence S00°04'44"E 224.00 feet; thence S89°55'16"W 336.94 feet to the point of beginning.

Containing 75,330 square feet or 1.73 acres +/-

(Bearings in description are based on the Davis County coordinate system, rotate bearings clockwise 0°21'02" for the equivalent nad83 bearings)

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) TO HEREAFTER BE KNOWN AS

AMBER LANE SUBDIVISION PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

SIGNED THIS ____ DAY OF ____, 20__

BY: _____ ITS: _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC
COMMISSIONED IN _____ UTAH RESIDING IN _____
COUNTY _____
MY _____ COMMISSION No. _____
NOTARY _____ PRINTED FULL NAME OF _____

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Rezone Request – Layton Main Street – C-H (Planned Highway Commercial) to MU (Mixed-Use) – 1596 North Main Street

Staff Contact: Kem Weaver, Planner II

Background: The applicant, Seth Teague, is requesting a rezone of 0.61 acres from C-H (Planned Highway Commercial) to MU (Mixed-Use) zoning. The subject property is adjacent to MU zoning to the north, R-M1 (Low/Medium Density Residential) zoning to the east and C-H zoning to the south and west.

The proposal for the rezone is to develop eleven townhomes with three of the townhome units fronting Main Street as live/work units to be the development's commercial component. Access for the rear loaded townhome units will be from Avalon Drive with a 26-foot-wide private alley. Visitor and customer parking will be provided for the townhome units and the live/work units.

The design of the townhome units will incorporate a commercial type of exterior plan for the three live/work units facing Main Street by having flat roofs and a generous use of glass on the front facades. The remaining townhome units will have pitched roofs with a traditional residential design. The live/work townhomes will be three-story while the remaining townhomes will be two-story.

The rezone will be accompanied by a Development Agreement for the subject property, which will set development guidelines relating to architecture, setbacks, live/work square footage, and access. The applicant will be required to go through the development plan process for entitlement purposes. If the desire is to sell each townhome unit, then the property will also need to go through the subdivision process to subdivide the property into individual townhome ownership. The concept plan may change with future development plan reviews.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use); 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 C-H (Planned Highway Commercial) to MU (Mixed-Use).



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: July 14, 2026

RE: Rezone Request – Layton Main Street – Rezone from C-H (Planned Highway Commercial) to MU (Mixed-Use) – 1596 North Main Street

LOCATION: 1596 North Main Street

CURRENT ZONING: C-H (Planned Highway Commercial)

PROPOSED ZONING: MU (Mixed-Use)

DESCRIPTION OF REZONE AREA

The property proposed for rezone contains 0.61 acres of vacant land located on north Main Street. The subject property is adjacent to MU zoning to the north, R-M1 (Low/Medium Density Residential) zoning to the east and C-H zoning to the south and west.

BACKGROUND INFORMATION

The applicant, Seth Teague, is requesting a rezone for the subject property. The purpose for the rezone is to develop eleven townhome units with three of the townhome units fronting Main Street as live/work units to be the development's commercial component. The applicant has provided a concept plan as an exhibit showing how the proposed subdivision would be planned. Access for the rear loaded townhome units will be from Avalon Drive with a 26-foot-wide private alley. Visitor and commercial parking will be provided for the townhome units and the live/work units.

In addition to the concept plan, the applicant has provided exterior building elevations for the townhome units. The design of the townhome units will incorporate a commercial type of exterior plan for the three live/work units facing Main Street by having flat roofs and a generous use of glass on the front facades. The remaining townhome units will have pitched roofs with a traditional residential design. The live/work townhomes will be three-story while the remaining townhomes will be two-story.

The rezone will be accompanied by a Development Agreement for the subject property, which will set development guidelines relating to the following.

- Maintain the proposed architecture designs as depicted in Exhibit C of the Agreement.
- A minimum 15-foot setback for the south townhome units.
- The minimum interior depth of the live/workspace on the main floor is to be 20 feet.
- Shall be a minimum of 1,200 to 1,500 square feet of live/workspace on the main floor.
- A minimum 75 percent glass is to be incorporated on the front façade of the live/work units.
- Pedestrian circulation is required throughout the development, more importantly from the front door of the units to the public sidewalk.

The applicant will be required to go through the development plan process for entitlement purposes. If the desire is to sell each townhome unit, then the property will also need to go through the subdivision process to subdivide the property into individual townhome ownership.

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 a Mixed-Use Corridor. The MU zone, as requested by the applicant, is consistent with the General Plan and constitutes a continuation of mixed-use development in this area as defined in the General Plan.



Figure 1 - Layton City General Plan Map

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.



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: Greg Day; greg@huntday.co
Seth Teague; sethteague02@gmail.com

CC: CED Dept/Fire Marshal/Legal Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: June 1, 2026

SUBJECT: 1598 North Main Street Rezone – 2nd review memo

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of land containing approximately 0.612 acres of property located at approximately 1596 North Main Street. The applicant is requesting a zoning change from C-H to MU. The Engineering Department has no comments regarding the rezone of the property.

Site improvements will be addressed in a separate memo after the developer submits a site plan application to the City for approval. The plans will need to address the requirements listed in the Development Guidelines and Design Standards.

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

Street – Any drive access points on Main Street will need to be approved by UDOT. An encroachment permit from UDOT will be required for any work within the Main Street right-of-way.

There is a State administrative rule requiring an access permit from UDOT for any change in use or any increase in traffic to a site of 25% or more. A Pre-Application meeting will need to be scheduled to discuss the site and what UDOT requirements will apply and the application process. The meeting can be scheduled with Region 1 at <https://www.udot.utah.gov/connect/business/permits/access-management/> under "Application Process".

Culinary Water – There is an 8-inch main along the northeast side of Main Street and an 8-inch main on the south side of 1575 West.

All townhomes will be serviced by a master meter. Individual meters will not be allowed. Each townhome shall be provided in individual lateral. Each lateral shall include a curb stop per Standard Drawing ST-WL-10. Any standalone commercial building will be allowed one culinary water meter to be sized based on fixture unit count.

Based on the water model, the available fire flow in the intersection of 1600 North and Main Street is approximately 6,000 gpm with a static pressure of 75 psi. The Fire Marshal shall determine the required fire flow as well as the requirement for additional fire hydrants.

Sanitary Sewer – There is an 8-inch City main on the east side of Main Street and an 8-inch City main near the center of 1575 West.

Storm Drain – There is a 15-inch pipe on the northeast side of Main Street and in 1575 West.

The developer and design engineer shall refer to DG 6.14, 6.16, and 6.18 to implement Low Impact Development standards within the project. LID standards as required in Section 6.14 of the Development Guidelines and Design Standards will need to be implemented. An infiltration test will not be required if infiltration is deemed technically infeasible due to a drinking water protection zone, contaminated soil, soil classification and/or ground water depth. Any infiltration test will need to comply with the standards outlined in Section 8.16 of the same design standards.

Detention will be required with development of the parcel for all storm water not addressed by LID implementation. Subsurface detention will be allowed in this project and will need to follow the standards and guidelines outlined in Section 6.12 and Section 8.16. Any detention basin shall be located 10 feet from any street, building, and property line. The basin cannot be located under the alleys as these are designated as streets. (DG 6.12.A.1.f (4))

Miscellaneous –

1. A land drain system will be required for any building as specified in a geotechnical report.
2. Street lighting within the public right of way may be required.
3. Water exaction requirements will need to be met. With an apartment or townhome project, the water exaction will be based on either the landscaping area and number of proposed units or the meter size based on fixture units, whichever is lower. The water exaction for a commercial building is based on the meter size as determined by the required demand. A credit will be given for any existing, used meters that are removed from service. **The fixture units will need to be submitted with the site plan application to aid in the calculations.**
4. Secondary water is not available to this parcel.

While the concept plans included with the rezone application were not reviewed as part of the rezone application by the Engineering Department, the developer and their engineer should be aware of the following standards and guidelines that will impact the design of the project.

1. An AASTO line of sight triangle will need to be added to the site plan. This area shall remain free from structures and other obstructions.
2. The northwestern building encroaches into the visibility triangle shown on the landscaping plan. This building will need to be shifted to be outside the visibility triangle and line of sight triangle.
3. The driveway will need to be located a minimum of 80 feet from Main Street when measured from the back of curb along Main Street to the connection point of the drive approach at the sidewalk. (DG 3.16.D.2)
4. The PU&DEs as shown on the recorded dedication plat will need to be included in the plans.



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 Main Street Rezone @ 1596 N Avalon Dr

CC: 1) Engineering
2) Greg Day, greg@huntday.co
3) Seth Teague, sethteague02@gmail.com

DATE: June 17, 2026

I have reviewed the rezone application received on May 21, 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)**
5. Aerial access requirements may be applicable where a building exceeds 30 feet in height. **(2021 IFC D105)**

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 #S26-081 District #44
Project Tracker #LAY2603183514



Memorandum

To: Greg Day, Seth Teague
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: May 27, 2026
Re: Layton Main Street Rezone, Rezone – 1596 N. Avalon Dr.
Review: Review 2

Layton Main Street Rezone located at 1596 N. Avalon Drive lies within the existing Vae View Park service area. The applicant's proposed rezone from C-H to MU would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the petition re-submitted on May 21st 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.





LAYTON MAIN STREET

1596 NORTH
MAIN STREET

REZONE
C-H TO MU



Project Site



Layton City Boundary



Davis County Parks



City Boundaries



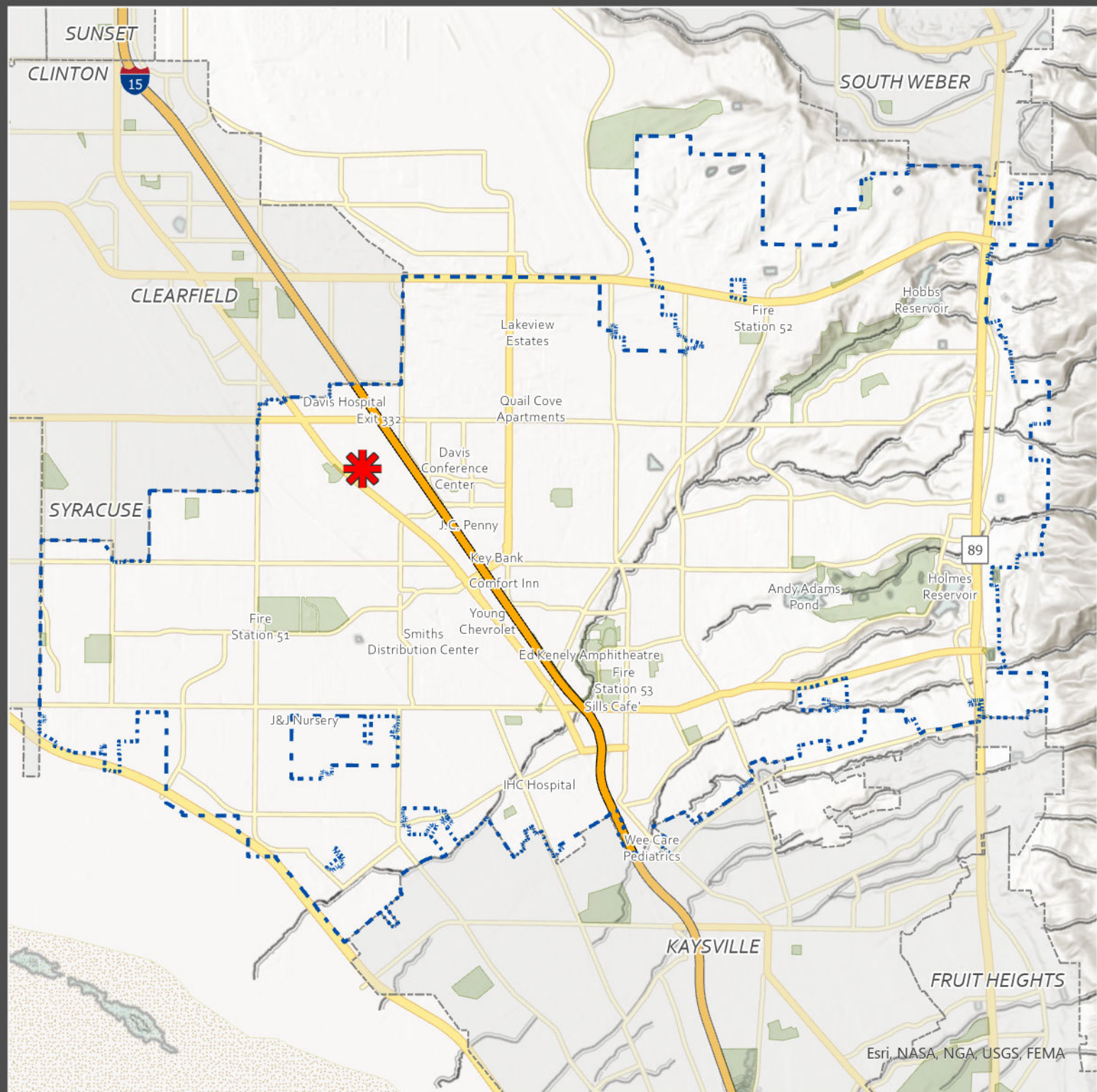
Lakes



Streams



Map 1





LAYTON MAIN STREET

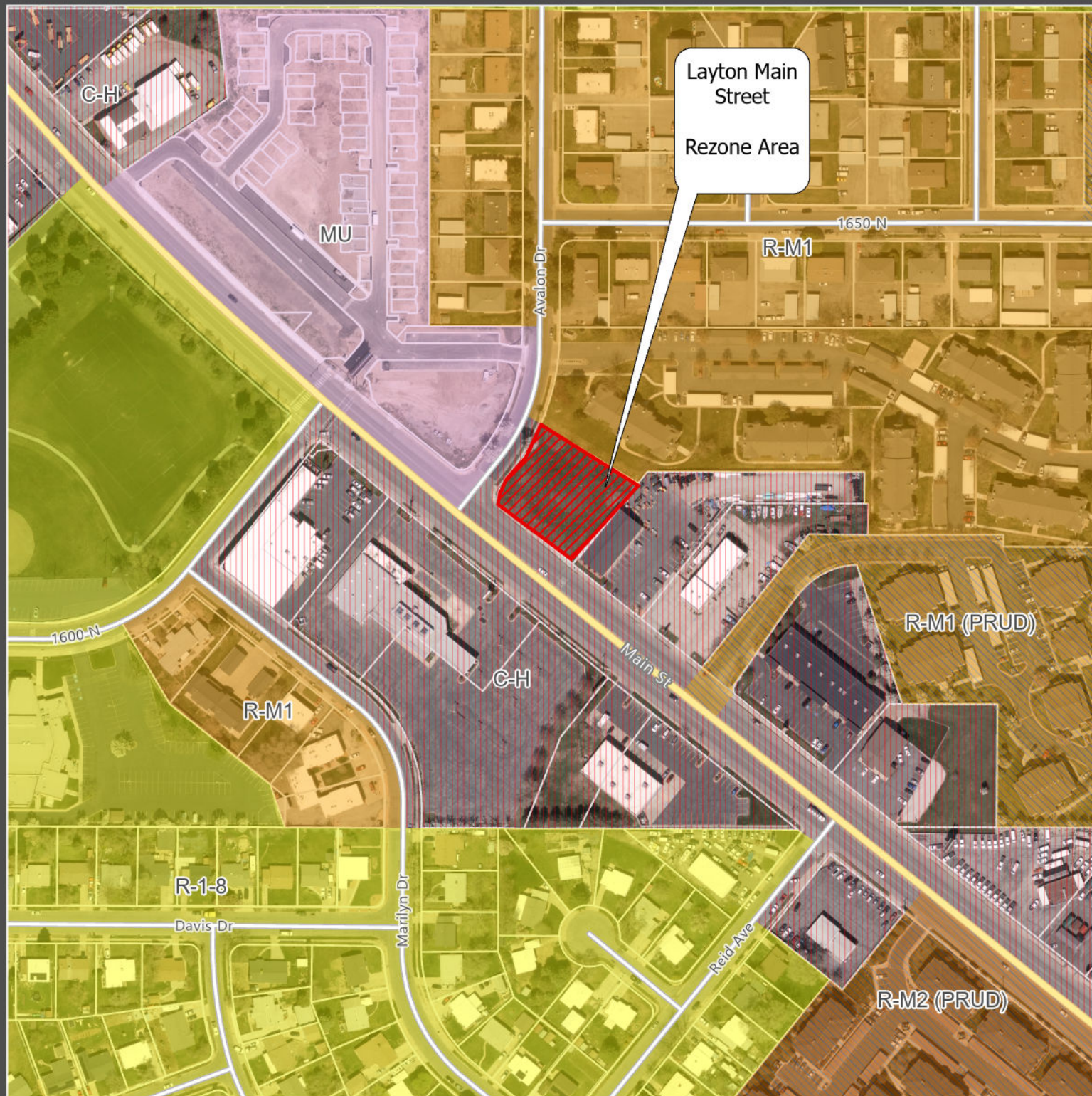
1596 NORTH
MAIN STREET

REZONE
C-H TO MU

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



Map 2





LAYTON MAIN STREET

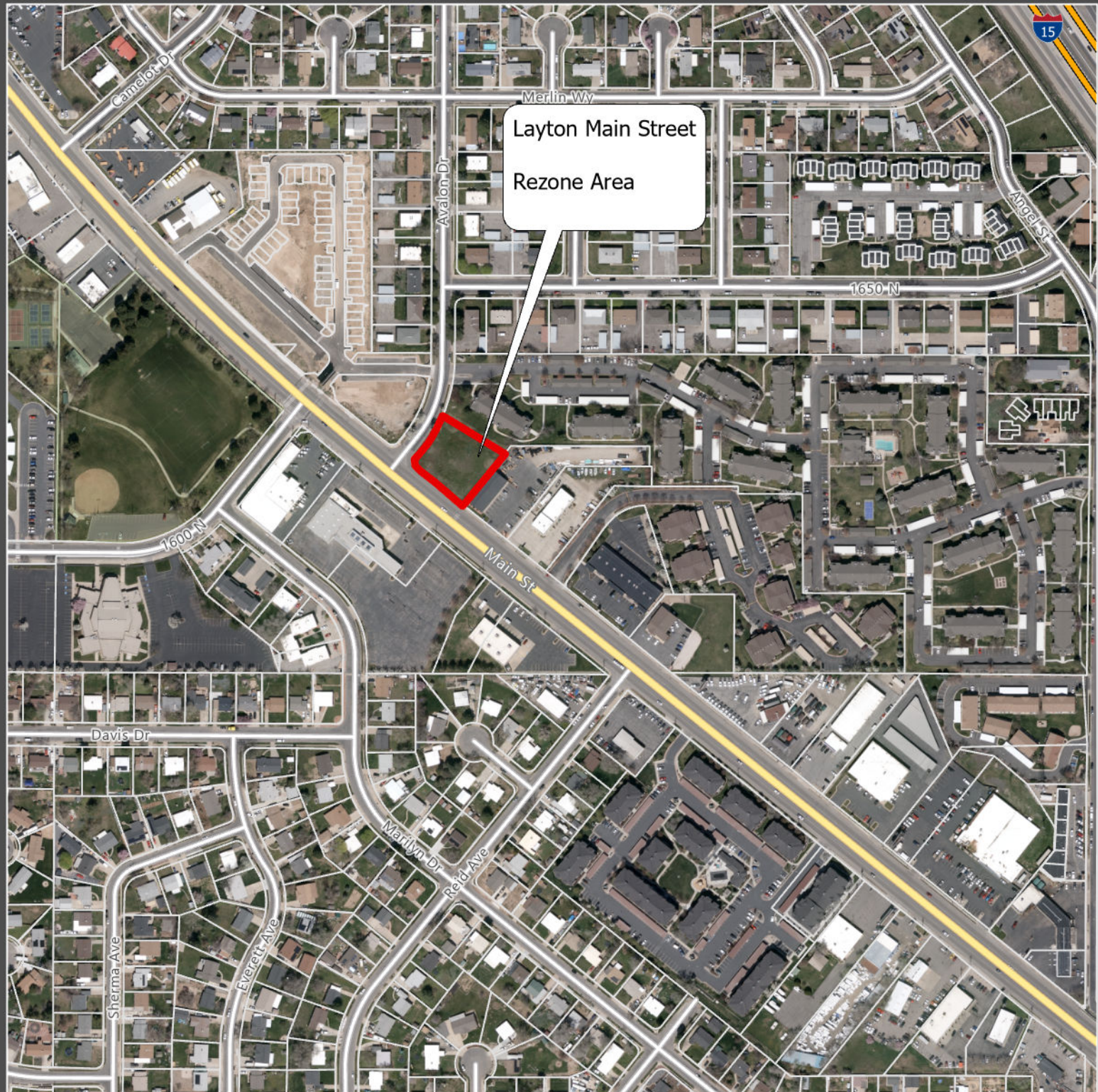
1596 NORTH
MAIN STREET

REZONE
C-H TO MU

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



Map 3





SITE PLAN NOTES:

1. GRADE HEIGHTS SHOWN ARE BASED ON AVAILABLE DATA. CONTRACTOR TO VERIFY IN FIELD AS REQUIRED BY LOCAL CODE AND ORDINANCES.
2. BUILDING LOCATION MUST COMPLY WITH ALL REGULATIONS OF THE CITY ORDINANCES.
3. BUILDINGS CANNOT BE LOCATED ON ANY EASEMENTS OR RIGHT OF WAYS.
4. FOOTINGS OF STRUCTURES LOCATED ADJACENT TO SLOPES STEEPER THAN 1:3 (33%) SHALL BE SET BACK FROM THE SLOPE AT LEAST 1/3 THE HEIGHT OF THE SLOPE IF AT THE TOP, AND 1/2 THE HEIGHT OF THE SLOPE IF AT THE BOTTOM OF THE SLOPE (R403.1.7). ANY RETAINING WALL OVER 4 FT IN HEIGHT FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL MUST BE AN APPROVED DESIGN WITH ENGINEER'S DETAILS INCLUDED (R404.4).
5. CUTS OR FILLS ARE NOT PERMITTED WITHIN 2 FT OF THE PROPERTY LINE.
6. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE. GROUND SLOPES MAY NOT EXCEED 2 UNITS HORIZONTAL TO 1 UNIT VERTICAL UNLESS RETAINED IN AN APPROVED MANNER.
7. ROOF RUNOFF SHALL BE COLLECTED AND DISCHARGED PER LOCAL CODE AND ORDINANCES.
8. DRIVEWAYS SHALL HAVE AN ALL-WEATHER DRIVING SURFACE. A DRIVEWAY SERVING AS AN EGRESS PATH SHALL NOT SLOPE MORE THAN 1:8 (12.5%). DRIVEWAYS EXCEEDING 1:12 (8%) MUST HAVE A HANDRAIL.
9. WATER METERS CANNOT BE LOCATED IN DRIVEWAYS, APPROACHES, SIDEWALKS, OR SIMILAR AREAS.
10. HOMES LOCATED IN POTENTIAL FLOOD AREAS WILL BE REQUIRED TO HAVE ELEVATION CERTIFICATES PRIOR TO AND AFTER COMPLETION OF CONSTRUCTION (R106.1.4).
11. WHEN APPLICABLE, ENCLOSED 5' FENCE MIN REQUIRED FOR POOL.
12. WHEN APPLICABLE, SELF CLOSE & SELF LATCHING GATE REQUIRED FOR POOL.

SITE LEGEND

---	PROPERTY LINES
---	SETBACK LINES
---	EASEMENT LINES
---	CONTOUR LINES
---	EXISTING CONTOUR LINES
—W—W—	WATER LINES
—E—E—	ELECTRICAL LINES
—S—S—	SEWER LINES
—G—G—	GAS LINES

SUBJECT PARCEL: LOT 2 STERLING POINTE SUBDIVISION
26,578 SF (0.61 ACRES)
PARCEL ID: 101700002
LEGAL DESCRIPTION PER DAVIS COUNTY: ALL OF LOT 2,
STERLING POINTE SUBDIVISION. CONT. 0.6102 ACRES

SHARED PARKING CALCULATIONS

COMMERCIAL SQUARE FEET :	940 SQ FT
TOTAL UNIT COUNT :	11 UNITS
REQ'D STALLS / UNIT:	2.25 STALLS / RESIDENTIAL UNIT 25 RESIDENTIAL STALLS REQUIRED
REQ'D COMMERCIAL STALLS:	2.50 STALLS / 1000 SQ FT 3 STALLS REQUIRED
STALLS PROVIDED:	22 GARAGE STALLS PROVIDED 8 SURFACE STALLS 30 STALLS PROVIDED

PLAN DESIGN:



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AVALON & MAIN

WINDER GROUP
1596 N 1575 WEST
LAYTON, UT 84041

STAMP:

PROJECT NUMBER
26-08
DRAWN BY
HH
CHECKED BY
HH

SITE PLAN

AS100

FULL SIZE: ARCH D (24" x 36")
HALF SIZE: 12" x 18"

1 SITE PLAN
AS100 | SCALE: 3/32" = 1'-0"

MAX BUILDING HEIGHT
133' - 3 7/8"

THIRD FLOOR ROUGH CEILING
128' - 4 5/8"

THIRD FLOOR
120' ± 1 1/2" DOOR ROUGH CEILING
119' - 2 7/8"

SECOND FLOOR
111' - 1 3/4"

MAIN FLOOR ROUGH CEILING
110' - 1 1/8"

MAIN FLOOR
100' - 0"

T.O. FOUNDATION
99' - 3 7/8"



1 FRONT ELEVATION
A200 | SCALE: 3/16" = 1'-0"



3 RIGHT ELEVATION
A200 | SCALE: 3/16" = 1'-0"

MAX BUILDING HEIGHT
133' - 3 7/8"

THIRD FLOOR ROUGH CEILING
128' - 4 5/8"

THIRD FLOOR
120' ± 1 1/2" DOOR ROUGH CEILING
119' - 2 7/8"

SECOND FLOOR
111' - 1 3/4"

MAIN FLOOR ROUGH CEILING
110' - 1 1/8"

MAIN FLOOR
100' - 0"

T.O. FOUNDATION
99' - 3 7/8"



2 REAR ELEVATION
A200 | SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION
A200 | SCALE: 3/16" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
2. SEE BUILDING SECTIONS FOR ROOF BEARING HEIGHTS AND HEEL HEIGHTS
3. FOR CURVED ROOF SECTIONS, SEE ROOF PLAN FOR SLOPE AND RADIUS
4. SEE CIVIL FOR EXACT GRADE HEIGHTS AND SLOPES

KEYED NOTES

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HH

EXTERIOR
ELEVATIONS

A200

FULL SIZE: ARCH D (24" x 36")
HALF SIZE: 12" x 18"



MAX BUILDING HEIGHT
133' - 3 7/8"

THIRD FLOOR ROUGH CEILING
126' - 4 5/8"

THIRD FLOOR
118' - 3 1/2" DOOR ROUGH CEILING
117' - 2 7/8"

SECOND FLOOR
109' - 1 3/4"

MAIN FLOOR ROUGH CEILING
108' - 1 1/8"

MAIN FLOOR
100' - 0"

T.O. FOUNDATION
99' - 3 7/8"

1 FRONT ELEVATION
A200 | SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION
A200 | SCALE: 3/16" = 1'-0"



MAX BUILDING HEIGHT
133' - 3 7/8"

THIRD FLOOR ROUGH CEILING
126' - 4 5/8"

THIRD FLOOR
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117' - 2 7/8"

SECOND FLOOR
109' - 1 3/4"

MAIN FLOOR ROUGH CEILING
108' - 1 1/8"

MAIN FLOOR
100' - 0"

T.O. FOUNDATION
99' - 3 7/8"

2 REAR ELEVATION
A200 | SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
A200 | SCALE: 3/16" = 1'-0"

ELEVATION NOTES:

1. SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
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AVALON & MAIN - TOWNHOMES

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EXTERIOR
ELEVATIONS

A200

FULL SIZE: ARCH D (24" x 36")
HALF SIZE: 12" x 18"

- THIRD FLOOR ROUGH CEILING
128' - 4 5/8"
- THIRD FLOOR
120' - 3 1/2"
- SECOND FLOOR ROUGH CEILING
119' - 2 7/8"
- SECOND FLOOR
111' - 1 3/4"
- MAIN FLOOR ROUGH CEILING
110' - 1 1/8"
- MAIN FLOOR
100' - 0"
- T.O. FOUNDATION
99' - 3 7/8"



1 FRONT ELEVATION
A200 | SCALE: 1/8" = 1'-0"

- THIRD FLOOR ROUGH CEILING
128' - 4 5/8"
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120' - 3 1/2"
- SECOND FLOOR ROUGH CEILING
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- MAIN FLOOR ROUGH CEILING
110' - 1 1/8"
- MAIN FLOOR
100' - 0"
- T.O. FOUNDATION
99' - 3 7/8"



2 REAR ELEVATION
A200 | SCALE: 1/8" = 1'-0"

- THIRD FLOOR ROUGH CEILING
128' - 4 5/8"
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- MAIN FLOOR
100' - 0"
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99' - 3 7/8"



3 LEFT ELEVATION
A200 | SCALE: 1/8" = 1'-0"

- THIRD FLOOR ROUGH CEILING
128' - 4 5/8"
- THIRD FLOOR
120' - 3 1/2"
- SECOND FLOOR ROUGH CEILING
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- MAIN FLOOR ROUGH CEILING
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- MAIN FLOOR
100' - 0"
- T.O. FOUNDATION
99' - 3 7/8"



4 RIGHT ELEVATION
A200 | SCALE: 1/8" = 1'-0"

ELEVATION NOTES:

- SEE DOOR AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS
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KEYED NOTES

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EXTERIOR
ELEVATIONS

A200

FULL SIZE: ARCH D (24" x 36")
HALF SIZE: 12" x 18"