

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, July 28, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 28, 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 MEETING

1. Jenkins at Three Farms Phase 1 PRUD Subdivision – 1st Amendment – PLAT AMENDMENT (6 min)
2. Layton Ridges Subdivision – 2nd Amendment – PLAT AMENDMENT (6 min)
3. Layton Midtown – DEVELOPMENT PLAN AMENDMENT (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/pmnn/, 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 28, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, July 28, 2026**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

PUBLIC MEETING

1. Jenkins at Three Farms Phase 1 PRUD Subdivision – 1st Amendment – PLAT AMENDMENT

The applicant, Ivory Development LLC, is requesting approval of a plat amendment for Lot 101 and Parcel E, which would transfer approximately 114 square feet from Lot 101 to Parcel E to accommodate a neighborhood identification sign. The property is located at approximately 14 South Freedom Farms Drive (3100 West).

2. Layton Ridges Subdivision – 2nd Amendment – PLAT AMENDMENT

The applicant, JoEllen Grandy, representing Layton City, is requesting amended plat approval for Lots 4 and 6 of the Layton Ridges Subdivision for the purpose of vacating the Bonneville Shoreline Trail easement creating Parcel C which will be the new trail easement. The property is located at approximately 3194 East Layton Ridge Drive.

3. Layton Midtown – DEVELOPMENT PLAN AMENDMENT

The applicant, Doug Rich, is requesting a development plan amendment approval for a 28-unit townhome development in the MU (Mixed-Use) zone. The amendment proposes changing the exterior design materials for each townhome unit. The property is located at 1481 North Hill Field Road.

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.

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Plat Amendment – Jenkins at Three Farms Phase 1 PRUD Subdivision 1st Amendment – Approximately 14 South Freedom Farms Drive (3100 West)

Contact: Whittney Black, Planner II

Background: Ivory Development LLC is requesting approval of a plat amendment for Lot 101 and Parcel E of the Jenkins at Three Farms Phase 1 PRUD Subdivision. The amendment would transfer approximately 114 square feet from Lot 101 to Parcel E to accommodate a neighborhood identification sign. Lot 101 will continue to meet all applicable development standards, and the existing public utility and drainage easements will be amended as necessary to reflect the new lot configuration.

Alternatives to the Motion: Alternatives are to 1) Approve the plat amendment for the Jenkins at Three Farms Phase 1 PRUD Subdivision 1st Amendment; or 2) Identify that the plat amendment is not compliant with the Layton City Municipal Code and Development Standards and deny the request.

Recommendation: Staff recommends the Planning Commission approve the amendment for the Jenkins at Three Farms Phase 1 PRUD Subdivision 1st Amendment, subject to meeting all 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: July 28, 2026

RE: Plat Amendment – Jenkins at Three Farms Phase 1 PRUD Subdivision 1st Amendment – Approximately 14 South Freedom Farms Drive (3100 West)

LOCATION: Approximately 14 South Freedom Farms Drive (3100 West)

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

DESCRIPTION

Ivory Development LLC (applicant and property owner) is requesting to amend Lot 101 and Parcel E of the Jenkins at Three Farms Phase 1 PRUD Subdivision. The subject properties are bordered by R-S (Residential Suburban) zoning to the north, A (Agriculture) zoning to the west, and R-1-10 (Single Family Residential) zoning to the south and east.

BACKGROUND

The purpose of this plat amendment is to increase the size of Parcel E to accommodate a neighborhood identification sign for the development. This will be done by transferring approximately 114 square feet from Lot 101 to Parcel E.

Lot 101 will continue to meet all minimum development standards for the PRUD overlay and the requirements of the applicable Development Agreement, including lot size, frontage, width, and setbacks. The existing public utility and drainage easements (PU&DE) along the rear and south property lines will remain unchanged, while the easements along the north property line and frontage will be amended to match the new lot lines.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the plat amendment for the Jenkins at Three Farms Phase 1 PRUD Subdivision 1st Amendment, subject to meeting all 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Greg Timothy; gregt@ivorydevelopment.com
Tyler Jenkins; tyler@edmpartners.com

CC: CED Department/Fire Marshal

FROM: Ryan Bankhead – Staff Engineer

DATE: June 24, 2026

SUBJECT: Jenkins at Three Farms Phase 1 amendment – 1st submittal
14 South 3100 West

We have reviewed the Dedication Plat and title report received by the Engineering Department on June 8, 2026 for the proposed Jenkins at Three Farms Phase 1 Amendment located at approximately 14 South 3100 West. The plat has been stamped "Approved as Corrected".

The following comments as well as comments from other City staff will need to be addressed on the mylar copy submitted for City Signatures and recording.

1. The point of beginning will need to be adjusted to the actual point of beginning. The point of beginning leader note is pointing to the point between the first two locating calls rather than the point of beginning.
2. The interior dimension of Parcel E along 3100 West will need to be added to the plat.
3. Street labels for Gentile Street and 3100 West will need to be added to the plat.
4. The Owner's Dedication includes the subdivision into streets, however this is not applicable to this plat and should be removed.



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: Douglas K. Bitton, Fire Marshal 

RE: Jenkins at Three Farms PH1 Amendment 14 S 3100 W

CC: 1) Engineering
2) Greg Timothy, gregt@ivorydevelopment.com
3) Tyler Jenkins, tyler@edmpartners.com

June 9, 2026

I have reviewed the amended plan and application received on June 8, 2026, for the above reference project. The Fire Department, with regard to the plat amendment, does not have any comments at this time.

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.

DB\#4ANNEX/REZONE:sh
Plan #S26-090 District #40
Project Tracker #LAY2606083540



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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Greg Timothy
Tyler Jenkins

CC: CED Department/Fire Marshal/Engineering Department

FROM: Jadynd Sanders, Assistant City Attorney

DATE: July 8, 2026

Subject: Jenkins at Three Farms Phase 1 Amendment
14 S 3100 W

I have reviewed the materials transmitted to my department for the subdivision noted above. In addition to any other Layton City Department reviews, I have not identified any issues.

Memorandum

To: Greg Timothy, Peter Duberow – EDM Partners
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation
Date: June 15, 2026
Re: Jenkins at Three Farms PH 1 Amendment, Final Approval – 14 S. 3100 W.
Review: Review 1

The Jenkins at Three Farms Phase 1 Amendment located at 14 South 3100 West lies within the existing Legacy Park and Harmony Place Park neighborhood park service areas.

The Parks and Recreation Department has reviewed the plans submitted on June 8th and has no comments or concerns regarding the Jenkins at Three Farms Phase 1 Amendment.

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.





**JENKINS AT
THREE FARMS
PHASE 1
FIRST AMENDMENT**

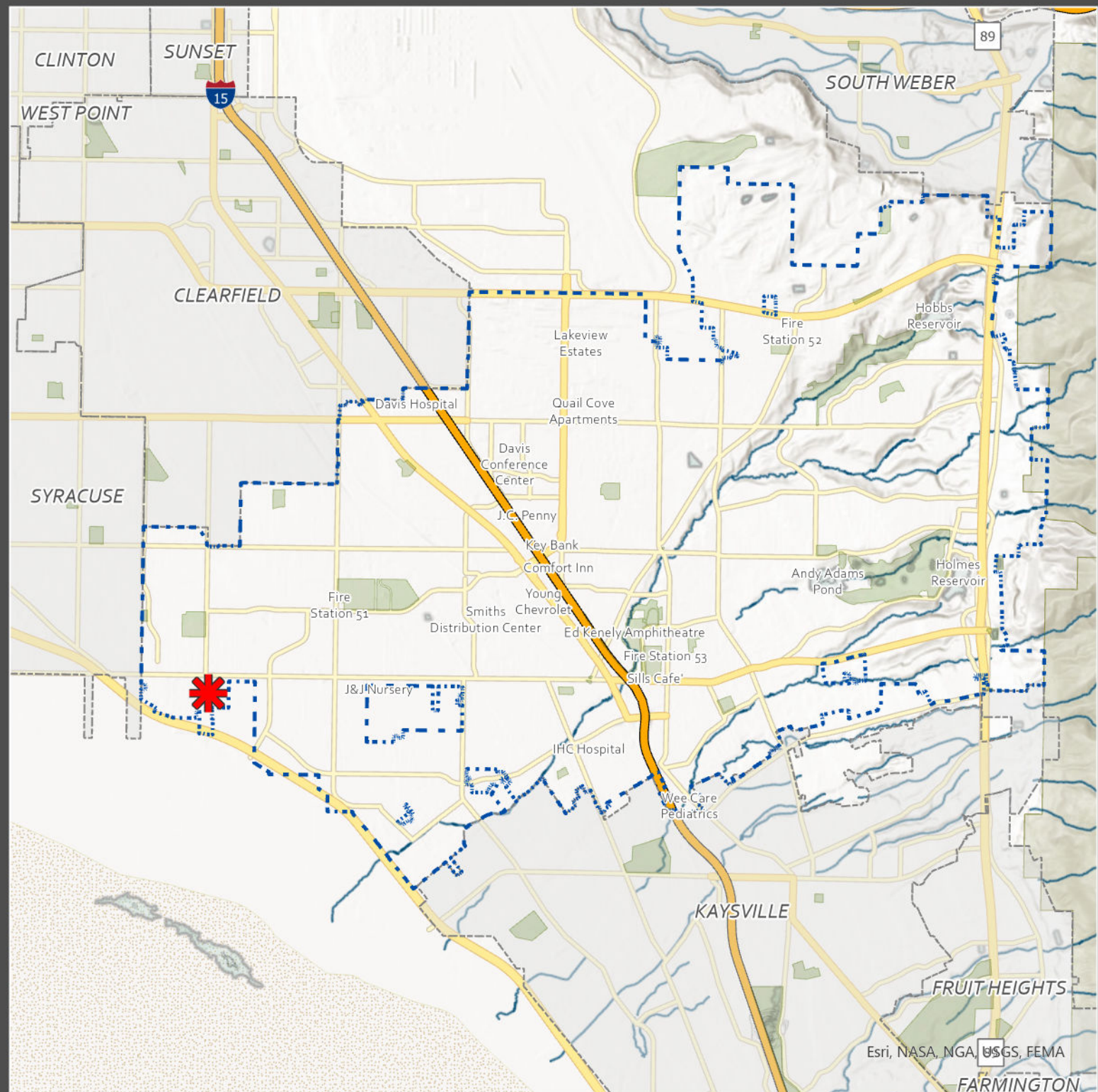
**APPROXIMATELY
14 SOUTH
FREEDOM FARMS
DRIVE (3100 WEST)**

**SUBDIVISION
AMENDMENT**

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



Map 1





**JENKINS AT
THREE FARMS
PHASE 1
FIRST AMENDMENT**

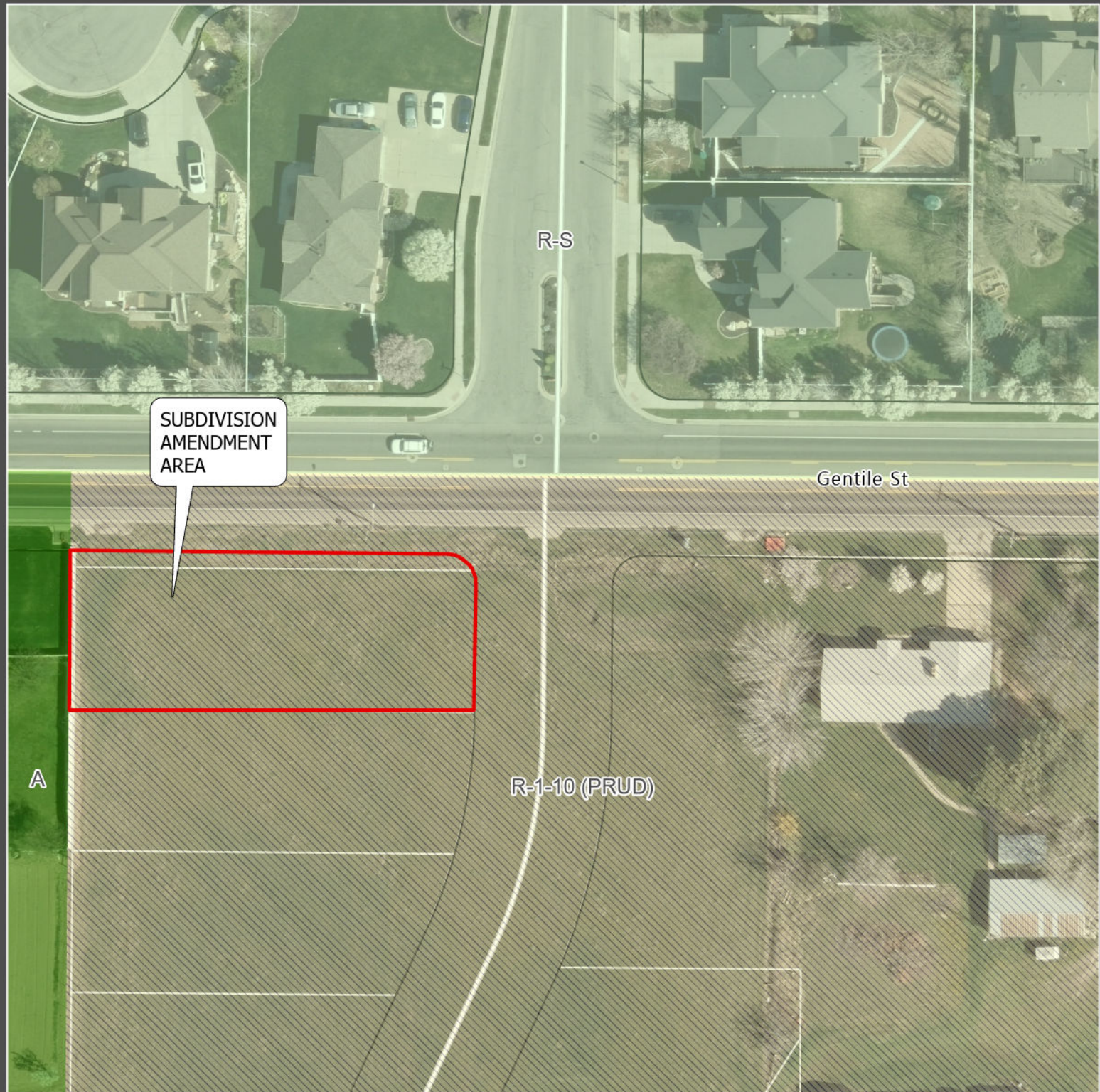
**APPROXIMATELY
14 SOUTH
FREEDOM FARMS
DRIVE (3100 WEST)**

**SUBDIVISION
AMENDMENT**

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



Map 2





**JENKINS AT
THREE FARMS
PHASE 1
FIRST AMENDMENT**

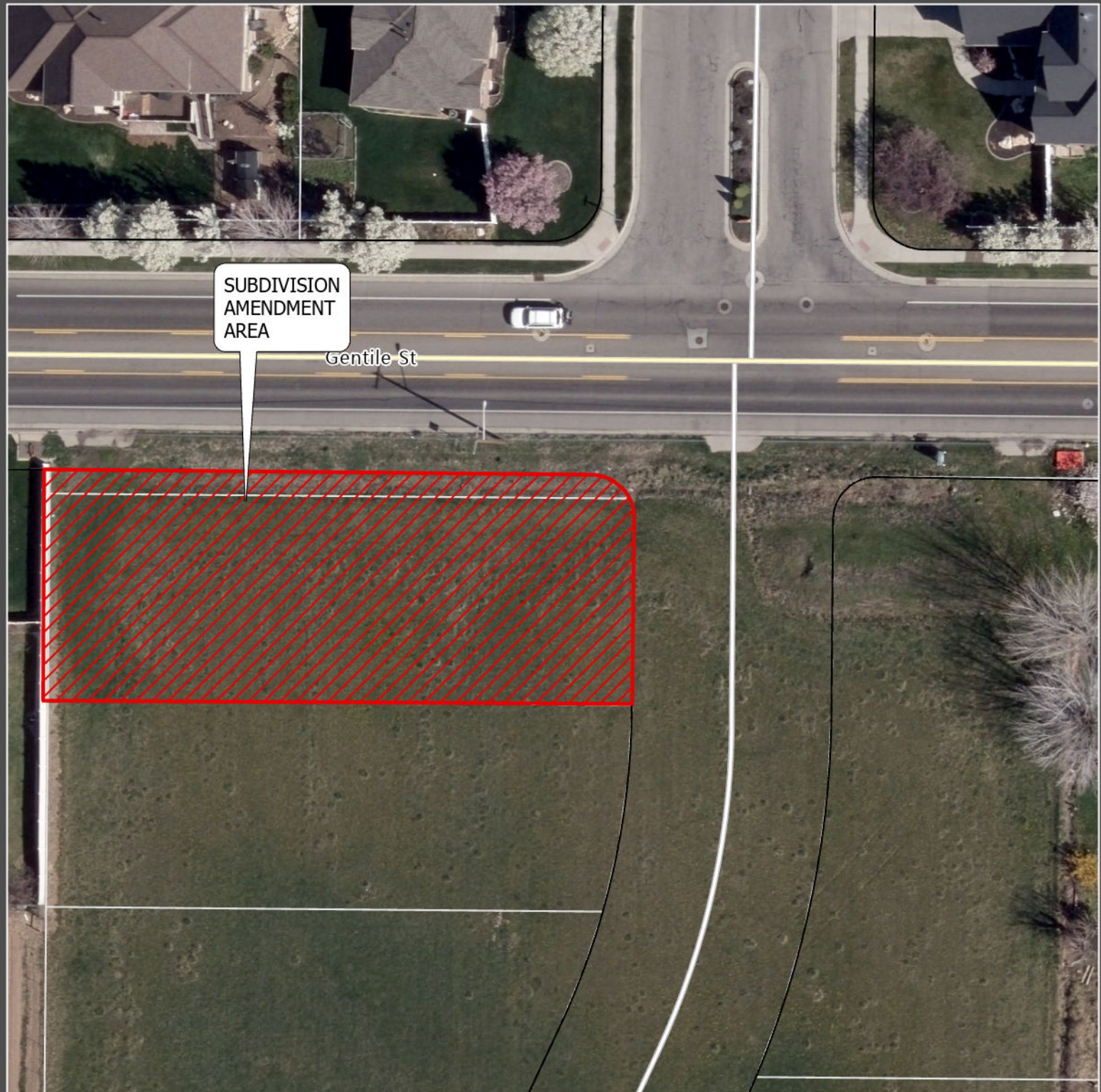
**APPROXIMATELY
14 SOUTH
FREEDOM FARMS
DRIVE (3100 WEST)**

**SUBDIVISION
AMENDMENT**

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

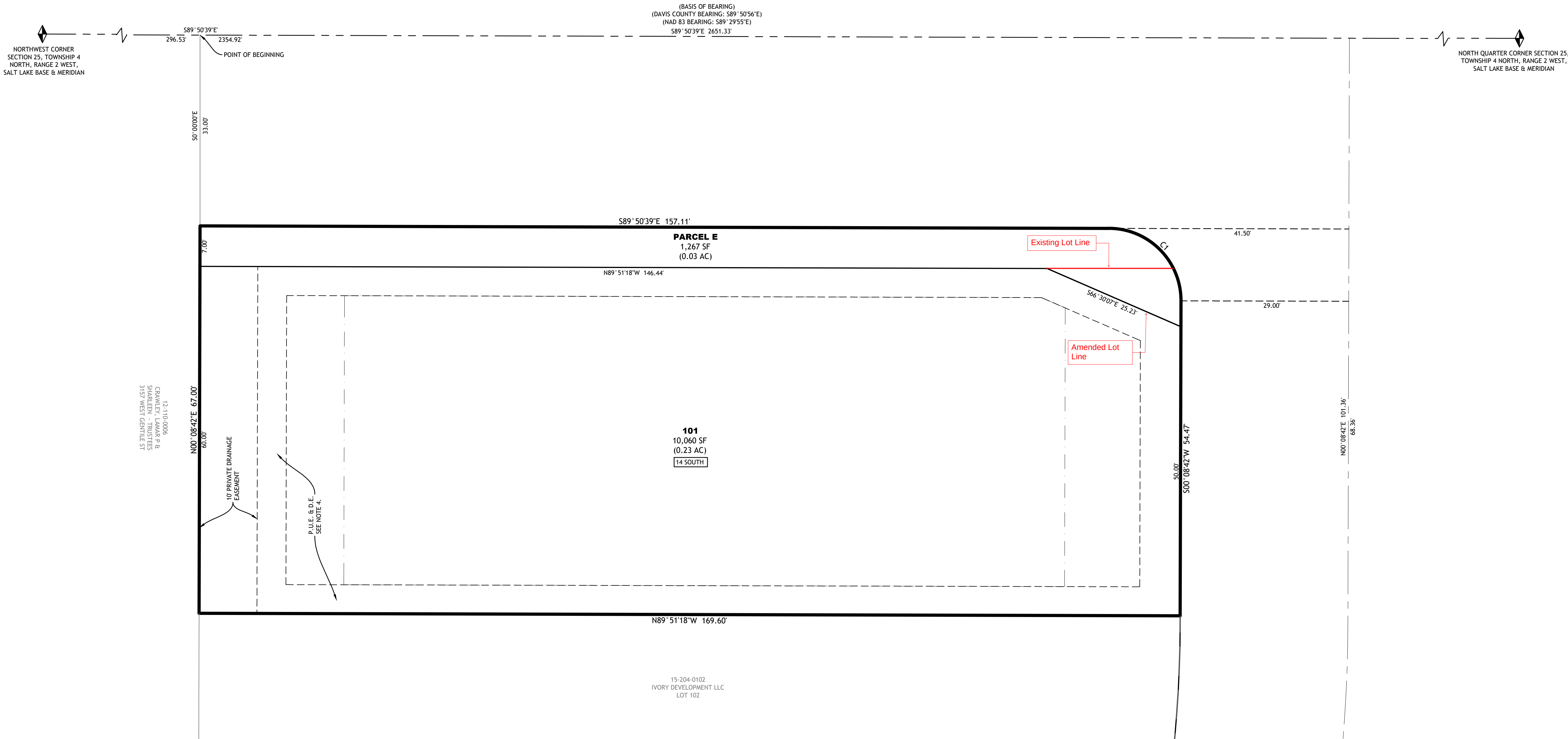
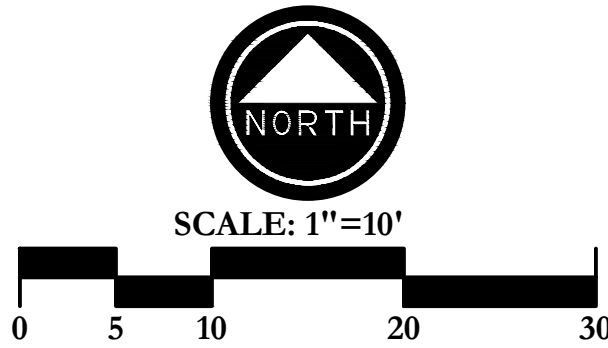


Map 3



JENKINS AT THREE FARMS PHASE 1 PRUD SUBDIVISION
1ST AMENDMENT, AMENDING LOT 101 AND PARCEL E
LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	19.63	12.50	S44°50'58"E	17.68	89°59'21"



BASIS OF BEARING:
SOUTH 89°50'39" EAST BETWEEN A FOUND MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 25 AND A FOUND MONUMENT MARKING THE NORTH QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
(DAVIS COUNTY BEARING: SOUTH 89°50'56" EAST)
(NAD 83 BEARING: SOUTH 89°29'55" EAST)

LEGEND	
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SETBACK LINE
	PUBLIC UTILITY EASEMENT LINE
	SECTION CORNER (FOUND)



VICINITY MAP - NOT TO SCALE

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 101 AND PARCEL E OF JENKINS AT THREE FARMS PRUD SUBDIVISION PHASE 1 TO ACCOMMODATE THE SUBDIVISION MONUMENT ENTRANCE SIGN.

UTILITY NOTE:

- PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT.

NOTES:

- THIS PLAT IS CONSIDERED FINAL AND IS MEMORIALIZED UPON RECORDATION AT THE DAVIS COUNTY RECORDER'S OFFICE.
- PARCEL E IS COMMON AREA AND TO BE OWNED AND MAINTAINED BY THE HOA.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL 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 THE 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 THE NORMAL AGRICULTURAL USES AND ACTIVITIES.
- SINGLE FAMILY DETACHED LOTS HAVE THE FOLLOWING CITY PUBLIC UTILITY AND DRAINAGE EASEMENTS:
 - FRONT = 7.00'
 - SIDE = 5.00'
 - REAR = 5.00'
- THIS PLAT IS AMENDING JENKINS AT THREE FARMS PHASE 1 PRUD SUBDIVISION, RECORDED AS ENTRY #3651080, BOOK 8914, PAGE 746 IN THE DAVIS COUNTY RECORDER'S OFFICE.

LAND USE AUTHORITY			
APPROVED THIS ____ DAY OF _____, 20__, BY THE LAND USE AUTHORITY.			
_____ CITY RECORDER	_____ DATE	_____ CITY MAYOR	_____ DATE

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

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

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

OWNER / DEVELOPER	
IVORY DEVELOPMENT 978 EAST WOODOAK LANE SALT LAKE CITY, UT 84117	

EDM Partners LLC	
2815 East 3300 South, Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com	

SHEET 1 OF 1		
DATE	REVISIONS	BY

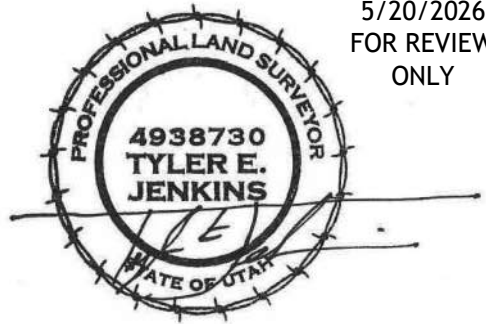
DAVIS COUNTY RECORDER	
RECORDED # _____	
STATE OF UTAH, COUNTY OF DAVIS,	
RECORDED AND FILED AT THE REQUEST OF:	
DATE: _____	TIME: _____
BOOK: _____	PAGE: _____
FEE _____	
DAVIS COUNTY RECORDER	

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17, I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND COMMON PARCELS, HEREAFTER TO BE KNOWN AS:

**JENKINS AT THREE FARMS PHASE 1 PRUD SUBDIVISION
1ST AMENDMENT, AMENDING LOT 101 AND PARCEL E**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



5/20/2026
FOR REVIEW
ONLY

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GENTLE STREET, SAID POINT BEING S89°50'39"E 296.53 FEET AND S00°00'00"E 33.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25 AND RUNNING THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE S89°50'39"E 157.11 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.50 FEET, A DISTANCE OF 19.63 FEET, A CHORD DIRECTION OF S44°50'58"E, AND A CHORD DISTANCE OF 17.68 FEET; THENCE S00°08'42"W 54.47 FEET; THENCE N89°51'18"W 169.60 FEET; THENCE N00°08'42"E 67.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,328 S.F. OR 0.26 ACRES IN AREA, 1 LOT AND 1 PARCEL

ROTATE BEARINGS 0°20'44" CLOCKWISE TO ACHIEVE NAD 83 DATUM BEARINGS

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON PARCELS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

**JENKINS AT THREE FARMS PHASE 1 PRUD SUBDIVISION
1ST AMENDMENT, AMENDING LOT 101 AND PARCEL E**
AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO LAYTON CITY ALL PUBLIC RIGHT OF WAY, COMMON AREAS, AND EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY LAYTON CITY.

IVORY DEVELOPMENT, LLC

NAME: CHRISTOPHER P. GAMVROULAS
NAME: PRESIDENT OF IVORY DEVELOPMENT

ACKNOWLEDGEMENT

ON THE ____ DAY OF _____, 20__, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

**JENKINS AT THREE FARMS PHASE 1 PRUD SUBDIVISION
1ST AMENDMENT, AMENDING LOT 101 AND PARCEL E**
LOCATED IN THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 2

Subject: Amended Plat – Layton Ridges Subdivision – 2nd Amendment – 3194 East Layton Ridge Drive

Contact: Kem Weaver, Planner II

Background: The applicant, JoEllen Grandy, representing Layton City, is requesting amended plat approval for Lots 4 and 6 of the Layton Ridges Subdivision. The lots are surrounded by R-S (Residential Suburban) zoning to the north, east, and west with A (Agriculture) zoning to the south in unincorporated Davis County.

The purpose for the second amendment for the subdivision is to vacate the Bonneville Shoreline Trail easement from Lot 6 and small portions of the trail easement on Lots 4 and 5. In addition, the plat amendment will shift the side property line between Lots 4 and 6 between 10 to 37 feet in places. This will also shift the public utility and drainage easements between the same lots.

Parcel C will be created from Lot 4 located along the south property line. This will be the relocation of the Bonneville Shoreline Trail, which will not require an easement for the trail through private property. Parcel C will be owned and maintained by Layton City.

Lot 4 will become Lot 32 and Lot 6 will become Lot 33 with this plat amendment. Both lots will still meet the area and frontage requirements of the R-S zone.

Alternatives: Alternatives are to: 1) Approve the plat amendment for the Layton Ridges Subdivision 2nd Amendment; or 2) Identify that the plat amendment is not compliant with the Layton City Municipal Code and Development Standards and deny the request.

Recommendation: Staff recommends the Planning Commission approve the amendment for the Layton Ridges Subdivision 2nd Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II



DATE: July 28, 2026

RE: Layton Ridges Subdivision – 2nd Amendment Plat

LOCATION: 3194 East Layton Ridges Drive

ZONING: R-S (Residential Suburban)

DESCRIPTION

The applicant, JoEllen Grandy, representing Layton City, is requesting amended plat approval for Lots 4 and 6 of the Layton Ridges Subdivision. The lots are surrounded by R-S (Residential Suburban) zoning to the north, east, and west with A (Agriculture) zoning to the south in unincorporated Davis County.

BACKGROUND

The purpose for the second amendment for the subdivision is to vacate the Bonneville Shoreline Trail easement from Lot 6 and small portions of the trail easement on Lots 4 and 5. In addition, the plat amendment will shift the side property line between Lots 4 and 6 between 10 to 37 feet in places. This will also shift the public utility and drainage easements between the same lots.

Parcel C will be created from Lot 4 located along the south property line. This will be the relocation of the Bonneville Shoreline Trail, which will not require an easement for the trail through private property. The new alignment of the Bonneville Shoreline Trail can be seen with green dots in Figure 1 in relation to the two lots being amended within the subdivision. Parcel C will be owned and maintained by Layton City.

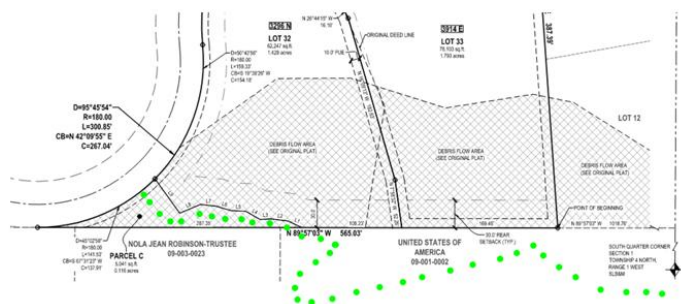


Figure 1 - Relocation of the Bonneville Shoreline Trail

Lot 4 will become Lot 32 and Lot 6 will become Lot 33 with this plat amendment. Both lots will still meet the area and frontage requirements of the R-S zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the plat amendment for the Layton Ridges Subdivision 2nd Amendment, subject to meeting all 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 submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.*

MEMORANDUM

TO: Trent Williams; twilliams@ensignutah.com
JoEllen Grandy; jgrandy@laytoncity.org

CC: CED Department; Fire Marshal; Legal Department

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: June 9, 2026

SUBJECT: Layton Ridges Subdivision – 2nd AMD – 1st submittal
Amending lots 4 and 6
3194 East Layton Ridge Drive

I have reviewed the amended dedication plat and title reports received in Engineering on May 27, 2026 for the Layton Ridges Subdivision Second Amendment. The dedication plat has been stamped "Approved as Corrected." The following comments will need to be addressed prior to submitting the final mylar for City signatures and recording. It is recommended that an electronic review of the corrected plat be completed prior to printing the mylar for signatures.

1. This is the Second Amendment of the Layton Ridges Subdivision. All references to the "Third Amended" will need to be corrected.
2. When adding the square footages of the lots and parcel C, the sum is 145,391 square feet. The area indicated in the boundary description is 145,390 square feet.
3. The paragraph regarding private land drains in the Owner's Dedication is not applicable to this subdivision and should be removed.
4. The slope easement and 20-foot access and PUE along the northern line of Lot 6 from the original plat will need to be included on the amended plat.
5. "as defined in the Geotechnical Report. No Building Allowed" will need to be added to the Legend for the "Debris Flow Area" hatch.
6. "Will" is misspelled as "sill" and "Curb" is misspelled as "Cub" under General Note 10.
7. The existing PUE along the rear of Lot 32 and Parcel C will need to be shown on the plat. A new PU&DE along the new rear lot line of Lot 32 will need to be added to the plat.
8. The new shared lot line of Lot 32 and Lot 33 has been modified enough to require the vacation of the original PUEs. This will need to be noted on the plat.

Please contact the following utility companies at the email addresses provided below and request a letter/email response stating that they will abandon their existing public utility easement (PUE) along the shared lot lines that are being modified with the new plat. It is helpful to include the PDF file of the drawing in your request, to allow them to easily identify the property and the location of easement(s) to be vacated. Also include the property address, subdivision name, your contact info, and the reason for the request. You may forward their responses to me or ask them to include me on their response emails (shansen@laytoncity.org).

Rocky Mountain Power – Shaun.barone@pacificorp.com
Lumen/Century Link – nre.easement@selectrow.com (include “Easement Release” in subject line of email)
Enbridge/Dominion Energy/Questar Gas – DEUWILandServices@dominionenergy.com
Utopia – Tbell@utopiafiber.com



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, Fire Marshal 

RE: Layton Ridges Subdivision- 2nd Amendment

CC: 1) Engineering
2) Trent Williams, twilliams@ensignutah.com
3) JoEllen Grandy, jgrandy@laytoncity.org

DATE: June 25, 2026

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

1. This property is located within the Wildland Urban Interface. All structures built within the Wildland Urban Interface are required to comply with the adopted Wildland Urban Interface Code. This note shall be added to the plat.

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

Memorandum

To: Trent Williams, JoEllen Grandy
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: June 15, 2026
Re: Layton Ridges Subdivision 2nd Amendment, Final – 3194 E. Layton Ridge Dr.
Review: Review 1

The Layton Ridges Subdivision is located at 3194 East Layton Ridge Drive. It lies just outside of the City's existing Hobbs Reservoir special use service area in the northeast section of the City.

The Bonneville Shoreline Trail, a regional trail corridor identified in the Layton City Parks, Recreation, Trails, Open Space and Cultural Facilities Master Plan, Layton City's Active Transportation Plan, and Davis County's Active Transportation Master Plan, include a section of the trail traveling through the development. This second amendment is to redefine the property lines and location of the Bonneville Shoreline Trail.

The Parks & Recreation Department has reviewed the plans submitted on May 27th and has the following comment:

- On the plat, the amendment needs to be changed from third amended to second amended.
 - On Sheet 1, there are three locations on the plat where this is to be changed.
 - On Sheet 2, there are two locations on the plat where this is to be changed.

Provided the note is acknowledged above and corrected, the Parks and Recreation Department has no other comments or concerns regarding approval of the Layton Ridges Subdivision 2nd Amendment.

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.*





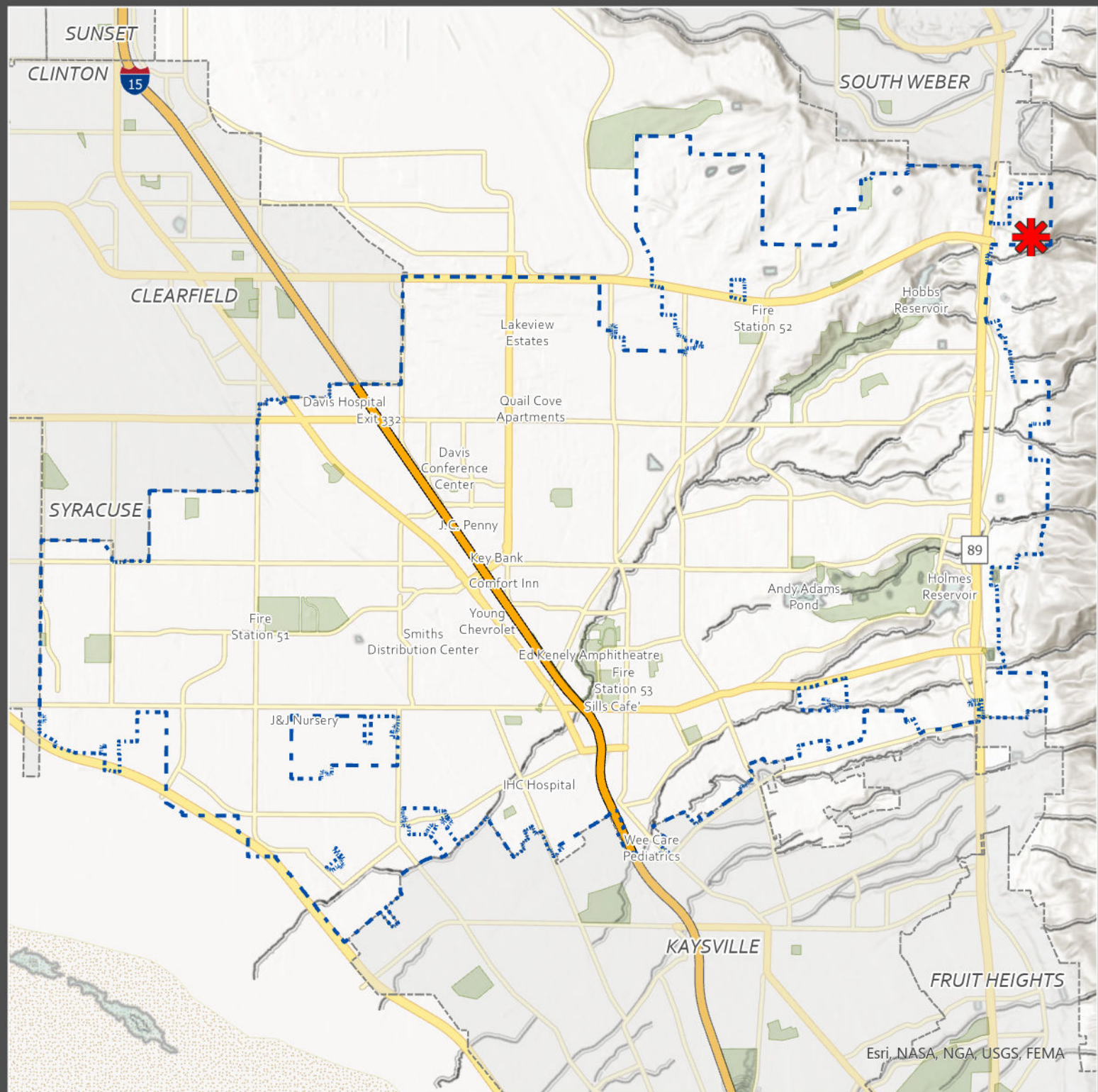
LAYTON RIDGES 2ND AMENDMENT

3194 EAST LAYTON RIDGE DRIVE PLAT AMENDMENT

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



Map 1





LAYTON RIDGES 2ND AMENDMENT

3194 EAST
LAYTON RIDGE DRIVE

PLAT AMENDMENT

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



Map 2





LAYTON RIDGES 2ND AMENDMENT

3194 EAST
LAYTON RIDGE DRIVE

PLAT AMENDMENT

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



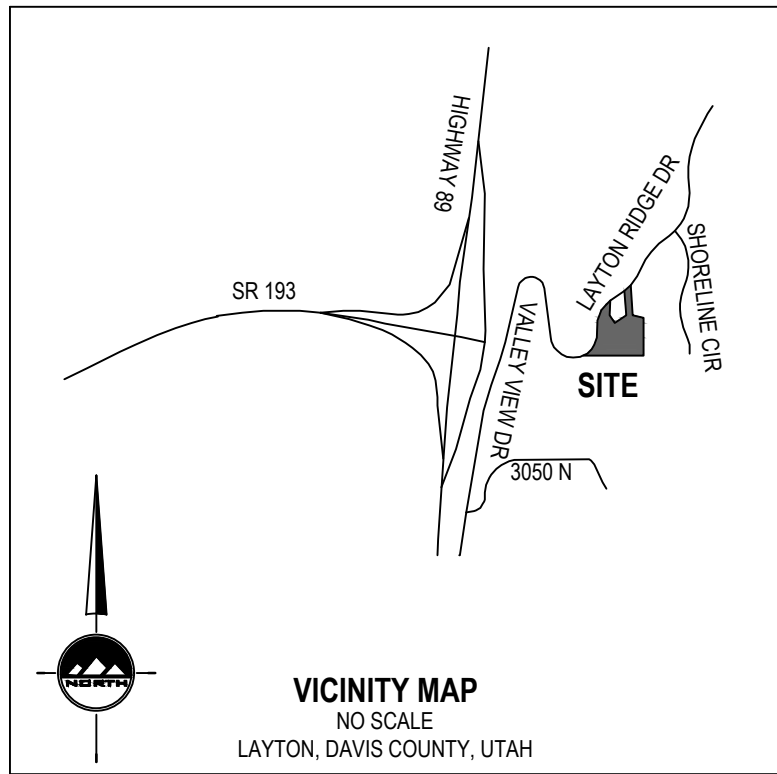
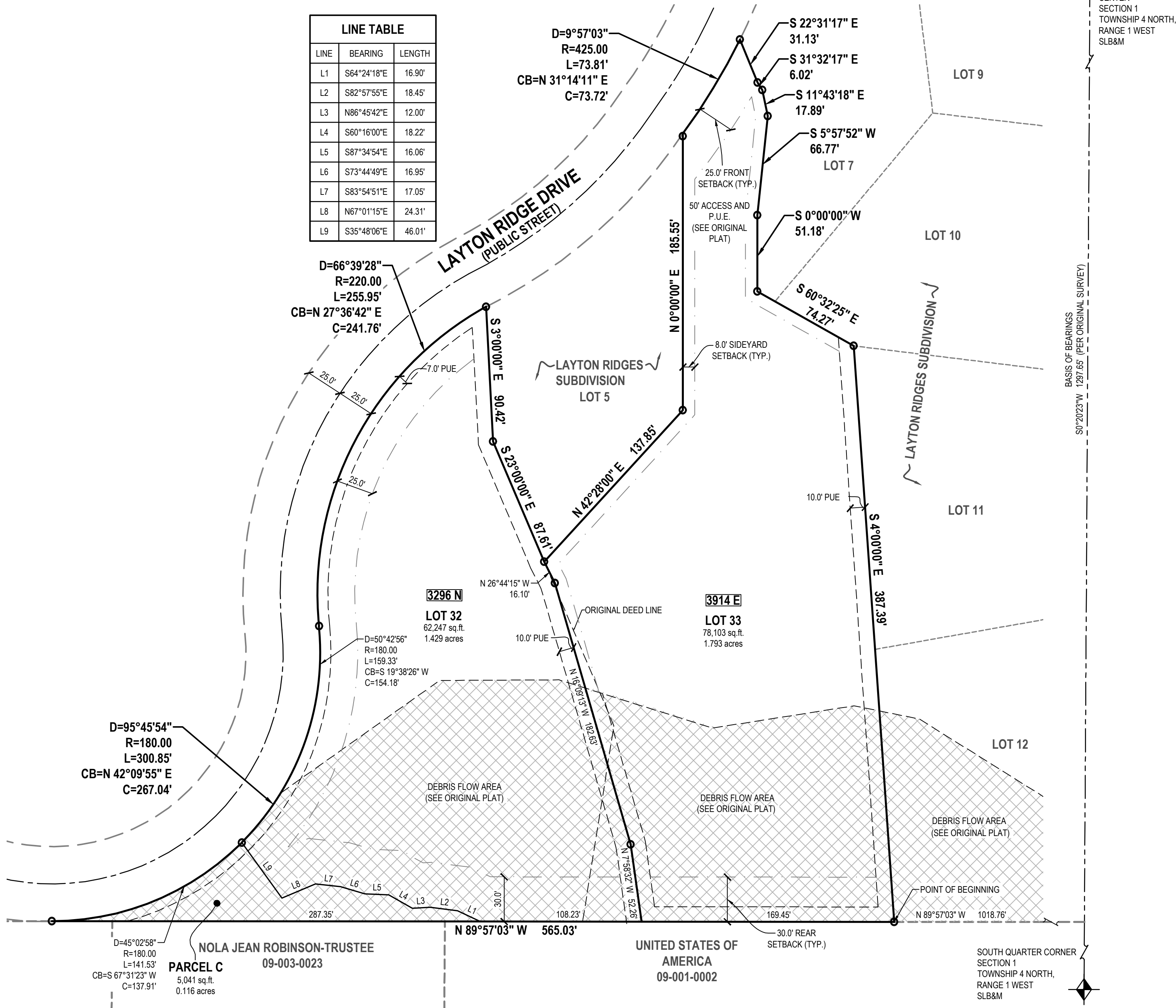
Map 3



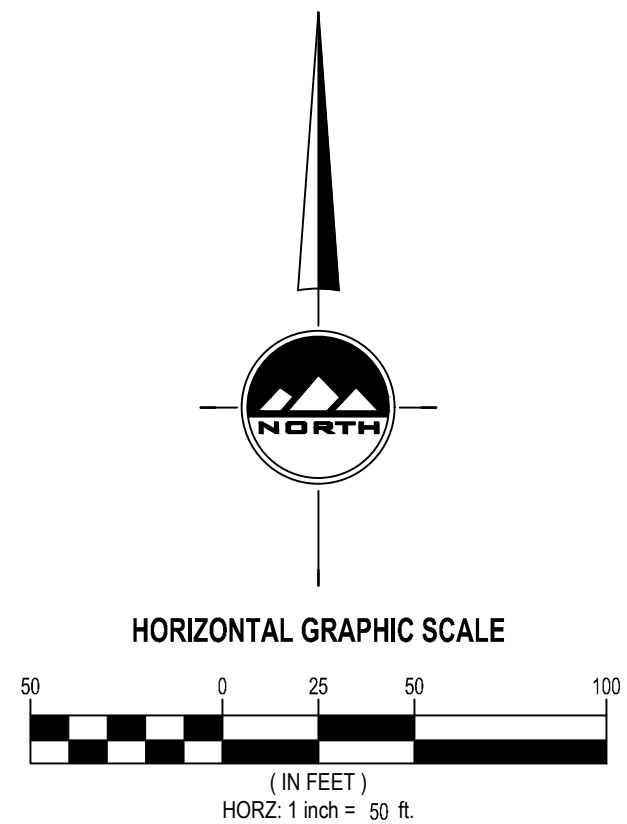
LAYTON RIDGES SUBDIVISION THIRD AMENDED

AMENDING LOTS 4 & 6, LAYTON RIDGES SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 1
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
MAY 2026

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°24'18"E	16.90'
L2	S82°57'55"E	18.45'
L3	N86°45'42"E	12.00'
L4	S60°16'00"E	18.22'
L5	S87°34'54"E	16.06'
L6	S73°44'49"E	16.95'
L7	S83°54'51"E	17.05'
L8	N67°01'15"E	24.31'
L9	S35°48'06"E	46.01'

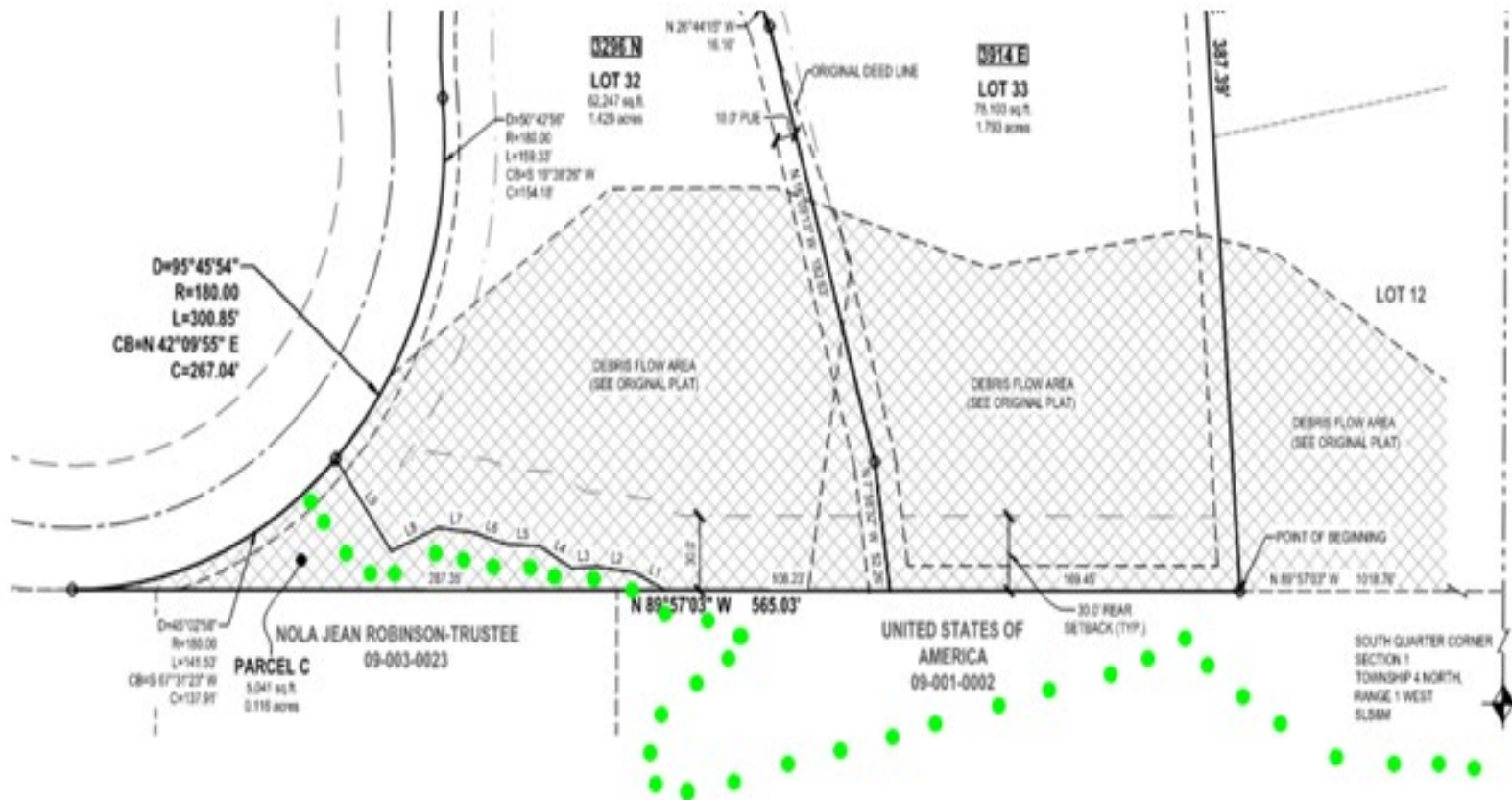


- LEGEND**
- SECTION CORNER
 - WITNESS MONUMENT
 - PROPOSED STREET MONUMENT
 - EXISTING STREET MONUMENT
 - SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
 - SECTION LINE
 - SECTION TIE LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - ROAD CENTERLINE
 - ADJACENT ROAD CENTERLINE
 - RIGHT OF WAY
 - ADJACENT RIGHT OF WAY
 - LOT LINE
 - ADJACENT LOT LINE
 - EASEMENT
 - TANGENT
 - SETBACK
 - DEBRIS FLOW AREA



DEVELOPER
JOELLEN GRANDY
465 NORTH WASATCH DRIVE
LAYTON, UT 84041
801-336-3900

SHEET 2 OF 2		LAYTON RIDGES SUBDIVISION THIRD AMENDED	
PROJECT NUMBER : 103728 MANAGER : T.WILLIAMS DRAWN BY : A.SHELBY CHECKED BY : DATE : 5/7/2026		LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH	
LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM		DAVIS COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____ DAVIS COUNTY RECORDER BY _____ DEPUTY RECORDER	



BONNEVILLE SHORELINE TRAIL RELOCATION

LAYTON CITY AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Development Plan Amendment – Layton Midtown – 1481 North Hill Field Road

Contact: Kem Weaver, Planner II

Background: The applicant, Doug Rich, is requesting a development plan amendment approval for a 28-unit townhome development in the MU (Mixed-Use) zone. To the north is a commercial building with B-RP (Business Research Park) zoning, to the south is a commercial building with CP-3 (Planned Regional Commercial) zoning, to the west is R-H (High Density Residential) zoning, and across Hill Field Road to the east are single-family homes with R-1-8 (Single Family Residential) zoning.

On September 26, 2023, the Planning Commission approved the development plan of the 1.35-acre property for 28 townhome units. This is repurposing the property from a single-family home and commercial office building. The Planning Commission is the Land Use Authority for administrative review of the development plan.

The proposal for the amendment is to change to exterior design of each townhome with regards to materials. The approved townhome designs included cmu block on the main floor and a brick veneer on the second and third floors. The proposed change to this design is to have a brick veneer on the main floor and hardy board or lap siding on the second and third floor. The colors will be similar to the original colors of the development other than a darker brown is being proposed rather than sandy yellow that was part of the approved design.

No other aspects of the townhome development are being changed, the alleys, building footprints, landscaping and open space will be the same as the original development. Each townhome unit will have a two-car garage and visitor parking spaces behind the two buildings facing Hill Field Road. The required landscaping and buffering requirements have been met along the west boundary of the townhome development; buffering is not required adjacent to commercial development.

Staff and the applicant have met with the Design Review Committee (DRC) as required by ordinance for the Development Plan amendment. The purpose of the DRC meeting was for the applicant to present the proposed design elements changes of the buildings.

Alternatives: Alternatives are to: 1) Grant approval of the Development Plan amendment for Layton Midtown subject to meeting all City and DRC requirements; or 2) Deny the proposed Development Plan amendment.

Recommendation: Staff recommends the Planning Commission approve the Development Plan amendment for Layton Midtown subject to meeting all City and DRC requirements and comments.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

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

DATE: July 28, 2026

RE: Layton Midtown Development Plan Amendment

LOCATION: 1481 North Hill Field Road

ZONING: MU (Mixed-Use)

DESCRIPTION

The applicant, Doug Rich, is requesting development plan amendment approval for a 28-unit townhome development on a 1.35-acre site in the MU zone. To the north is a commercial building with B-RP (Business Research Park) zoning, to the south is a commercial building with CP-3 (Planned Regional Commercial) zoning, to the west is R-H (High Density Residential) zoning, and across Hill Field Road to the east are single-family homes with R-1-8 (Single-Family Residential) zoning.

BACKGROUND

On September 26, 2023, the Planning Commission approved the development plan of the 1.35-acre property for 28 townhome units. The Planning Commission is the Land Use Authority for administrative review of the Development Plan.

To reacquaint the Planning Commissioners with the development plan, the majority of the property currently has an old dilapidated commercial building that at one time was used as office space. A single-family home was located on the remaining portion of the property but has since been razed and removed, leaving an unmaintained space. The proposed townhome project provides redevelopment in the area that meets the General Plan by providing a diverse Urban District. The townhome units facing Hill Field Road can be considered flex-space for possible home accessory office use along Hill Field Road.

As shown in Figure 1, the townhomes will be a mix of two and three-story units with the three-story units fronting Hill Field Road and in the center of the development. The two-story units will be located in the northwest and southwest corners of the development.

All the townhome units will be rear loaded by accessing a private drive in the center of the development. The connection point of the private drive to Hill field Road is to be approved by Utah Department of Transportation (UDOT). Private alleys will provide access to the rear townhome units. The buildings facing Hill Field Road are three-stories to provide the opportunity for flex space type uses on the ground floor. These type of townhome units are commonly referred to as live/work units.



Figure 1 - Site Plan

The density of the townhome development is based on 28 units on 1.35 acres, which is 20.7 units per acre. The townhomes will have a mix of two and three-bedroom units.

Parking

Parking for the townhomes meets the MU zoning requirements by having 2.25 parking spaces per unit. Each unit has a two-car garage and there is a total of 10 visitor parking spaces; seven visitor parking spaces is the minimum requirement. Figure 1 shows the visitor parking spaces located behind the two three-story townhome buildings fronting Hill Field Road. The visitor parking spaces are evenly spaced on both sides of the development with five spaces per side.

Architecture

The proposal for the development plan amendment is to change the exterior design materials. The approved townhome designs included cmu block on the main floor and a brick veneer on the second and third floors. The proposed change to this design is to [Figure 2 – Approved Exterior Two and Three-Story Building](#)



Elevations on September 26, 2023

have a brick veneer on the main floor and hardy board or lap siding on the second and third floor. The colors will be similar to the original colors of the development other than a darker brown is being proposed rather than sandy yellow that was part of the approved design. The contrast is shown between Figures 2 and 3.

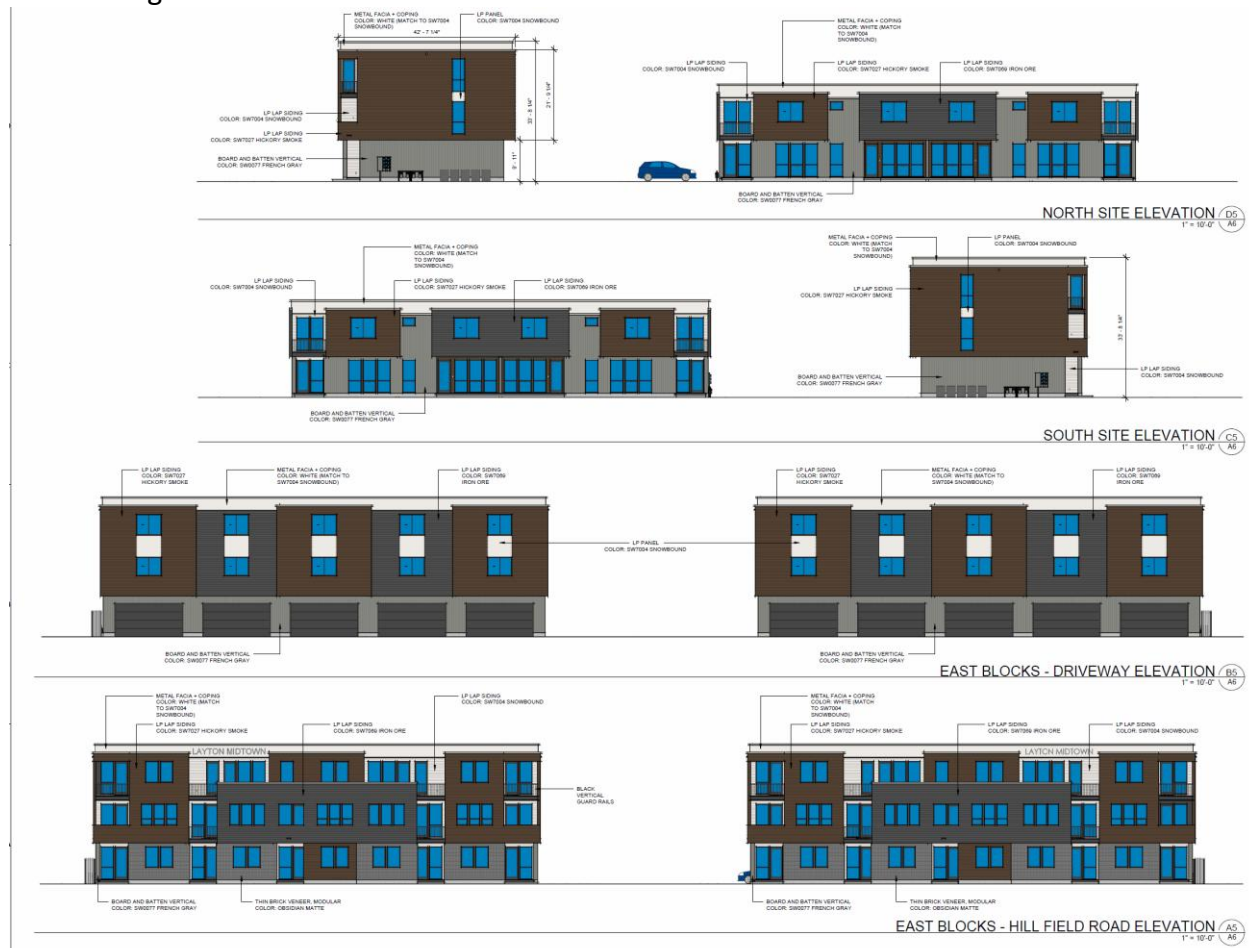


Figure 2 – Proposed Material Changes for the Exterior Two and Three-Story Building Elevations

The footprint of the townhomes will remain the same. The three-story townhomes are 33 feet total in height to the roof deck. The two-story townhomes are 23 feet in total height to the roof deck.

Landscaping

The landscaping/planting plan meets the mixed-use ordinance requirements by showing street trees along Hill Field Road every 30 feet. Trees are planted along the west property line to assist in buffering the townhome land use from the apartment development. The majority of the landscaping is water-wise except for grass areas along the front of the site and in the courtyard area. Buffering is not required along the north or south property lines due to the adjacent land uses being commercial.

Fencing will be located on three sides of the proposed site. A six-foot chain link fence with interlocking slats is being proposed and meets the ordinance for transitional buffering since the townhome development is not adjacent to single-family residential uses.

Design Review Committee (DRC)

The applicant and City Staff met with the DRC to review the proposed building material changes. The DRC had the following comments for consideration.

- All foundations need to be plastered.
- Provide back out relief areas on the north and south sides of the private alley.
- Consider placing gas meters and HVAC equipment on the west side of the northwest and southwest buildings.
- Provide trash enclosure elevations that match the architecture or materials of the buildings.
- Consider different tree type in the northwest corner of the development, replace Norway Spruce with a deciduous tree type.
- Ensure water wise plantings are incorporated within the park strip at the entrance of the site.

The applicant will need to incorporate these recommendations or comments from the DRC in their submittal of the exterior building elevations and landscape plan with the first building permit.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the development plan amendment for Layton Midtown subject to meeting all City and DRC requirements and comments.



LAYTON MIDTOWN

1481 NORTH
HILL FIELD ROAD

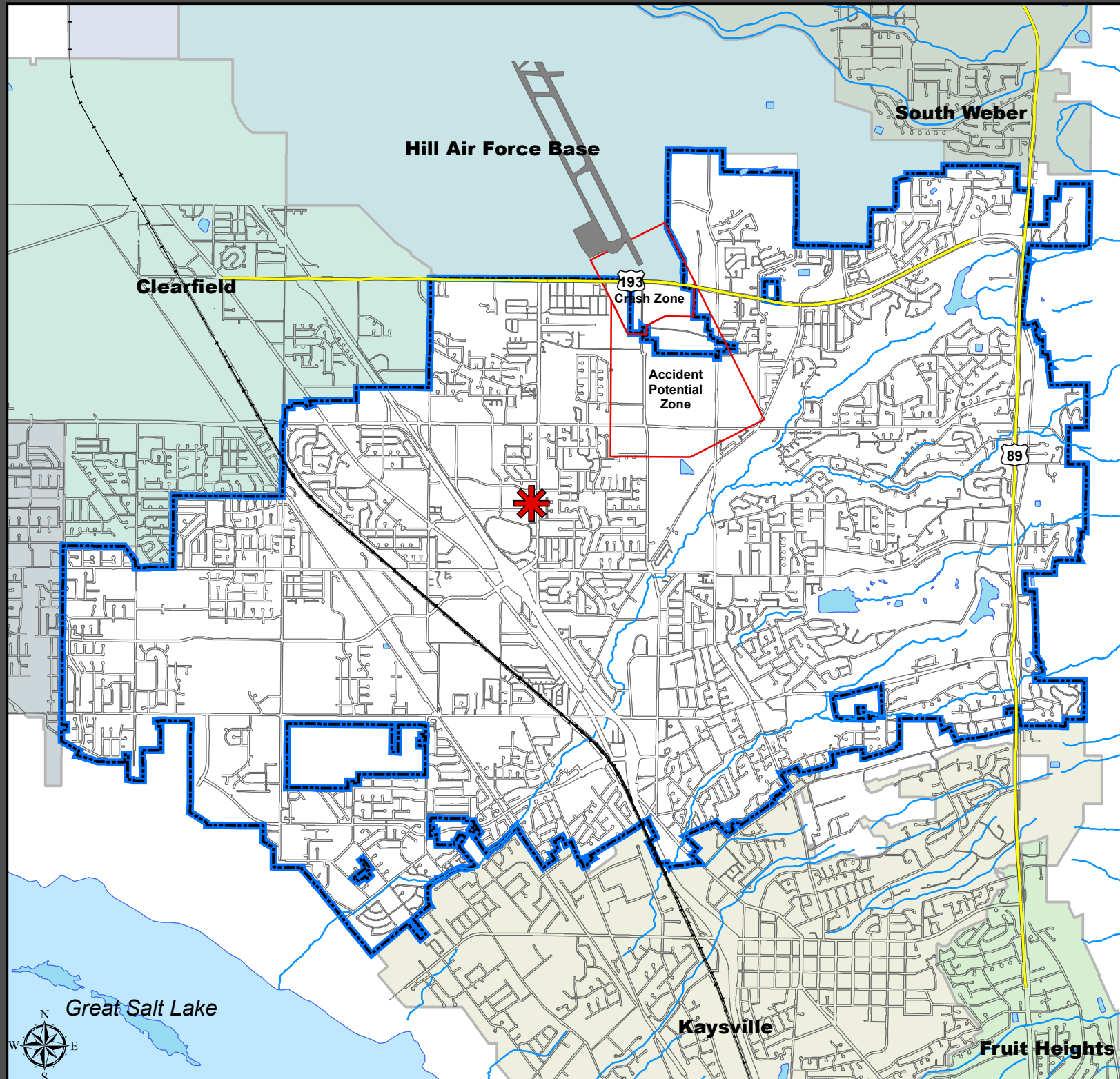
DEVELOPMENT
PLAN

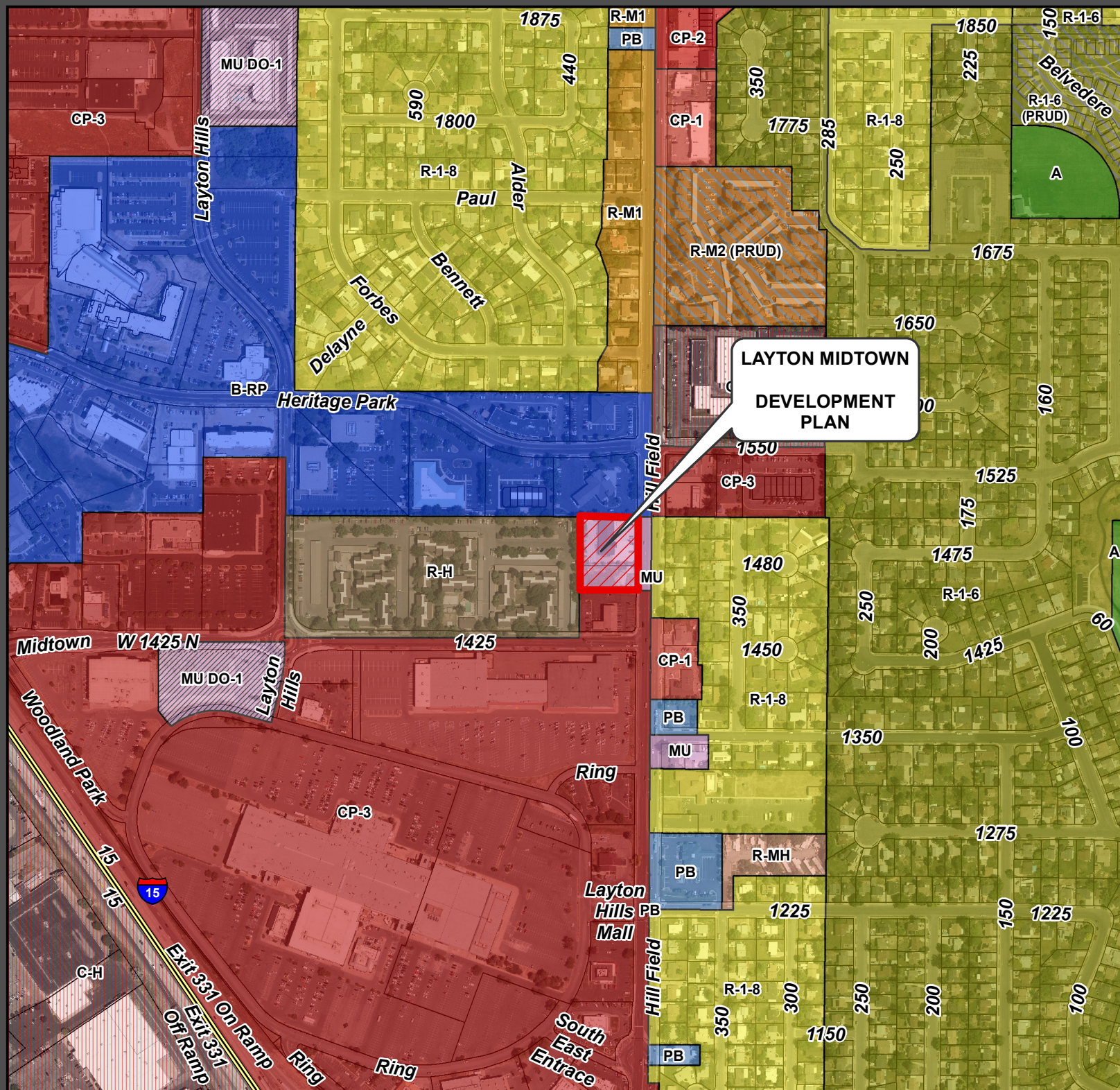
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site

Map 1







LAYTON MIDTOWN

1481 NORTH
HILL FIELD ROAD

DEVELOPMENT PLAN

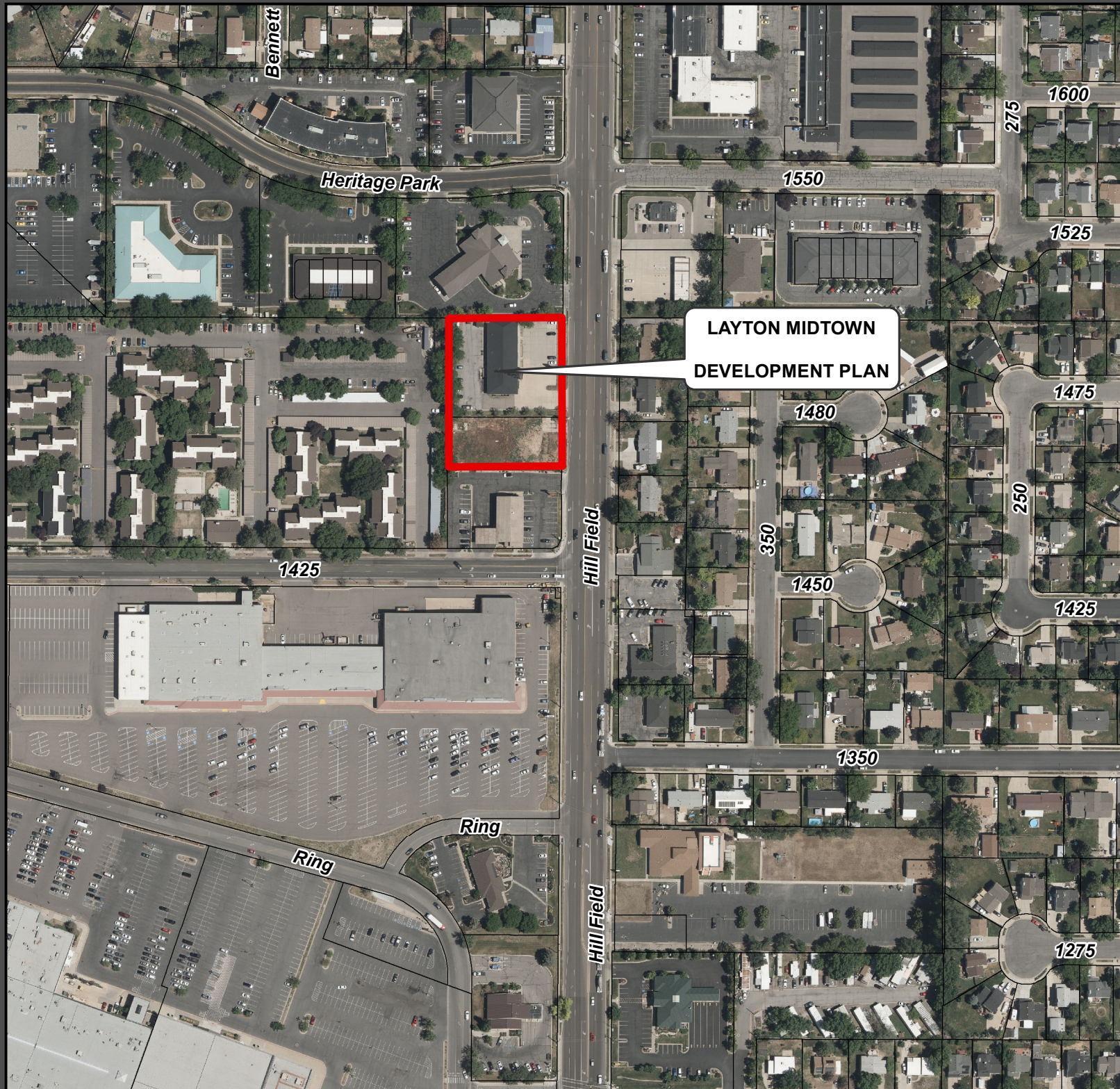
Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 3



1425 NORTH STREET

WELLS FARGO BANK
TAX PARCEL# 10-030-0044

BENCH MARK
PLUG IN SIDEWALK
ELEV = 4461.78

HILL FIELD ROAD

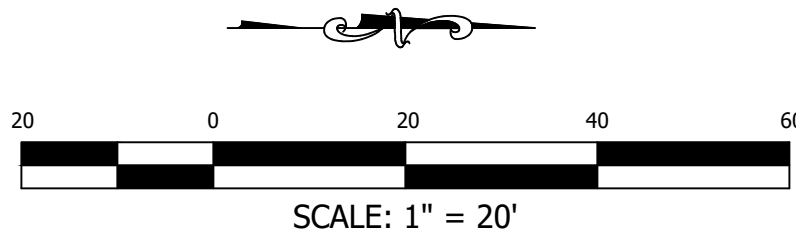
Two-Story Townhomes

Three-Story Townhomes

UDOT NOTES

1. CONTRACTOR TO FIELD VERIFY ALL ABANDONED LINES 6 INCH DIAMETER OR LARGER THAT REMAIN IN PLACE ARE TO BE FILLED WITH FLOWABLE FILL MEETING STANDARD SPECIFICATION 03575
2. ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO UDOT STANDARDS & SPECIFICATIONS.

LAYTON MEADOWS APARTMENTS



SYMBOL LEGEND

- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
 - (C-2) PRIVATE 24" CATCH ROLL CURB PER DETAIL, SHEET C900
 - (C-3) PRIVATE 24" RELEASE ROLL CURB PER DETAIL, SHEET C900
 - (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
 - (C-5) PRIVATE CONCRETE 6"x18" CURB WALL PER DETAIL, SHEET C900
 - (C-6) PRIVATE CONCRETE 24" WATERWAY PER DETAIL, SHEET C900
 - (C-9) NEW DUMPSTER PAD, PER DETAIL, SHEET C900
 - (A-2) ADA ACCESSIBLE RAMP PER DETAIL, SHEET C900
 - (A-3) ADA ACCESSIBLE RAMP PER DETAIL, SHEET C900
 - (M-1) PRIVATE MAIL BOX
 - (P-1) CONCRETE SIDEWALK REPLACEMENT PER UDOT STANDARDS, PER DETAIL, SHEET C912
 - (P-2) CONCRETE DRIVE APPROACH PER UDOT STANDARDS, PER DETAIL, SHEET C912
 - (P-3) CONCRETE CURB & GUTTER REPLACEMENT PER UDOT STANDARDS, PER DETAIL, SHEET C912
 - (P-4) ASPHALT REPLACEMENT PER UDOT STANDARDS, PER DETAIL, SHEET C912
 - (R-1) MINOR RETAINING WALL WITH 6' CHAIN LINK AND SLAT FENCE, PER DETAIL, SHEET C900
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE,
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM
CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT
AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF
BEVELED).

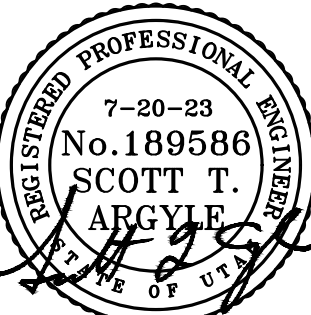
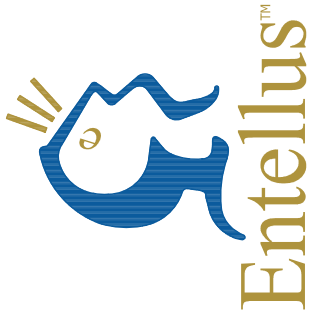
CONSTRUCTION NOTES

1. FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS SHALL BE PLACED WITH THE 4 1/2" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS. PROVIDE WRITTEN ASSURANCE THAT THIS WILL BE MET.
2. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS, A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW AVAILABLE FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS DEPARTMENT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST
3. AS A PRIVATE DEVELOPMENT, THE HOME OWNERS ASSOCIATION SHALL HAVE THE FIRE HYDRANTS ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT <http://www.thecomplianceengine.com>

AREA TABULATION

	sq.ft.	Acres	%
BUILDING	24,714	0.57	42.62%
IMPROVEMENTS	24,625	0.57	42.46%
LANDSCAPE	8,654	0.20	14.92%
TOTAL	57,993	1.33	100.00%

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



Client: KNOWLTON
GENERAL
Contact: RANDY BEYER
Phone #: (801)828-0756
Address: 70 NORTH MAIN STREET
Email: randy@knowltongeneral.com

LAYTON MIDTOWN

1513 NORTH HILL FIELD ROAD
LOT 3, HERITAGE PARK AT LAYTON HILLS SUBDIVISION
LOCATED IN THE SE 1/4 OF SECTION 17, T4 N., R1 W., S.L.B.&M.
LAYTON CITY, DAVIS COUNTY, UTAH

DATE

COMMENT

REV #

DRAWN: JH
APPROVED: STA
PROJECT #: 1185021
SET-1185021.dwg

C400
SITE PLAN

Landscape

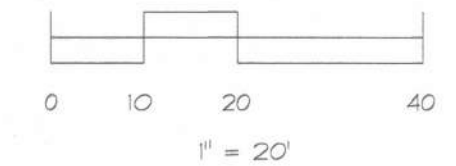
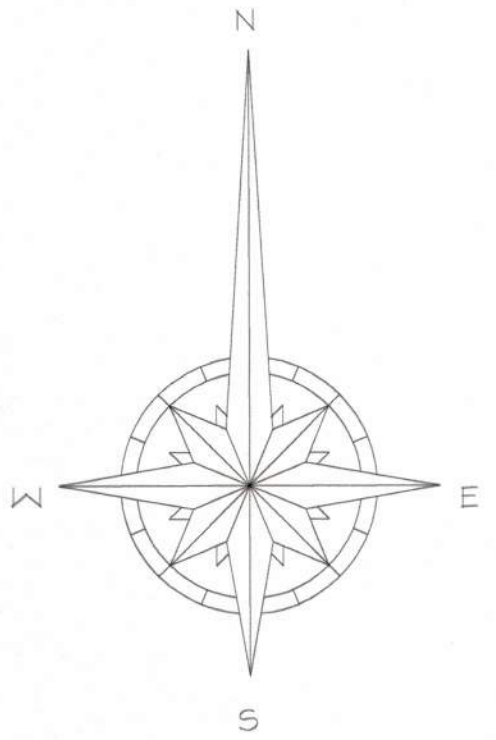
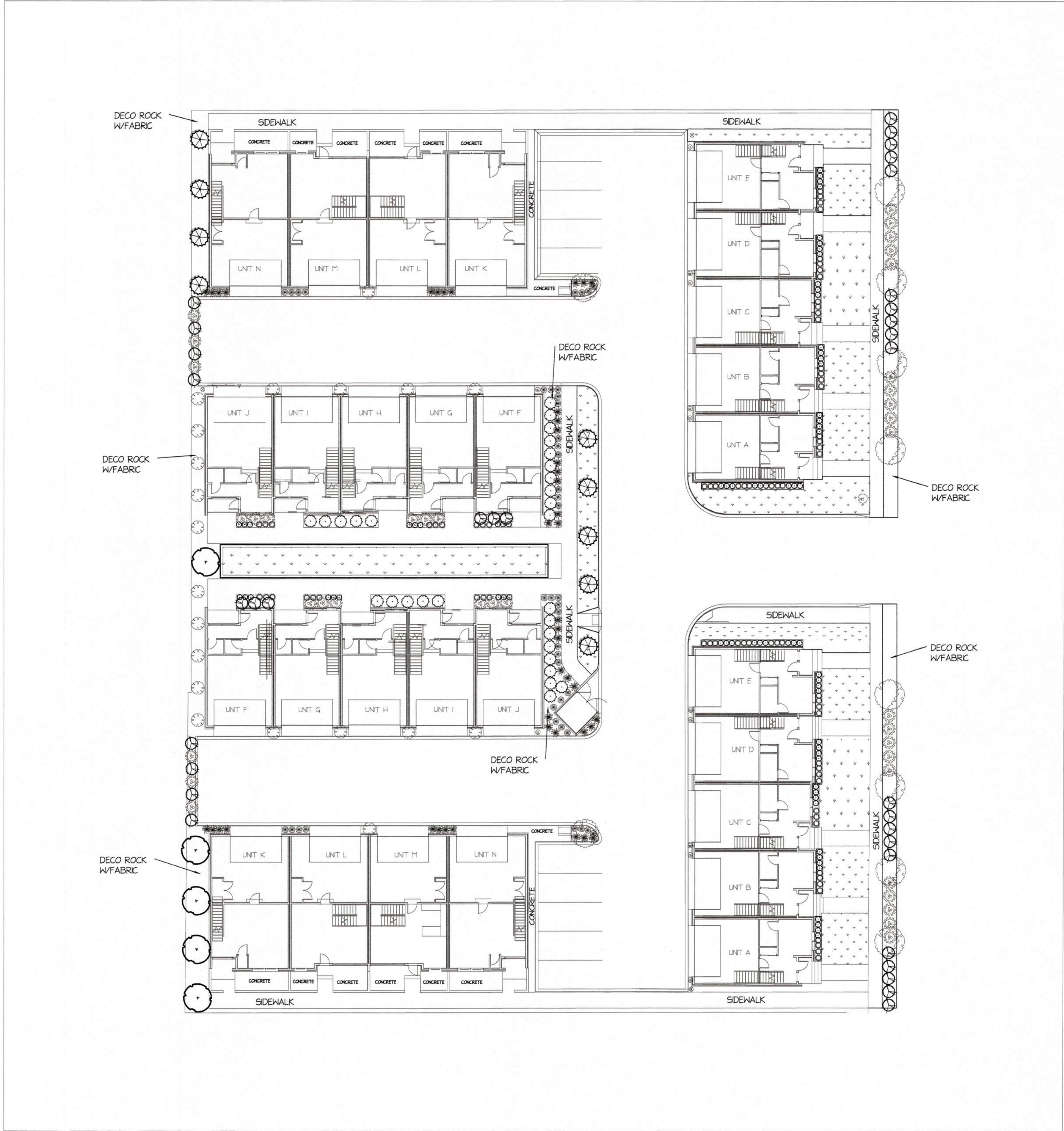
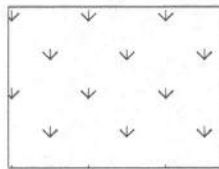
Quantity	Symbol	Description
Annuals-Perennials		
90		Blue Oat Grass -- 1 Gal
64		Meadow Sage -- 1 Gal
Ground Cover-Vines		
107		Blue Fescue-- 1 Gal
Shrubs Under 4 Feet		
8		Ninebark Diablo-- 5 Gal
10		Purple Fountain Grass-- 5 Gal
16		Spirea, Golden Elf-- 5 Gal
16		Rose of Sharon-- 5 Gal
15		Karl Forester Reed-- 5 Gal
10		

Trees

28		FineLine Buckthorn -- 2" Cal, BnB
14		Eastern Redbud -- 2" Cal, BnB
4		Norway Spruce-- 2" Cal, BnB
6		Skyrocket English Oak-- 2" Cal, BnB

DECO ROCK SPEC--
1 1/2"-2" TUSCANY ANGULAR DECO ROCK @ 3" DEPTH
FABRIC--DEWITT 20 YEAR 5 OZ WEED FABRIC

TURF LAWN--
TOTAL TURF LAWN PERCENTAGE
OF TOTAL LANDSCAPE AREA IS 12%.



COMPANY:

SHEET DESCRIPTION:

LANDSCAPE LAYOUT

PROJECT:

LAYTON MIDTOWN
153 NORTH HILL FIELD ROAD
LAYTON, UTAH

REVISIONS:

1	
---	--

DATE:

10/18/2021

JOB NUMBER:

SFLI

DRAWN BY:

RUSSELL SMOCK

CHECKED BY:

TONY LAWSON

SCALE:

1" = 16'

SHEET:

1 of 1

APPROVED EXTERIOR BUILDING ELEVATIONS -
SEPTEMBER 26, 2023



Scale	1" = 10'-0"
-------	-------------

5/17/2023 4:16:42 PM

APPROVED EXTERIOR BUILDING ELEVATIONS -
SEPTEMBER 26, 2023



055 s. grace street
salt lake city, utah
84109
p.801.906.0866

[illegible]

LAYTON MIDTOWN TOWNHOMES ELEVATIONS

Project Status	SITE PLAN REVIEW
Project Number	20_0023
Date	05.17.2023
Drawn by	MDB
Checked by	DJY

Scale	1" = 10'-0"
-------	-------------

PROPOSED EXTERIOR BUILDING ELEVATIONS

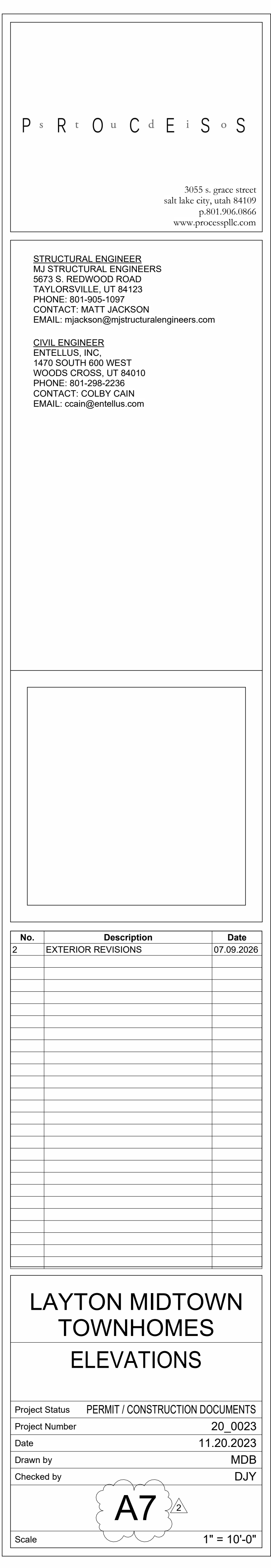
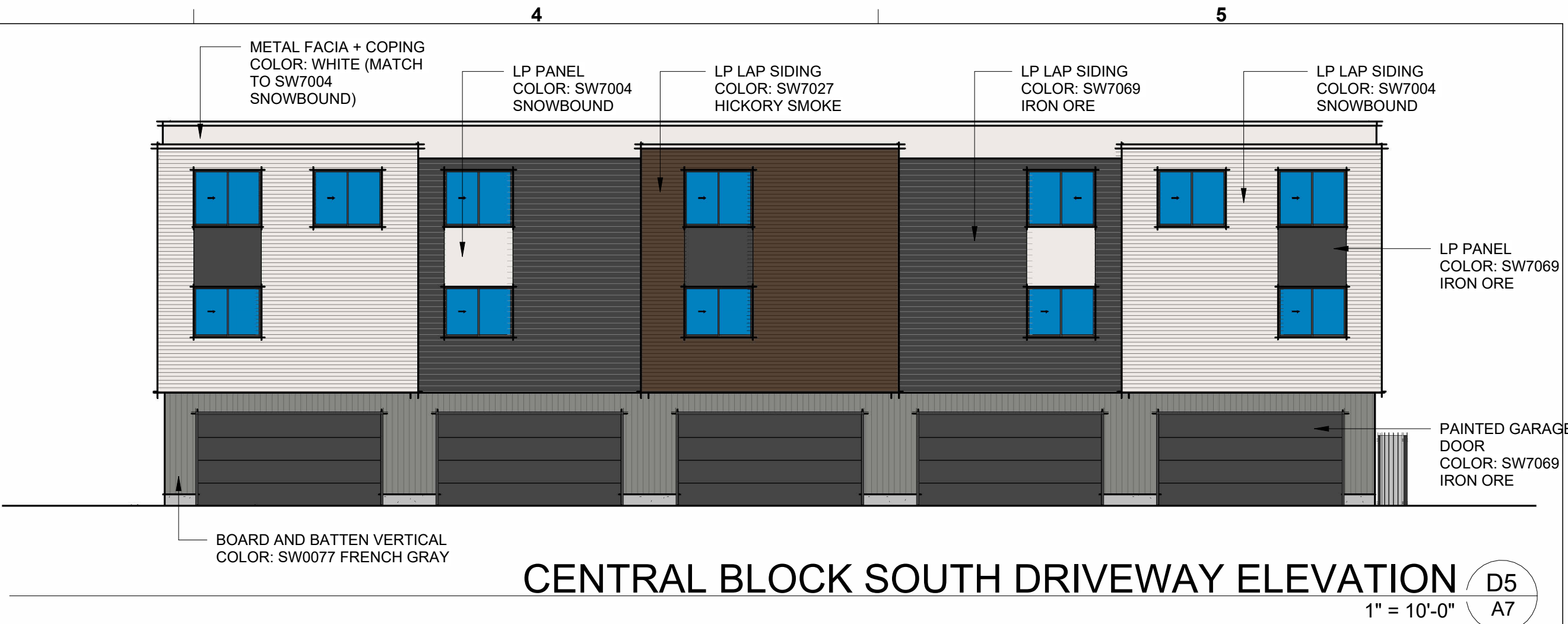
- JULY 28, 2026



Scale 1" = 10'-0"

PROPOSED EXTERIOR BUILDING ELEVATIONS

- JULY 28, 2026



PROPOSED EXTERIOR BUILDING ELEVATIONS - JULY 28, 2026



P s R t O u C d E i S o S

3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processpllc.com

STRUCTURAL ENGINEER
MJ STRUCTURAL ENGINEERS
 5673 S. REDWOOD ROAD
 TAYLORSVILLE, UT 84123
 PHONE: 801-905-1097
 CONTACT: MATT JACKSON
 EMAIL: mjackson@mjstructuralengineers.com

CIVIL ENGINEER
ENTELLUS, INC.
1470 SOUTH 600 WEST
WOODS CROSS, UT 84010
PHONE: 801-298-2236
CONTACT: COLBY CAIN
EMAIL: ccain@entellus.com

[illegible]

LAYTON MIDTOWN TOWNHOMES

ELEVATIONS

Project Status	PERMIT / CONSTRUCTION DOCUMENTS
Project Number	20_0023
Date	11.20.2023
Drawn by	MDE
Checked by	DJY

A8

1" = 10'-0"