



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

Citizen Comment Guidelines

For the benefit of all who participate in a **public hearing** or providing **public comment** during a City Council meeting, we respectfully request that the following procedures be observed to ensure everyone has an opportunity to speak:

Public Comment Notice:

In accordance with the State of Utah Open and Public Meetings Act, the City Council will not respond to, engage in discussion of, or act on comments made during the public comment period.

Comments:

Your comments are important. To help maintain order, please direct all remarks to and through the presiding officer.

Time:

If you are providing input on an agenda item, please limit your comments to three (3) minutes.

Courtesy:

Applause, verbal outbursts, or other demonstrations of support or opposition are not permitted. All attendees are expected to maintain a respectful and orderly environment.

New Information:

To ensure efficiency, speakers shall limit remarks to new information. Repetition of previously stated comments is discouraged.

Spokesperson:

Groups are required to designate a single spokesperson. Repetitive comments from multiple individuals representing the same position may be limited.

Handouts and Electronic Information:

Any materials presented to the City Council must be submitted to the City Recorder in electronic or hard copy form no later than the conclusion of the meeting.

Thank you for your cooperation.

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on August 20, 2026.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

- A. Minutes of Layton City Council Work Meeting Minutes - April 16, 2026
- B. Minutes of Layton City Council Work Meeting Minutes - May 7, 2026

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Text Amendment – Amend Layton City Municipal Code Title 3, Chapter 3.21, Sections, 03.21.020, 03.21.030, 03.21.050, 03.21.070, 03.21.080, and 03.21.090 Regarding the Recreation, Arts, Museum, and Parks (RAMP) Tax – Ordinance 26-26
- B. Amend the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure – Resolution 26-38

6. PUBLIC HEARINGS:

- A. Rezone Request and Development Agreement – Layton Main Street – C-H (Planned Highway Commercial) to MU (Mixed-Use) – Ordinance 26-25 and Resolution 26-37 – 1596 North Main Street

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 6:30 PM to discuss miscellaneous matters.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncityutah.gov, and at the Layton City Center.

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 801-336-3820.

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

APRIL 16, 2026; 5:30 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE
KOLENDRIANOS, CLINT MORRIS, BETTINA
SMITH EDMONDSON, AND DAVE THOMAS**

STAFF PRESENT:

**ALEX JENSEN, CLINT DRAKE, STEPHEN
JACKSON, WESTON APPLONIE, BRAD
MCILRATH, DAVID PRICE, KIMBERLY
ZYGMENT, ED FRAZIER, AND KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro announced the following:

- Informed the Council she had attended North Davis Sewer District's (NDSD) Annual Conference in St. George. She mentioned some of its Staff had been recognized by the State.
- The long-term life expectancy of Wasatch Integrated Waste Management District's (WIWMD) landfill was still being determined and reported there were several options for consideration. She pointed out once the landfill was full, a transfer station would be the only option. She shared some options being considered and reported costs were significant. She mentioned the property currently owned by WIWMD in West Bountiful was also an option for consideration.

COUNCILMEMBERS' REPORTS

Councilmember Smith Edmondson provided the following update regarding CTC (Communities That Care):

- The Drug-free Communities Grant had been submitted earlier in the week and she expressed optimism CTC would receive some grant funding.
- A presentation would be shared with the South Weber City Council by one of the Executive Committee Members and believed there was interest to participate.

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Councilmember Thomas announced the following Parks and Recreation events:

- Family Game Night was scheduled for Friday, May 8, 2026, at Layton Commons Park.
- Saturday, May 9, free admission at Surf ‘n Swim for all Mothers.
- Surf ‘n Swim would be closed from May 10-17 to remove the bubble.

Councilmember Bloxham shared an update from the UIA Meeting. He mentioned it had approved its upcoming budget and revenues and expenditures were stable. He mentioned the service contract between UTOPIA and UIA had been discussed and reported there had been a change in costs related to inflation and personnel costs.

Alex Jensen, City Manager, continued to clarify the relationship between UTOPIA and UIA and explained how the costs were shared between the two separate entities.

Councilmember Bloxham mentioned this wouldn’t affect the City’s distribution and reported on the amount the City would receive which reflected an increase.

Councilmember Kolendrianos informed the Council the Planning Commission had considered the Town Center during its last meeting and the one public comment from the meeting was complimentary. This item would be discussed later in the meeting by the Council.

RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) COMMISSION RECOMMENDED FUNDING

Cameron Cross, RAMP (Recreation, Arts, Museum, and Parks) Chair, was present and shared the Commission’s recommendation with the Council. He directed the Council to documents in the packet and announced 45 submissions were received with 38 being awarded. He identified the responsibilities of the RAMP Commission with reviewing grant submissions, vetting, and discussions, which resulted in the recommendations benefiting residents of Layton City.

Councilmember Bloxham expressed appreciation to Chair Cross and members of the Commission for their service to the City. Mayor Petro also expressed appreciation to the Commission for the number of hours devoted to the City.

Mr. Cross also expressed his appreciation of working with members of the Commission, as well as the

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Parks and Recreation Staff. He mentioned the Community participation recently experienced by the RAMP Commission which contributed to its success.

Councilmember Smith Edmondson expressed appreciation at receiving a full packet provided by the Commission. She requested clarification regarding the ‘matching funds’ requirement. Mr. Cross responded that portion of the application was intended to identify what the organization was contributing toward the project in an effort to illustrate its investment in the project or programming prior to receiving RAMP funding.

Mayor Petro expressed appreciation to Mr. Cross for attending the meeting and presenting recommendations to the Council.

Mr. Cross and Kimberly Zygmant left the meeting at 5:56.

AMENDMENT – DEVELOPMENT GUIDELINES AND DESIGN STANDARDS – ORDINANCE 26-06

Stephen Jackson, Public Works Director, reminded the Council the Development Guidelines and Design Standards were used in conjunction with development within the City. He mentioned the need to update these from time to time. He pointed out the Engineering Division maintained these guidelines and standards and pointed out these included two parts: the written standards, and Standard Plans for Public Facility Construction. He reviewed the following key updates with the Council:

- Checklist for Review
 - Preliminary Approval Checklist
 - Easements included on preliminary plat
 - Letter of acknowledgement from irrigation company
 - Title report valid within 90 days
 - Final Site Plan
 - Remove requirements for Davis County coordinates and bearings
 - Preference for Utah Plan Coordinate System and requirement to follow Utah Code
 - Subdivision Development
 - Clarify responsibility of civil engineering plan
- Culinary Water Systems
 - Construction of water meter boxes and vaults remain the responsibility of the contractor/developer until water meters were set

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- Sanitary Sewer Systems and Land Drain Improvements
 - Clarification of concrete collar thickness
- Dedication Plat
 - Preference for Utah Plan Coordinate System and requirement to follow Utah Code
 - Remove NAD 83 requirements no longer required by Utah Code
- Warranty and Utility System Acceptance
 - Clarify acceptance of sidewalk
 - Add Defective Concrete Replacement paragraph
- Standard Plans
 - Updates to coordinate with written standards
 - Clarify design of curb and gutter through commercial drive approach

He stated the Design Standards were required to be adopted by ordinance and asked if there were any questions.

Councilmember Thomas requested clarification regarding compliance with Utah Code and Mr. Jackson responded the City couldn't adopt standards stricter than what was required in Utah Code and a discussion followed.

Councilmember Bloxham clarified easements were identified in Title Reports and Mr. Jackson responded the Title Report identified the location of an easement. He continued to clarify the Title Report reflected any encumbrances on a property; however, it didn't identify the location, that would be reflected on the Preliminary Plat.

Councilmember Kolendrianos requested Mr. Jackson speak to prescriptive easements specific to irrigation companies since they had been in place over a significant amount of time; however, those have not been recorded. He indicated those would also be reflected on the plat and the discussion continued. Mr. Jackson pointed out when a prescriptive easement was in place, the City required establishment of a written easement at the time the plats were recorded.

TEXT AMENDMENT – NEIGHBORHOOD TOWN CENTER (TC-1) AND ZONING DISTRICT AMENDMENTS – AMENDING TITLE 19, ZONING, BY ADDING CHAPTER 19.28 NEIGHBORHOOD TOWN CENTER (TC-1) ZONING DISTRICT; AMENDING CHAPTER 19.01 GENERAL PROVISIONS, CHAPTER 19.02 DEFINITIONS; CHAPTER 19.04 ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL MAP; AND AMENDING TITLE

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20 SIGN REGULATIONS; CHAPTER 20.04 SPECIFIC SIGN REGULATIONS AND PERMITTED LOCATIONS – ORDINANCE 26-08

Weston Applonie, Community and Economic Development Director, shared an update regarding the purchase of the property by a developer from UDOT (Utah Department of Transportation). He also explained the ordinance had been simplified from what had initially been distributed to the Council and mentioned those components would be called out.

Brad McIlrath, City Planner, explained he would be reviewing changes made to the ordinance since it was last discussed by the Council and to allow for a discussion and questions.

He identified the various sections of Code which would be amended by enacting the TC-1 (Neighborhood Town Center) Zoning District. He pointed out and reviewed the following sections proposed in the TC-1 Zoning District and explained how those would be applied in the ordinance:

- Building Types; Setbacks and Standards
- Design Standards
- Architectural Standards
- Specific Standards for the Gordon Avenue and Hwy 89 Town Center

He shared an illustration which referenced the table for Land Use Authority designation. He also shared and reviewed the table which identified the Zoning Sub-districts proposed in the ordinance and how that would be applied in the Gordon Avenue/Highway 89 Town Center. He continued to review the various types of allowed housing. He continued to review setback design standards and referenced an illustration, Table 40-2, which specifically called out building specifics. He shared illustrations of architectural styles and identified what would be required, via Development Agreement, at the Gordon Avenue/Highway 89 Town Center. He spoke to the transparency and fenestration which had been modified by the Planning Commission from what had originally been included in the packet. He continued to review the required architecture and plaza standards, as well as allowed street trees.

He informed the Council of the modifications recommended by the Planning Commission from its meeting on Tuesday, April 14, 2026:

1. Floor height (19.02.020)
2. Horizontal expression line (19.28.050.1.h.iii modified)
3. Land use authority approval (19.28.050.1.m.vi & vii modified)
4. Building mounted utilities or mechanical equipment (19.28.050.1.r added)

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5. Parking lot buffer/fencing (Table 80-2 modified)

Mr. McIlrath reported the Planning Commission had advanced a unanimous recommendation to the Council with the inclusion of the modifications. Staff supported the Planning Commission's recommendation and suggested the Council discuss the proposed ordinance.

Councilmember Kolendrianos requested clarification regarding the 30% requirement for development of the commercial component in conjunction with the residential component and suggested a modification to 40%. A discussion followed and Mr. Applonie clarified one grocery store or another commercial entity would meet the 30% requirement and stated Staff was comfortable with the 30% remaining in the ordinance. He mentioned a higher percentage could be called out in a development agreement and the discussion continued.

Councilmember Kolendrianos also requested clarification how the horizontal mixed-use and vertical mixed use would be implemented in the development based upon the proposed map which identified the sub-districts. Mr. McIlrath explained the zoning sub-districts had contributed to a regulatory plan and were based upon feedback and contributions suggested during the public process; however, the developer could propose a different regulatory plan which would locate these uses differently. He added this could be modified through a development agreement; however, this would be the baseline.

Councilmember Kolendrianos also suggested an urban garden component proposal with some restrictions for the Open Space requirement and a discussion followed. Mr. Applonie responded clear boundaries and restrictions could be addressed within the Development Agreement.

Councilmember Smith Edmondson requested clarification whether the Town Center Ordinance would be applicable to other areas within the City and mentioned there was a specific reference within the ordinance which specifically identified the Gordon Town Center. Mr. McIlrath responded the TC-1 ordinance or zoning designation would be applicable to a Neighborhood Town Center and the proposed town center out west would be much larger and suggested that ordinance could possibly be designated a TC-2 zone.

A discussion took place specific to the green space requirement in the ordinance and what could be allowed within the proposed town center development.

Councilmember Bloxham inquired why the Planning Commission had been designated as Land Use Authority in the ordinance as opposed to the City Council since the City Council approved development

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agreements. Mr. McIlrath responded this process for the Development Plan was no different from any other Development Plan for the City. He clarified the Development Agreement was considered the legislative document for the development and mentioned the Development Plan and Development Agreement could come as one document for approval from the Council. He also clarified the Development Agreement would initially come before the Council, followed by approval of the Development Plan by the Planning Commission.

Mr. Jensen mentioned the property owners had expressed interest in participating in a discussion with the Council during a future Work Meeting.

The meeting adjourned at 6:49 p.m.

Kimberly S Read, City Recorder

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MINUTES OF LAYTON CITY COUNCIL WORK MEETING

MAY 7, 2026; 5:33 P.M.

MAYOR AND COUNCILMEMBERS PRESENT:

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE
KOLENDRIANOS, CLINT MORRIS, AND
BETTINA SMITH EDMONDSON**

EXCUSED:

DAVE THOMAS

STAFF PRESENT:

**ALEX JENSEN, ROB HIGGINSON, STEPHEN
JACKSON, WESTON APPLONIE, TRACY
PROBERT, ALLEN SWANSON, ED FRAZIER, AND
KIM READ**

The meeting was held in the Council Conference Room of the Layton City Center.

Mayor Petro opened the meeting.

AGENDA:

MAYOR'S REPORT

Mayor Petro shared an update regarding the Wasatch Integrated Waste Management District's Board Meeting which took place on Wednesday, May 6, 2026. She stated a Tentative Budget had been adopted during the meeting. She announced Robinson Waste had been purchased by Republic and commented it was actively acquiring waste companies within the State. Cities which had current contracts with Robinson had been told the operations would be 'business as usual'. She informed the Council, Wasatch Integrated would be considering rate increases moving forward and a 19% increase had been suggested.

COUNCILMEMBER'S REPORTS

Councilmember Kolendrianos requested an update regarding residents' outdoor watering and subsequent penalties. Alex Jensen, City Manager, responded the City didn't have a penalty structure in place; however, once City Staff was made aware of outdoor watering outside of the guidelines, contact would be made requesting compliance with conservation efforts. A discussion followed regarding water use by other entities or water companies and whether the City should put forth another educational campaign encouraging water conservation.

Councilmember Smith Edmondson arrived at 5:36 PM

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Councilmember Smith Edmondson mentioned a snack drive would be conducted by CTC (Communities That Care) for summer school programs within the City. Donations would be collected through the month of May in the City's Parks and Recreation Office. She also mentioned a survey was available for parents to complete via QR Code. She announced the prevention conference was scheduled to take place in Bryce Canyon June 10-12, 2026.

ADOPT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND SET A DATE FOR A PUBLIC HEARING – RESOLUTION 26-25

Tracy Probert, Finance Director, reviewed highlights of the FY2026-2027 proposed budget:

- General Fund budget was just over \$49.8 million
- Included a Market, Cost of Living, and Merit adjustments for officers and employees
- \$26 million had been appropriated for Capital Projects, including \$5 million for street projects. He specifically mentioned the East Gentile project would be completed by funding from Davis County Prop 1 and Davis County Council of Government (COG).
- Sales Tax revenue was anticipated to be slightly higher than previous years
- \$3.3 million had been appropriated for Capital Equipment, which included the following:
 - Fire Ladder Truck partial funding
 - Parks projects – funded by both the City and RAMP (Recreation, Arts, Museum, and Parks) Tax
 - Street maintenance and projects
 - Utility projects

He continued to review City Revenue and Expenditures.

He reminded the Council of the City's proposed Sewer Fund Rate Increase of \$3.00 for this year and also identified additional rate increases implemented by NDSD (North Davis Sewer District) for sewer. He also identified the proposed rate increases to benefit the Refuse Fund specific to increases by both Wasatch Integrated Waste Management District (WIWMD) and Waste Management.

He indicated there hadn't been significant changes to the proposed budget since the Budget Meeting of Tuesday, March 17, 2026.

APPROVAL OF A WATER EXACTION CREDIT AND LAND CONVEYANCE AGREEMENT

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BETWEEN LAYTON CITY AND KIHOMAC, INC. – RESOLUTION 26-24 – APPROXIMATELY 3700 NORTH FAIRFIELD ROAD

Stephen Jackson, Public Works Director, shared a visual presentation and explained Kihomac would be building a new facility on Lot 5 near its current location and shared an illustration. He also shared an illustration which represented the proposed extension of Fairfield Road which included a roundabout. The illustration identified property the City would need to acquire from Kihomac in order to complete the road extension project. Additionally, Kihomac needed to acquire water exaction credits in order to construct its proposed new building. During discussion, Kihomac had expressed interest in conveying the property to the City in exchange for the required water exaction credits. He indicated the raw ground, approximately 0.41 acres, and the water exaction credits, up to 12 ACFT (Acre Feet), were roughly the same value and stated this agreement would accommodate the needs for both parties.

He asked if there were any questions.

Councilmember Bloxham inquired whether the water rights were more important than the dollar figure for the City to outright purchase the property needed for the road extension. He suggested even if the dollar value was equivalent the water shares could be more valuable beyond a dollar value. Mr. Jackson responded the City held water shares to use them for needed purposes and believed this met that criteria. He believed the water rights were more important to Kihomac than the raw ground because its expansion benefited the community as much as it benefited its business operations.

Councilmember Kolendrianos requested clarification if these were water rights or water shares. Mr. Jackson responded the transaction would be a water exaction credit. The City held shares and water rights which could be used to assign the 12 acre feet to that specific priority. He added the water shares wouldn't actually be transferred to Kihomac, the City would continue to hold the water shares and rights; the City would agree that the 12 acre feet of water would be allotted to Kihomac for its use.

Councilmember Kolendrianos inquired whether the water would be used in manufacturing or for landscape purposes. Mr. Jackson responded the current facility didn't have significant landscaping and would have to be compliant with the City's outdoor landscaping ordinance and surmised most of the water would be used with its manufacturing processes.

Councilmember Smith Edmondson inquired who initiated the request and Mr. Jackson responded the City initiated discussions about the property before it identified plans to construct a new facility. As discussions

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continued it was determined this was a solution which mutually benefited both parties and added Kihomac had been seeking the needed water shares and rights for its expansion.

Mayor Petro expressed her opinion the agreement was a win-win for both entities.

Mr. Jackson added Kihomac recycled most of the water it used during its production processes.

DISCUSSION OF POSSIBLE ORDINANCE REFINEMENTS ON WATER CONSERVATION STANDARDS FOR NEW, SINGLE-FAMILY, PRUD HOMES

Weston Applonie, Community and Economic Development Director, reminded the Council of previous discussions associated with the PRUD (Planned Residential Unit Development) and Water-wise Landscaping Ordinance. He stated Staff viewed the PRUD Ordinance as a tool intended to create flexible development which included measurable benefits for a community.

Alex Jensen, City Manager, emphasized Staff had drafted proposed language for the ordinance, based on its experience, as a starting point allowing the Council to add additional language.

Mr. Applonie reviewed Staff's proposed amendments to the PRUD ordinance and shared pictures which illustrated his points :

1. Density bonuses
2. Update baseline design requirements
3. Creating a density bonus point system
4. Remove the Design Review Committee from reviewing PRUD's
5. Require developers to install park strips and front yards
6. Strengthen language for usable open space
7. Add criteria for front-loaded townhomes
8. Code cleanup

He shared a PRUD comparison which identified various zoning districts and respective densities and four common questions and/or comments about how a PRUD would impact schools, traffic, and who would live in the development. He continued to point out benefits of a PRUD and highlighted the following:

Benefits to Developers

- Increased density
- Flexibility in setbacks

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- Housing variety
- Ability to cluster homes
- Market shift, lower maintenance lifestyle

Benefits to City

- City parks and trails
- Connections to trails
- Clustering development for sensitive lands
- Housing variety
- Recreational open space
- Internal trails that benefit the neighborhood
- Increased quality exterior building materials and site design
- Market shift, lower maintenance lifestyle

He shared examples of developments within the City which illustrated some of the benefits:

- Harmony Place PRUD
- East Ridge Park PRUD
- Kayscreek Estates & Hill Farms

A discussion followed about the park associated with the Kayscreek Estates development. Mr. Applonie also addressed rear-loaded housing and identified those benefits.

- Limits pedestrian and vehicular conflicts
- Decreases conflicts associated with utilities
- Provides character and increased design of the neighborhood
- Smaller lots better accommodate rear-loaded housing

He continued to review density bonus options.

Councilmember Smith Edmondson inquired whether the AG (Agriculture)-Heritage overlay application in conjunction with the PRUD Ordinance had been considered and suggested identify parameters or expectations about the meaning of the AG-Heritage overlay application. Mr. Applonie responded Staff would be receptive to direction and feedback from the Council with how to proceed specific to the AG-Heritage overlay and a discussion followed.

Mr. Applonie announced the City needed to update a Water-wise Ordinance if it desired to become

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compliant with Weber Basin Water Lawn Exchange requirements and reviewed what would need to be included in the update:

- Limit turf grass to not exceed 35% for all front and side yards
- Turf grass shall not be placed in areas less than eight feet wide, including park strips

He informed the Council residents were currently eligible for the \$1.25 per square foot incentive for the lawn exchange and if the new ordinance was implemented, residents would then become eligible for the \$2.50 per square foot incentive. He clarified this would only be applicable to new single-family development. He added the PRUD and Commercial zoned properties already included the criteria.

Mr. Jensen requested direction from the Council regarding whether it would be in favor of the proposed Water-wise Ordinance for new single-family development.

A discussion took place regarding the PRUD Ordinance.

CLOSED MEETING:

CLOSED SESSION TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S), PENDING OR REASONABLY IMMINENT LITIGATION, PURCHASE, SALE, EXCHANGE OR LEASE OF REAL PROPERTY, WATER RIGHTS OR SHARES, AND/OR DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS AS PERMITTED UNDER UTAH CODE §52-4-205

MOTION: Councilmember Smith Edmondson moved to adjourn the meeting and convene in a closed meeting at 6:35 p.m. to discuss the Purchase, Exchange, or Lease of Real Property, Including Any Form of a Water Right or Water Shares. Councilmember Kolendrianos seconded the motion, which passed unanimously.

MOTION: Councilmember Kolendrianos moved to open the meeting at 7:04 p.m. Councilmember Smith Edmondson seconded the motion, which passed unanimously.

The meeting adjourned at 7:04 p.m.

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Kimberly S Read, City Recorder

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Layton City Council on the **7th day of May, 2026**, was to discuss the Purchase, Sale, Exchange or Lease of Real Property including any form of a water right or water shares AND to discuss the Character and/or Competency of an Individual(s).

Dated this 20th day of August, 2026.

ATTEST:

JOY PETRO, Mayor

KIMBERLY S READ, City Recorder

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Text Amendment – Amend Layton City Municipal Code Title 3, Chapter 3.21, Sections, 03.21.020, 03.21.030, 03.21.050, 03.21.070, 03.21.080, and 03.21.090 Regarding the Recreation, Arts, Museum, and Parks (RAMP) Tax – Ordinance 26-26

Background:

The voters of Layton City, in the November 2015 General Election, approved imposing a RAMP Tax in the City by a considerable margin of 63 to 37 percent. The Council adopted Ordinance 16-09 to amend Title 3 of the Layton Municipal Code through the addition of Chapter 3.21; providing for the imposition of a Recreation, Arts, Museum, and Parks (RAMP) Tax; providing for the use of revenue derived therefrom; establishing a RAMP Advisory Commission; providing for repealer; providing for severability; and providing for an effective date.

In the November 2025 General Election, the voters of Layton City approved renewing and imposing the RAMP Tax in the City by an overwhelming margin of 75.74 to 24.26 percent.

The proposed ordinance will update uses of revenues, standards for applications, definitions of operating expenses, the calendar, and financial reporting. These amendments are intended to provide continued implementation of the RAMP program consistent with voter authorization, applicable State law, and the City's established purposes for supporting recreation, arts, museums, and parks within the community.

Alternatives:

Alternatives are to: 1) adopt Ordinance 26-26 to amend Layton City Municipal Code Title 3, Chapter 3.21, Sections, 03.21.020, 03.21.030, 03.21.050, 03.21.070, 03.21.080, and 03.21.090 regarding the Recreation, Arts, Museum, and Parks (RAMP) tax; 2) Adopt Ordinance 26-26 with any modifications the Council deems appropriate; or 3) Not adopt Ordinance 26-26 and remand to Staff with directions.

Recommendation:

Staff recommends Council adopt Ordinance 26-26 to amend Layton City Municipal Code Title 3, Chapter 3.21, Sections, 03.21.020, 03.21.030, 03.21.050, 03.21.070, 03.21.080, and 03.21.090 regarding the Recreation, Arts, Museum, and Parks (RAMP) tax and authorize the Mayor to sign the necessary documents.

ORDINANCE ~~16-09~~26-26

AN ORDINANCE AMENDING TITLE 3 OF THE LAYTON MUNICIPAL CODE ~~BY THE ADDITION OF~~ CHAPTER 3.21; PROVIDING FOR THE IMPOSITION OF A RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) TAX; PROVIDING FOR THE USE OF REVENUE DERIVED THEREFROM; ESTABLISHING A RAMP ADVISORY COMMISSION; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is authorized, in accordance with Utah Code Annotated 59-12-1402, to impose a local sales and use tax of one-tenth of one percent (0.1%) on qualifying transactions within the City to fund recreation, arts, museum, and parks (RAMP) improvements, facilities, and organizations upon the approval of the voters in the City; and

WHEREAS, in a General Election, held November 3, 2015 and again on November 4, 2025, the voters of Layton City approved the imposition of the special sales and use RAMP Tax; and

WHEREAS, the Utah State Tax Commission, in cooperation with the City, will collect the special sales and use tax on taxable items for the use thereof as prescribed in Section 59-12-701 et seq., of the Utah Code Annotated; and

WHEREAS, the City Council desires to see that the RAMP funds are put to the best use possible to improve the recreation, arts, museum, and parks opportunities for the citizens of Layton, along with those who visit the City; and

WHEREAS, the standards governing the RAMP Advisory Commission are herein prescribed; and

WHEREAS, the means by which the RAMP revenues may be distributed are also herein prescribed; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to adopt the amended changes to Title 3, Chapter 3.21 of the Layton Municipal Code imposing the RAMP Tax, establishing the criteria for the use of the revenues therefrom, and establishing the RAMP Advisory Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 3, Chapter 3.21, shall be enacted to read as follows:

Chapter 3.21. RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) TAX; COMMISSION

- 3.21.010. Provisions.**
- 3.21.020. Statutory authority.**
- 3.21.030. Purpose of provisions.**
- 3.21.040. Imposition – Amount.**
- 3.21.050. Use of revenues.**
- 3.21.060. Collection.**
- 3.21.070. RAMP Advisory Commission.**
- 3.21.080. Grant classifications.**
- 3.21.090. Distribution of revenues – Determination of operating expenses.**

3.21.010. Provisions.

This Chapter shall be known as the local sales and use tax to fund Recreation, Arts, Museum, and Parks (RAMP) improvements, facilities, and organizations for Layton City.

3.21.020. Statutory authority.

The authority for imposing this tax is derived from Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-14-1401 et seq.).~~Title 59, Chapter 12, Section 701 et seq., Utah Code Annotated 1953.~~

3.21.030. Purpose of provisions.

This Chapter is enacted to provide the City with a source of revenue for the purposes of funding recreation, arts, museum, and cultural facilities and organizations, and parks improvements for the City pursuant to, and in accordance with, Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-12-1401 et seq.)~~Section 59-12-701 et seq., Utah Code Annotated~~; and policies and procedures enacted by the City to establish, collect, and use the revenues as provided by State statute.

3.21.040. Imposition – Amount.

The RAMP Tax hereby imposes a one-tenth of one percent (0.1%) sales and use tax for funding recreation, arts, museum, and parks improvements, facilities, and organizations for ~~the City of Layton~~ **Layton City**.

3.21.050. Use of revenues.

- 1) ——— The revenues received from the local sales and use tax levied herein (RAMP Revenues) shall be used solely for the purposes of funding City owned recreation, arts, museum, and cultural facilities and organizations, parks improvements and facilities, and programs designed to support **public** recreation, arts, museum and parks, as such terms are defined in State law, this Chapter, and that do business in the City, and serve Layton residents, and in accordance with Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-12-701 et seq.)~~Section 59-12-701 et seq., Utah Code Annotated, 1953 as amended.~~
- 2) ——— To be eligible for RAMP Revenues, Layton City or a qualified nonprofit applicant must have as its primary organizational purpose, as evidenced by its governing documents, operating documents, and demonstrated operations, the advancement, preservation, and provision of public recreation, arts, museum, and parks that primarily benefit residents of and are located within **Layton City**.
 - a. ——— An applicant shall not qualify for RAMP funding solely because it conducts, sponsors, or promotes recreation, arts, museum, or parks-related programs or activities that are incidental or ancillary to its primary organizational purpose.
 - b. ——— In determining an applicant's primary organizational purpose, the RAMP Advisory Commission and City Council may consider, the applicant's articles of incorporation, bylaws, Internal Revenue Service tax-exempt classification, organizational mission, historical operations, annual reports, financial expenditures, and any other evidence reasonably demonstrating the applicant's primary organizational purpose.
- 3) ——— Approved Uses of RAMP Revenues Include:
 - a. ——— Capital Expenditures: New Facilities or Improvements to Existing Facilities and Equipment
 - i. ——— Definition: Capital Expenditures shall mean expenditures for the acquisition, construction, replacement, restoration, expansion, or substantial improvement of land, buildings, infrastructure, facilities, or equipment having a useful life extending beyond one fiscal year and resulting in the creation, enhancement, or prolongation of a long-term

- capital asset.
- b. Non-Capital Expenditures: Equipment to Support Existing Layton City-owned Facilities
- i. Definition: Non-Capital Expenditures shall mean expenses that include equipment or supplies used to support Recreation, Arts, Museum, and Parks.
- c. Programs
- i. Definition: Programs include events, activities, experiences, or supplies that supports Recreation, Arts, Museum, and Parks.
- d. The use and distribution of all RAMP Revenues shall be authorized or awarded by the City Council.

3.21.060. Collection.

Taxes imposed under this Chapter shall be:

- (1) Levied at the same time and collected in the same manner as provided in Title 59, Chapter 12, Part 2, the Local Sales and Use Tax Act, except that the collection and distribution of the RAMP Revenue is not subject to subsection 59-12-205(2) through (9); and
- (2) Levied for the period authorized in accordance with Section 59-12-703, Utah Code Annotated; and
- (3) The records of the State Tax Commission, the Commission's performance under the contract, and the records of any taxpayer subject to this tax shall be subject to review and audit as provided in the City's contract with the Commission for the collection and distribution of the local sales and use tax and as provided by law.

3.21.070. RAMP Advisory Commission.

- (1) There is hereby created an advisory board known as the RAMP Advisory Commission. Its members shall be appointed as set forth herein and in accordance with statutory requirements.
- (2) The RAMP Advisory Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The RAMP Advisory Commission is not empowered to bind or obligate the City or any of its departments.
- (3) The RAMP Advisory Commission shall consist of nine (9) members with four (4) standing members and five (5) at large members. The Mayor may appoint one City Council member to serve as a non-voting liaison to the RAMP Advisory Commission.
- (4) Alternate members may be appointed to the RAMP Advisory Commission. Such appointments shall be in the same manner as the appointment of a RAMP Advisory Commission member.

Alternate members will only participate in Regular Meetings when needed to fill a vacancy during the temporary absence of a RAMP Advisory Commissioner.

(5) The four (4) standing members shall include; Layton City's Parks and Recreation Director or designee (Parks Representative), Layton City's Recreation Supervisor or designee (Recreation Representative), Heritage Museum Curator or designee (Museum Representative), and the Davis Arts Council's Executive Director or designee (Arts Representative). The five (5) at large members shall be appointed, by the Mayor after counsel with and the consent of the City Council, from among the residents of the municipality.

(6) The RAMP Advisory Commission shall select annually, during the first regularly scheduled meeting in October, a Chairperson, Vice Chairperson, and any other officers deemed necessary, all of whom may be selected to succeed themselves. Such officers shall be elected from among the at large members of the RAMP Advisory Commission by majority vote of the total membership, with their duties and responsibilities being set forth in the RAMP Advisory Commission Bylaws and Rules of Procedure.

(7) At large members may receive an expense allocation per regular meeting, as set by the Layton City Council.

(8) The term of office for each at large member shall be two (2) years. The terms will be staggered so that three (3) at large members' terms of office will expire on September 30th of a given year, the other two (2) at large members' terms of office that will expire on September 30th of the second year, and then continuing each year in that order. No at large member shall serve more than three (3) consecutive terms.

(9) Appointed members of the RAMP Advisory Commission may be removed from office with or without cause by a majority vote of the City Council. A member may be removed for failure to attend three (3) consecutive commission meetings or failure to attend seventy-five percent (75%) of the meetings in a six (6) month period. Vacancies occurring in an unexpired term are to be promptly filled as an original appointment, and are only appointed for the remainder of the unexpired term.

(10) The RAMP Commission shall follow the RAMP Advisory Commission Bylaws and Rules of Procedure governing the conduct of meetings and operation of the RAMP Advisory Commission adopted by the City Council. These Bylaws shall govern the RAMP Advisory Commission and establish the procedures for performing its duties. The RAMP Advisory Commission, upon its own initiative, may amend the Bylaws and Rules of Procedure, and thereafter, such amendments shall be submitted to the City Council for final approval and adoption.

(11) The minutes of each meeting of the RAMP Advisory Commission shall be recorded and preserved. Minutes of each meeting shall be approved by the Commission and signed by the Chairperson. All official actions shall be recorded therein, and copies of all letters to and from the Commission shall be preserved. All records of the Commission are considered public records, unless designated otherwise.

(12) The RAMP Advisory Commission shall ~~advertise for, collect,~~ review, and prioritize all grant applications and make a yearly recommendation to the City Council for the expenditure of all RAMP funds as outlined in the RAMP Advisory Commission Bylaws.

(13) The RAMP Advisory Commission may reject without further consideration any application that is substantially incomplete, incoherent, untimely, or otherwise fails to satisfy the requirements of this Chapter or the applicable grant application. The RAMP Advisory Commission may, but is not required to, permit an applicant to correct minor clerical errors, provide omitted information, or clarify responses. The decision whether a deficiency is minor and eligible for correction shall be within the sole discretion of the RAMP Advisory Commission and shall not create a right or expectation that any other applicant will be afforded the same opportunity.

3.21.080. Grant classifications.

(1) Major Project Grants.

Major Project Grants are projects submitted to the RAMP Advisory Commission which are \$200,000 and above ~~are in excess of \$200,000~~ and are to fund City owned recreational, arts, museum, and parks facilities, and improvements to existing City owned facilities. Priority may be given to projects with

partnering agencies, or other entities that can provide donations, property, or matching funds. These projects shall submit a letter or letters of intent from the individual(s), if an individual donor, or, if the donor is a corporate donor or governmental donor, a letter of intent from the chief executive officer (or corporate resolution), or in the case of a governmental entity a resolution or letter of commitment from the board or person having authority and is authorized to allocate the funds.

Major Project Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Major Project Grants can change, but as a general guide, fifty percent (50%) of funds received shall be targeted toward this category of projects.

(2) Tier I Grants.

Tier I Grants are projects submitted to the RAMP Advisory Commission which are between \$10,000 and \$199,999 and are to fund City owned recreation, art, museum and park facilities and improvements to such existing facilities. Tier I Grants are also available to fund recreation, art, museum and park programs that benefit the residents of Layton and are developed by public or private non-profit organizations, as such terms are defined in State law, and that does business in the City and serves Layton residents. Tier I-Grants that fund programs cannot exceed one-fourth of the applying entity's annual yearly operating budget, as averaged over the prior three (3) years, excluding any past grant funds.

RAMP funds are not available for the general ongoing operating expense of any organization.

Priority may be given to projects with partnering agencies, or other entities that can provide donations, property, or matching funds. These project sponsors shall submit a letter or letters of intent from the individual(s), if an individual donor, or, if the donor is a corporate donor or governmental donor, a letter of intent from the chief executive officer (or corporate resolution), or in the case of a governmental entity, a resolution or letter of commitment from the board or person having authority and is authorized to allocate the funds.

Tier I Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Tier I Grants can change, but as a general guide, forty percent (40%) of funds received shall be targeted toward this category of grants.

(3) Tier II Grants.

Tier II Grants are projects submitted to the RAMP Advisory Commission which are between \$500 and \$9,999 and are to fund City owned recreation, art, museum, and park facilities and improvements to such existing facilities. Tier II Grants are also available to fund recreation, art, museum and park programs that benefit the residents of Layton and are developed by public or private non-profit organizations, as such terms are defined in State law, and that does business in the City and serves Layton residents.

Tier II Grants that fund programs cannot exceed one-fourth of the applying entity's prior year's operating budget, annual yearly operating budget, as averaged over the prior three (3) years, excluding any past grant funds.

Tier II Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Tier II Grants shall be from eight and a half percent to ten percent (8.5% to 10%) of RAMP funds received.

3.21.090. Distribution of revenues – Determination of operating expenses.

(1) The distribution of revenues and determination of operating expenses shall be in accordance with Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§Section-59-12-14701 et seq.), of the Utah Code and the provisions of this Chapter and shall be subject at all times to the policies and procedures adopted by the City Council.

(2) The RAMP Advisory Commission shall create an administrative budget to be turned into the City for approval by the City Council as part of the City's normal yearly budgeting process. This administrative budget may not exceed one and one-half percent (1.5%) of the RAMP funding collected during the preceding calendar year, as defined by State statute.

(3) Distribution. It is the intent of the Council to distribute revenues derived from the RAMP fund to City owned recreational, arts, museum, and park improvements and new facilities and programs of public or private non-profit organizations, as such terms are defined in State law, and that do business in the City and serve Layton residents.

- (a) The majority of non-profit board members must be Utah residents.
- (4) Ongoing operating expenses. RAMP Revenues shall not be used to fund the ongoing operating expenses of any organization.
- (a) Operating Expenses shall mean those reasonable and necessary recurring expenditures incurred in the ordinary course of administering, operating, maintaining, staffing, or the management of individual services, programs, facilities, or activities of an organization or governmental entity within a fiscal period. Operating Expenses may also include personnel costs, employee benefits, utilities, consumable supplies, routine maintenance and repairs, insurance, contractual and professional services, program delivery costs, administrative expenses, marketing, and other similar ongoing expenditures necessary for continued operations of an organization or governmental entity.
- (b) Operating Expense Exceptions:
- (i) An organization or governmental entity may use RAMP Revenues to advertise, or market programs, projects, or experiences of an awarded RAMP project or program.
- (ii) Organizations may hire staff with RAMP Revenues if their entire scope of work is to fulfill the purposes of the RAMP awarded project or program. Full-time, part-time, or contracted employees of an organization or government entity may not be partially funded with RAMP Revenues.
- (iii) Use of funding in accordance with these exceptions must be identified in the application.
- (5) Any available funds not allocated in any given year shall be available for allocation in the following year.
- (6) RAMP funds shall be received from the State taxing agency for a fiscal year. The RAMP Advisory Commission shall prepare and present a prioritized listing and a recommendation of grant awards to the City Council to be included in the City's annual budget review and approval process. The distribution of funds collected in the previous fiscal year will be available after the first day of July.

(7) Contract Preparation. Upon awarding of RAMP funds by the City Council, the recipient shall enter into an agreement to be approved by the City Council. Major Project Grant funds and Tier I Grant funds may be distributed only after all other funding is in place for a given phase of a the proposed project and construction contracts have been executed; or distributed as reimbursement after the project has been completed. That decision is at the discretion of the City Council. All RAMP funds must be expended on the approved project within ~~one year~~ 18 months after the funds are approved for distribution by the City Council, unless an extension is applied for and granted by the City Council. If an extension is not granted, any funds not expended within the ~~one (1) year~~ 18 month period shall ~~be returned to~~ remain with the City.

(8) Major, Tier I, and Tier II applicants that receive more than \$25,000 and less than \$100,000 in aggregate RAMP Revenues shall use IRS Form 990 or Entity Financial Statements to serve as a required financial report. Financial statements must contain a balance sheet and income statement for the entire entity and not just the government funded programs.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This amendment to the ordinance shall become effective immediately upon adoption by the Layton City Council. This ordinance shall be in effect twenty (20) days after publication or posting, or thirty (30) days after final passage by the governing body, whichever is sooner.

~~PASSED AND ADOPTED by the City Council of Layton, Utah, this 21st day of January, 2016.~~

ROBERT J STEVENSON, Mayor

ATTEST: _____

THIEDA WELLMAN, City Recorder

APPROVED AS TO FORM: _____ SUBMITTING DEPARTMENT: _____

STEVEN L GARSIDE, Assistant City Attorney

DAVID PRICE

Parks and Recreation Department Director

Signatures on next page

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL _____.

	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
<u>Joy Petro</u>	_____	_____	_____	_____
<u>Zach Bloxham</u>	_____	_____	_____	_____
<u>Clint Morris</u>	_____	_____	_____	_____
<u>Mike Kolendrianos</u>	_____	_____	_____	_____
<u>Bettina Smith</u>	_____	_____	_____	_____
<u>Edmondson</u>	_____	_____	_____	_____
<u>Dave Thomas</u>	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

CLINTON R. DRAKE, City Attorney

Department Director

ORDINANCE 26-26

AN ORDINANCE AMENDING TITLE 3 OF THE LAYTON MUNICIPAL CODE CHAPTER 3.21; PROVIDING FOR THE IMPOSITION OF A RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) TAX; PROVIDING FOR THE USE OF REVENUE DERIVED THEREFROM; ESTABLISHING A RAMP ADVISORY COMMISSION; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City is authorized, in accordance with Utah Code Annotated 59-12-1402, to impose a local sales and use tax of one-tenth of one percent (0.1%) on qualifying transactions within the City to fund recreation, arts, museum, and parks (RAMP) improvements, facilities, and organizations upon the approval of the voters in the City; and

WHEREAS, in a General Election, held November 3, 2015 and again on November 4, 2025, the voters of Layton City approved the imposition of the special sales and use RAMP Tax; and

WHEREAS, the Utah State Tax Commission, in cooperation with the City, will collect the special sales and use tax on taxable items for the use thereof as prescribed in Section 59-12-701 et seq., of the Utah Code Annotated; and

WHEREAS, the City Council desires to see that the RAMP funds are put to the best use possible to improve the recreation, arts, museum, and parks opportunities for the citizens of Layton, along with those who visit the City; and

WHEREAS, the standards governing the RAMP Advisory Commission are herein prescribed; and

WHEREAS, the means by which the RAMP revenues may be distributed are also herein prescribed; and

WHEREAS, the City Council of Layton City finds it to be in the best interest of its citizens to adopt the amended changes to Title 3, Chapter 3.21 of the Layton Municipal Code imposing the RAMP Tax, establishing the criteria for the use of the revenues therefrom, and establishing the RAMP Advisory Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION I: Repealer. If any provisions of the City's Code previously adopted are inconsistent herewith they are hereby repealed.

SECTION II: Enactment. Title 3, Chapter 3.21, shall be enacted to read as follows:

Chapter 3.21. RECREATION, ARTS, MUSEUM, AND PARKS (RAMP) TAX; COMMISSION

- 3.21.010. Provisions.**
- 3.21.020. Statutory authority.**
- 3.21.030. Purpose of provisions.**
- 3.21.040. Imposition – Amount.**
- 3.21.050. Use of revenues.**
- 3.21.060. Collection.**
- 3.21.070. RAMP Advisory Commission.**
- 3.21.080. Grant classifications.**
- 3.21.090. Distribution of revenues – Determination of operating expenses.**

3.21.010. Provisions.

This Chapter shall be known as the local sales and use tax to fund Recreation, Arts, Museum, and Parks (RAMP) improvements, facilities, and organizations for Layton City.

3.21.020. Statutory authority.

The authority for imposing this tax is derived from Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-14-1401 et seq.).

3.21.030. Purpose of provisions.

This Chapter is enacted to provide the City with a source of revenue for the purposes of funding recreation, arts, museum, and cultural facilities and organizations, and parks improvements for the City pursuant to, and in accordance with, Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-12-1401 et seq.); and policies and procedures enacted by the City to establish, collect, and use the revenues as provided by State statute.

3.21.040. Imposition – Amount.

The RAMP Tax hereby imposes a one-tenth of one percent (0.1%) sales and use tax for funding recreation, arts, museum, and parks improvements, facilities, and organizations for Layton City.

3.21.050. Use of revenues.

- (1) The revenues received from the local sales and use tax levied herein (RAMP Revenues) shall be used solely for the purposes of funding City owned recreation, arts, museum, and cultural facilities and organizations, parks improvements and facilities, and programs designed to support public recreation, arts, museum and parks, as such terms are defined in State law, this Chapter, and that do business in the City, and serve Layton residents, and in accordance with Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§ 59-12-701 et seq.),
- (2) To be eligible for RAMP Revenues, Layton City or a qualified nonprofit applicant must have as its primary organizational purpose, as evidenced by its governing documents, operating documents, and demonstrated operations, the advancement, preservation, and provision of public recreation, arts, museum, and parks that primarily benefit residents of and are located within Layton City.
 - a. An applicant shall not qualify for RAMP funding solely because it conducts, sponsors, or promotes recreation, arts, museum, or parks-related programs or activities that are incidental or ancillary to its primary organizational purpose.
 - b. In determining an applicant's primary organizational purpose, the RAMP Advisory Commission and City Council may consider, the applicant's articles of incorporation, bylaws, Internal Revenue Service tax-exempt classification, organizational mission, historical operations, annual reports, financial expenditures, and any other evidence reasonably demonstrating the applicant's primary organizational purpose.
- (3) Approved Uses of RAMP Revenues Include:
 - (a) Capital Expenditures: New Facilities or Improvements to Existing Facilities and Equipment
 - a. Definition: Capital Expenditures shall mean expenditures for the acquisition, construction, replacement, restoration, expansion, or substantial improvement of land, buildings, infrastructure, facilities, or equipment having a useful life extending beyond one fiscal year and resulting in the creation, enhancement, or prolongation of a long-term capital asset.
 - (b) Non-Capital Expenditures: Equipment to Support Existing Layton City-owned Facilities
 - a. Definition: Non-Capital Expenditures shall mean expenses that include

- equipment or supplies used to support Recreation, Arts, Museum, and Parks.
- (c) Programs
 - a. Definition: Programs include events, activities, experiences, or supplies that supports Recreation, Arts, Museum, and Parks.
- (d) The use and distribution of all RAMP Revenues shall be authorized or awarded by the City Council.

3.21.060. Collection.

Taxes imposed under this Chapter shall be:

- (1) Levied at the same time and collected in the same manner as provided in Title 59, Chapter 12, Part 2, the Local Sales and Use Tax Act, except that the collection and distribution of the RAMP Revenue is not subject to subsection 59-12-205(2) through (9); and
- (2) Levied for the period authorized in accordance with Section 59-12-703, Utah Code Annotated; and
- (3) The records of the State Tax Commission, the Commission's performance under the contract, and the records of any taxpayer subject to this tax shall be subject to review and audit as provided in the City's contract with the Commission for the collection and distribution of the local sales and use tax and as provided by law.

3.21.070. RAMP Advisory Commission.

- (1) There is hereby created an advisory board known as the RAMP Advisory Commission. Its members shall be appointed as set forth herein and in accordance with statutory requirements.
- (2) The RAMP Advisory Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The RAMP Advisory Commission is not empowered to bind or obligate the City or any of its departments.
- (3) The RAMP Advisory Commission shall consist of nine (9) members with four (4) standing members and five (5) at large members. The Mayor may appoint one City Council member to serve as a non-voting liaison to the RAMP Advisory Commission.
- (4) Alternate members may be appointed to the RAMP Advisory Commission. Such appointments shall be in the same manner as the appointment of a RAMP Advisory Commission member. Alternate members will only participate in Regular Meetings when needed to fill a vacancy during the temporary absence of a RAMP Advisory Commissioner.
- (5) The four (4) standing members shall include; Layton City's Parks and Recreation Director or designee (Parks Representative), Layton City's Recreation Supervisor or designee (Recreation Representative), Heritage Museum Curator or designee (Museum Representative), and the Davis Arts Council's Executive Director or designee (Arts Representative). The five (5) at large members shall be appointed, by the Mayor after counsel with and the consent of the City Council, from among the residents of the municipality.
- (6) The RAMP Advisory Commission shall select annually, during the first regularly scheduled meeting in October, a Chairperson, Vice Chairperson, and any other officers deemed necessary, all of whom may be selected to succeed themselves. Such officers shall be elected from among the at large members of the RAMP Advisory Commission by majority vote of the total membership, with their duties and responsibilities being set forth in the RAMP Advisory Commission Bylaws and Rules of Procedure.
- (7) At large members may receive an expense allocation per regular meeting, as set by the Layton City Council.
- (8) The term of office for each at large member shall be two (2) years. The terms will be staggered so that three (3) at large members' terms of office will expire on September 30th of a given year, the other two (2) at large members' terms of office that will expire on September 30th of the second year, and then continuing each year in that order. No at large member shall serve more than three (3) consecutive

terms.

(9) Appointed members of the RAMP Advisory Commission may be removed from office with or without cause by a majority vote of the City Council. A member may be removed for failure to attend three (3) consecutive commission meetings or failure to attend seventy-five percent (75%) of the meetings in a six (6) month period. Vacancies occurring in an unexpired term are to be promptly filled as an original appointment, and are only appointed for the remainder of the unexpired term.

(10) The RAMP Commission shall follow the RAMP Advisory Commission Bylaws and Rules of Procedure governing the conduct of meetings and operation of the RAMP Advisory Commission adopted by the City Council. These Bylaws shall govern the RAMP Advisory Commission and establish the procedures for performing its duties. The RAMP Advisory Commission, upon its own initiative, may amend the Bylaws and Rules of Procedure, and thereafter, such amendments shall be submitted to the City Council for final approval and adoption.

(11) The minutes of each meeting of the RAMP Advisory Commission shall be recorded and preserved. Minutes of each meeting shall be approved by the Commission and signed by the Chairperson. All official actions shall be recorded therein, and copies of all letters to and from the Commission shall be preserved. All records of the Commission are considered public records, unless designated otherwise.

(12) The RAMP Advisory Commission shall review and prioritize all grant applications and make a yearly recommendation to the City Council for the expenditure of all RAMP funds as outlined in the RAMP Advisory Commission Bylaws.

(13) The RAMP Advisory Commission may reject without further consideration any application that is substantially incomplete, incoherent, untimely, or otherwise fails to satisfy the requirements of this Chapter or the applicable grant application. The RAMP Advisory Commission may, but is not required to, permit an applicant to correct minor clerical errors, provide omitted information, or clarify responses. The decision whether a deficiency is minor and eligible for correction shall be within the sole discretion of the Advisory Commission and shall not create a right or expectation that any other applicant will be afforded the same opportunity.

3.21.080. Grant classifications.

(1) Major Project Grants.

Major Project Grants are projects submitted to the RAMP Advisory Commission which are \$200,000 and above and are to fund City owned recreational, arts, museum, and parks facilities, and improvements to existing City owned facilities. Priority may be given to projects with partnering agencies, or other entities that can provide donations, property, or matching funds. These projects shall submit a letter or letters of intent from the individual(s), if an individual donor, or, if the donor is a corporate donor or governmental donor, a letter of intent from the chief executive officer (or corporate resolution), or in the case of a governmental entity a resolution or letter of commitment from the board or person having authority and is authorized to allocate the funds.

Major Project Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Major Project Grants can change, but as a general guide, fifty percent (50%) of funds received shall be targeted toward this category of projects.

(2) Tier I Grants.

Tier I Grants are projects submitted to the RAMP Advisory Commission which are between \$10,000 and \$199,999 and are to fund City owned recreation, art, museum and park facilities and improvements to such existing facilities. Tier I Grants are also available to fund recreation, art, museum and park programs that benefit the residents of Layton and are developed by public or private non-profit organizations, as such terms are defined in State law, and that does business in the City and serves Layton residents. Tier I-Grants that fund programs cannot exceed one-fourth of the applying entity's annual yearly operating budget, as averaged over the prior three (3) years, excluding any past grant funds.

RAMP funds are not available for the general ongoing operating expense of any organization.

Priority may be given to projects with partnering agencies, or other entities that can provide

donations, property, or matching funds. These project sponsors shall submit a letter or letters of intent from the individual(s), if an individual donor, or, if the donor is a corporate donor or governmental donor, a letter of intent from the chief executive officer (or corporate resolution), or in the case of a governmental entity, a resolution or letter of commitment from the board or person having authority and is authorized to allocate the funds.

Tier I Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Tier I Grants can change, but as a general guide, forty percent (40%) of funds received shall be targeted toward this category of grants.

(3) **Tier II Grants.**

Tier II Grants are projects submitted to the RAMP Advisory Commission which are between \$500 and \$9,999 and are to fund City owned recreation, art, museum, and park facilities and improvements to such existing facilities. Tier II Grants are also available to fund recreation, art, museum and park programs that benefit the residents of Layton and are developed by public or private non-profit organizations, as such terms are defined in State law, and that does business in the City and serves Layton residents.

Tier II Grants that fund programs cannot exceed one-fourth of the applying entity's prior year's operating budget, excluding any past grant funds.

Tier II Grant funding guidelines: during a given calendar year the amount of RAMP funds allocated to Tier II Grants shall be from eight and a half percent to ten percent (8.5% to 10%) of RAMP funds received.

3.21.090. Distribution of revenues – Determination of operating expenses.

(1) The distribution of revenues and determination of operating expenses shall be in accordance with Utah Code Title 59, Chapter 12, Part 14 (Utah Code §§59-12-1401 et seq.), and the provisions of this Chapter and shall be subject at all times to the policies and procedures adopted by the City Council.

(2) The RAMP Advisory Commission shall create an administrative budget to be turned into the City for approval by the City Council as part of the City's normal yearly budgeting process. This administrative budget may not exceed one and one-half percent (1.5%) of the RAMP funding collected during the preceding calendar year, as defined by State statute.

(3) Distribution. It is the intent of the Council to distribute revenues derived from the RAMP fund to City owned recreational, arts, museum, and park improvements and new facilities and programs of public or private non-profit organizations, as such terms are defined in State law, and that do business in the City and serve Layton residents.

(a) The majority of non-profit board members must be Utah residents.

(4) Ongoing operating expenses. RAMP Revenues shall not be used to fund the ongoing operating expenses of any organization.

(a) Operating Expenses shall mean those reasonable and necessary recurring expenditures incurred in the ordinary course of administering, operating, maintaining, staffing, or the management of individual services, programs, facilities, or activities of an organization or governmental entity within a fiscal period. Operating Expenses may also include personnel costs, employee benefits, utilities, consumable supplies, routine maintenance and repairs, insurance, contractual and professional services, program delivery costs, administrative expenses, marketing, and other similar ongoing expenditures necessary for continued operations of an organization or governmental entity.

(b) Operating Expense Exceptions:

(i) An organization or governmental entity may use RAMP Revenues to advertise, or market programs, projects, or experiences of an awarded RAMP project or program.

(ii) Organizations may hire staff with RAMP Revenues if their entire scope of work is to fulfill the purposes of the RAMP awarded project or program. Full-time, part-time, or contracted employees of an organization or government entity may not be partially funded with RAMP Revenues.

(iii) Use of funding in accordance with these exceptions must be identified in the application.

(5) Any available funds not allocated in any given year shall be available for allocation in the following year.

(6) RAMP funds shall be received from the State taxing agency for a fiscal year. The RAMP Advisory Commission shall prepare and present a prioritized listing and a recommendation of grant awards to the City Council to be included in the City's annual budget review and approval process. The distribution of funds collected in the previous fiscal year will be available after the first day of July.

(7) Contract Preparation. Upon awarding of RAMP funds by the City Council, the recipient shall enter into an agreement to be approved by the City Council. Major Project Grant funds and Tier I Grant funds may be distributed only after all other funding is in place for a given phase of a proposed project and construction contracts have been executed; or distributed as reimbursement after the project has been completed. That decision is at the discretion of the City Council. All RAMP funds must be expended on the approved project within 18 months after the funds are approved for distribution by the City Council, unless an extension is applied for and granted by the City Council. If an extension is not granted, any funds not expended within the 18 month period shall remain with the City.

(8) Major, Tier I, and Tier II applicants that receive more than \$25,000 and less than \$100,000 in aggregate RAMP Revenues shall use IRS Form 990 or Entity Financial Statements to serve as a required financial report. Financial statements must contain a balance sheet and income statement for the entire entity and not just the government funded programs.

SECTION III: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION IV: Effective Date. This amendment to the ordinance shall become effective immediately upon adoption by the Layton City Council.

****Signatures on next page****

PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Mike Kolendrianos	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

CLINTON R. DRAKE, City Attorney

DAVID R. PRICE, Parks & Recreation
Department Director

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.B.

Subject:

Amend the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure – Resolution 26-38

Background:

The voters of Layton City in the November 2015 General Election, approved imposing a RAMP Tax in the City by an overwhelming margin of 63 to 37 percent. The Council adopted Ordinance 16-09 to Title 3 of the Layton Municipal Code through addition of Chapter 3.21; providing for the imposition of a Recreation, Arts, Museum, and Parks (RAMP) Tax; providing for the use of revenue derived therefrom; establishing a RAMP Advisory Commission; providing for repealer; providing for severability; and providing for an effective date.

In the November 2025 General Election, the voters of Layton City approved renewing and imposing RAMP Tax in the City by an overwhelming margin of 75.74 to 24.26 percent.

Resolution 26-38 approves and adopts amendments to the RAMP Advisory Commission Bylaws and Rules of Procedure to update the procedural framework governing the Commission in the performance of its duties and responsibilities under Chapter 3.21.070 of the Layton Municipal Code.

Alternatives:

Alternatives are to: 1) Adopt Resolution 26-38 to amend the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure; 2) Adopt Resolution 26-38 to amend the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure with any modifications the Council deems appropriate; or 3) Not adopt Resolution 26-38 and remand to Staff with directions.

Recommendation:

Staff recommends the Council adopt Resolution 26-38 to amend the Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure.

RESOLUTION 26-38

A RESOLUTION AMENDING THE RECREATION, ARTS, MUSUEM, AND PARKS (RAMP) ADVISORY COMMISSION BYLAWS AND RULES OF PROCEDURE

WHEREAS, pursuant to Section 3.21.070 of the Layton Municipal Code, the RAMP Advisory Commission was established; and

WHEREAS, pursuant to Section 3.21.070 of the Layton Municipal Code, the RAMP Advisory Commission may amend the Bylaws and Rules of Procedure and thereafter, such amendments shall be submitted to the City Council for final approval and adoption; and

WHEREAS, the RAMP Advisory Commission desires to amend procedural guidelines for the performance of its duties and has reviewed the attached bylaws and rules of procedure and recommends that the City Council approve the use thereof; and

WHEREAS, the City Council, having reviewed these amended bylaws and rules of procedure desires to approve them for use by the RAMP Advisory Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That the City Council has reviewed these amended bylaws and rules of procedure, which are attached hereto and incorporated herein by this reference, be approved and adopted as part of this resolution.
2. That these bylaws and rules of procedure become effective immediately.

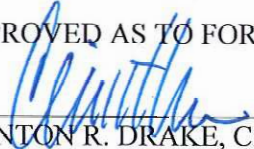
PASSED AND ADOPTED by the City Council of Layton, Utah, this 20th day of August, 2026.

JOY PETRO, Mayor

ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:



CLINTON R. DRAKE, City Attorney



DAVID R. PRICE,
Parks & Recreation Department Director

Layton City Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure

ARTICLE ~~I~~1 – NAME AND/OR AUTHORITY

The Name of this organization shall be the RAMP Advisory Commission; hereinafter referred to as the Commission, or the Advisory Body. The principal office shall be located at 465 North Wasatch Drive, Layton Utah 84041.

ARTICLE ~~II~~2 – SCOPE AND FUNCTION

The ~~RAMP Advisory Commission~~Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The ~~RAMP Advisory Commission~~Commission is not empowered to bind or obligate the City or any of its departments. Recommendations of the Commission are advisory only. The City Council retains sole and exclusive authority to approve, modify, reject, or condition any recommendation of the Commission regarding the expenditure of RAMP revenues.

ARTICLE ~~III~~3 – DUTIES

City Staff shall administer the RAMP grant application process, including publishing application materials, receiving applications, communicating with applicants, maintaining records, and providing administrative support to the Commission. The Commission shall review completed applications and make recommendations to the City Council regarding the expenditure of RAMP revenues. The RAMP Advisory Commission shall advertise for, collect, review, and prioritize all grant applications and make a yearly recommendation to the City Council for the expenditure of all RAMP Funds.

ARTICLE ~~IV~~4 – MEMBERS

The ~~RAMP Advisory Commission~~Commission shall consist of nine (9) members with four (4) standing members and five (5) at large members. The Mayor may appoint one City Council member to serve as a non-voting liaison to the ~~RAMP Advisory Commission~~Commission.

Alternate members may be appointed to the ~~RAMP Advisory Commission~~Commission. Such appointments shall be in the same manner as the appointment of a ~~RAMP Advisory Commission~~Commission member. Alternate members will only participate in Regular Meetings when needed to fill a vacancy during the temporary absence of a ~~RAMP Advisory Commission~~Commissioner. Alternate members may attend all meetings, but may vote only when serving in place of an absent voting member.

The four (4) standing members shall include; Layton City's Parks and Recreation Director or designee (Parks Representative), Layton City's Recreation Supervisor or designee (Recreation Representative), Heritage Museum Curator or designee (Museum Representative), and the Davis Arts Council's Executive Director or designee (Arts Representative). The four (4) standing members shall serve by virtue of their respective offices or positions. Service shall automatically terminate upon resignation from, removal from, or other cessation of the applicable office or position, and the successor or duly designated representative of that office or position shall automatically assume the standing membership. A designee

shall serve only for so long as the designation remains in effect and may be changed or revoked at any time by the applicable department head or executive officer. The five (5) at large members shall be primary residents of Layton City and appointed, by the Mayor after counsel with and the consent of the City Council.

ARTICLE ~~V~~5 – TERM OF OFFICE

The term of office for each at large member shall be two (2) years. The terms will be staggered so that three (3) at large members' terms of office will expire on September 30th of a given year, the other two (2) at large members' terms of office will expire on September 30th of the second year, and then continuing each year in that order. No at large member shall serve more than three (3) consecutive terms.

ARTICLE ~~VI~~6 – MODE OF APPOINTMENT

Appointments or reappointments of members shall be made by a majority vote of the City Council upon recommendation by the Mayor. Appointments to fill vacancies shall be made at any time to fill the unexpired terms of any member. Appointments shall be nonpolitical and appointees shall be selected from different vocational interests insofar as possible.

ARTICLE ~~VII~~7 – REMOVAL OF MEMBERS

Appointed members of the ~~RAMP Advisory Commission~~Commission may be removed from office with or without cause by a majority vote of the City Council. A member may be removed for failure to attend three (3) consecutive commission meetings or failure to attend seventy-five percent (75%) of the meetings in a six (6) month period. Vacancies occurring in an unexpired term are to be promptly filled as an original appointment, and are only appointed for the remainder of the unexpired term.

ARTICLE 8 – CONFLICTS OF INTEREST AND ETHICS

Commission members shall comply with all applicable provisions of Utah Law, City Ordinances, and City conflict of interest policies.

1. A Commission member who has a financial, fiduciary, organizational, or other conflict of interest with respect to a grant application shall disclose the conflict before discussion of the application and shall not participate in the discussion, evaluation, scoring, recommendation, or voting on that application.
2. The standing City and Arts representatives are appointed by virtue of their official positions to provide professional expertise and institutional knowledge regarding City recreation, arts, museum, and park programs. Participation in the review, evaluation, and recommendation of City-sponsored projects in the performance of their official duties shall not, by itself, constitute a conflict of interest.
3. The disclosure and recusal shall be reflected in the meeting minutes.

ARTICLE ~~VIII~~9 – PROCEDURE

The RAMP Commission shall follow the ~~RAMP Advisory Commission~~Commission Bylaws and Rules of Procedure governing the conduct of meetings and operation of the ~~RAMP Advisory Commission~~Commission adopted by the City Council. These bylaws shall govern the ~~RAMP Advisory Commission~~Commission and establish the procedures for performing its duties. City Council or t~~The RAMP Advisory Commission~~Commission, upon its own initiative, may recommend to amend the Bylaws

and Rules of Procedure and thereafter, such amendments shall be submitted to the City Council for final approval and adoption.

Meetings. All meetings shall comply with the Utah Open and Public Meetings Act.

Quorum. Five (5) voting members shall constitute a quorum for the transaction of business. Unless otherwise provided herein, any action or recommendation of the Commission shall require the affirmative vote of a majority of the voting members present.

Voting. Each standing member and each at-large member shall have one vote. The City Council liaison and Secretary shall be non-voting participants. Alternate members may vote only when serving in place of an absent voting member. "Counsel and consent of the Commission" as used herein shall mean voting approval of a quorum.

Selection. The ~~RAMP Advisory Commission~~ Commission shall select annually, during the first regularly scheduled meeting in October, a Chairperson, Vice Chairperson, and any other officers deemed necessary, all of whom may be selected to succeed themselves. Such officers shall be elected from among the at large members of the ~~RAMP Advisory Commission~~ Commission by majority vote of the voting members present, provided a quorum exists of the total membership, with their duties and responsibilities set forth in this document. The ~~RAMP Advisory Commission~~ Commission secretary duties shall be assigned by the Director of Parks and Recreation to one of the Department's staff.

Chairperson. The duties of the Chairperson shall be:

1. The Chairperson shall preside at all meetings of the ~~RAMP Advisory Commission~~ Commission.
2. ~~The Chairperson shall, after approval by the Commission after counsel with and the consent of the Commission, submit an updated RAMP Advisory Commission's RAMP Grant Calendar for the next fiscal year.~~
3. The Chairperson shall, after approval by the Commission~~after counsel with and the consent of the Commission~~, submit an updated ~~RAMP Advisory Commission~~ Commission's administrative budget to be turned into the City for approval by the City Council as part of the City's yearly budgeting process.
4. The Chairperson shall, after approval by the Commission~~after counsel with and the consent of the Commission~~, submit updated RAMP Grant Application forms for the next fiscal year.
5. The Chairperson shall, ~~after counsel with and consent of the Commission~~ after approval by the Commission, prioritize all grant applications and make a yearly recommendation to the City Council for the expenditure of RAMP Funds. Recommendations shall be provided to the City Manager to be included in the City's tentative budget for review and approval by the City Council.
6. The Chairperson shall perform whatever duties the City Council may assign.

Vice Chairperson. The duties of the Vice Chairperson shall be:

1. The Vice Chairperson shall carry out the duties of the Chairperson when the Chairperson is absent or incapacitated; shall have the same power and duties as the Chairperson when acting in that capacity.

2. The Vice Chairperson shall perform whatever duties the City Council or Chairperson may assign.

Secretary. The duties of the Secretary shall be:

1. The Secretary shall be a non-voting administrative assistant to the Commission.
2. The Secretary shall keep the minutes of each meeting of the ~~RAMP Advisory Commission~~Commission.
3. The Secretary shall assist the Commission Chairperson with the documentation of all decisions of the Commission and the preparation of all correspondence with the City Manager and City Council.

Commission Members. The duties of ~~RAMP Advisory Commission~~Commission members shall be:

1. Members of the ~~RAMP Advisory Commission~~ shall meet monthly on the third Monday of each month at 5:00 PM, unless otherwise noticed by the Chairperson or City Staff in accordance with the Utah Open and Public Meetings Act. Members may also need to attend additional meetings that are required to complete duties outlined in this document.
2. Members shall ensure that applicants eligible to receive RAMP revenues are qualified as per Layton City Ordinance 26-26.
3. Members of the ~~RAMP Advisory Commission~~ are to ensure that expenditure of RAMP funds meet the definition of an approved Project Expenditure as per Layton City Ordinance 26-26.
4. Members of the ~~RAMP Advisory Commission~~ are to ensure that RAMP revenues are not used to fund the ongoing operating expenses of any applicant's organization as per Layton City Ordinance 26-26.
- 1.5. Members of the ~~RAMP Advisory Commission~~ reserve the right to recommend not funding any grant application that is substantially incomplete, incoherent, or otherwise ineligible for consideration as per Layton City Ordinance 26-26.

ARTICLE ~~IX~~ 10 – FINANCES

1. Fiscal Year. The ~~RAMP Advisory Commission~~Commission shall establish the same fiscal year as Layton City.
2. Administrative budget. The ~~RAMP Advisory Commission~~Commission's annual administrative budget may not exceed one and a half percent (1.5%) of the RAMP funding collected during the preceding fiscal calendar year, as defined by State statute. ~~The Commission shall annually update the administrative budget.~~ City Staff shall prepare a proposed administrative budget for review and recommendation by the Commission. This proposed administrative budget shall be turned in to the City Manager to be included in the City's annual budgeting process that is approved by Council.
3. Annual Financial Statement. City Staff shall provide an annual financial report regarding RAMP revenues and expenditures to the Commission for distribution to the City Council. ~~The RAMP Advisory Commission shall prepare an annual financial statement for distribution to the City Council at the end of the fiscal year.~~
4. The ~~RAMP Advisory Commission~~Commission is not empowered to financially bind or obligate the City or any of its departments.

~~5.~~ 5. Fiscal Policy. The ~~RAMP Advisory Commission~~Commission shall ~~adopt~~comply with all applicable Layton City's financial policies and procedures.~~y setting out a formal procedure that shall govern internal controls; the payment of all invoices, the release of any funding, the awarding of any grants, and any other aspects of the Commission's fiscal operation.~~ The fiscal policy shall ~~assure~~ensure that the City shall have sound financial controls that are appropriate, under generally accepted accounting principles. Major, Tier I, and Tier II applicants that receive more than \$25,000 and less than \$100,000 in aggregate RAMP funding shall use IRS Form 990 or Entity Financial Statements to serve as a required financial report as per Layton City Ordinance 26-26.

~~6.~~ 6. Awarding RAMP funding. The ~~RAMP Advisory Commission~~Commission is not empowered to award funding to any organization, person, or entity. The ~~RAMP Advisory Commission~~Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The use and distribution of all RAMP revenues shall be authorized or awarded by the City Council.

Layton City Recreation, Arts, Museum, and Parks (RAMP) Advisory Commission Bylaws and Rules of Procedure

ARTICLE 1 – NAME AND/OR AUTHORITY

The Name of this organization shall be the RAMP Advisory Commission; hereinafter referred to as the Commission, or the Advisory Body. The principal office shall be located at 465 North Wasatch Drive, Layton Utah 84041.

ARTICLE 2 – SCOPE AND FUNCTION

The Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The Commission is not empowered to bind or obligate the City or any of its departments. Recommendations of the Commission are advisory only. The City Council retains sole and exclusive authority to approve, modify, reject, or condition any recommendation of the Commission regarding the expenditure of RAMP revenues.

ARTICLE 3 – DUTIES

City Staff shall administer the RAMP grant application process, including publishing application materials, receiving applications, communicating with applicants, maintaining records, and providing administrative support to the Commission. The Commission shall review completed applications and make recommendations to the City Council regarding the expenditure of RAMP revenues.

ARTICLE 4 – MEMBERS

The Commission shall consist of nine (9) members with four (4) standing members and five (5) at large members. The Mayor may appoint one City Council member to serve as a non-voting liaison to the Commission.

Alternate members may be appointed to the Commission. Such appointments shall be in the same manner as the appointment of a Commission member. Alternate members will only participate in Regular Meetings when needed to fill a vacancy during the temporary absence of a Commissioner. Alternate members may attend all meetings, but may vote only when serving in place of an absent voting member.

The four (4) standing members shall include; Layton City’s Parks and Recreation Director or designee (Parks Representative), Layton City’s Recreation Supervisor or designee (Recreation Representative), Heritage Museum Curator or designee (Museum Representative), and the Davis Arts Council’s Executive Director or designee (Arts Representative). The four (4) standing members shall serve by virtue of their respective offices or positions. Service shall automatically terminate upon resignation from, removal from, or other cessation of the applicable office or position, and the successor or duly designated representative of that office or position shall automatically assume the standing membership. A designee shall serve only for so long as the designation remains in effect and may be changed or revoked at any time by the applicable department head or executive officer. The five (5) at large members shall be primary residents of Layton City and appointed, by the Mayor after counsel with and the consent of the City Council.

ARTICLE 5 – TERM OF OFFICE

The term of office for each at large member shall be two (2) years. The terms will be staggered so that three (3) at large members’ terms of office will expire on September 30th of a given year, the other two

(2) at large members' terms of office will expire on September 30th of the second year and then continuing each year in that order. No at large member shall serve more than three (3) consecutive terms.

ARTICLE 6 – MODE OF APPOINTMENT

Appointments or reappointments of members shall be made by a majority vote of the City Council upon recommendation by the Mayor. Appointments to fill vacancies shall be made at any time to fill the unexpired terms of any member. Appointments shall be nonpolitical and appointees shall be selected from different vocational interests insofar as possible.

ARTICLE 7 – REMOVAL OF MEMBERS

Appointed members of the Commission may be removed from office with or without cause by a majority vote of the City Council. A member may be removed for failure to attend three (3) consecutive commission meetings or failure to attend seventy-five percent (75%) of the meetings in a six (6) month period. Vacancies occurring in an unexpired term are to be promptly filled as an original appointment, and are only appointed for the remainder of the unexpired term.

ARTICLE 8 – CONFLICTS OF INTEREST AND ETHICS

Commission members shall comply with all applicable provisions of Utah Law, City Ordinances, and City conflict of interest policies.

1. A Commission member who has a financial, fiduciary, organizational, or other conflict of interest with respect to a grant application shall disclose the conflict before discussion of the application and shall not participate in the discussion, evaluation, scoring, recommendation, or voting on that application.
2. The standing City and Arts representatives are appointed by virtue of their official positions to provide professional expertise and institutional knowledge regarding City recreation, arts, museum, and park programs. Participation in the review, evaluation, and recommendation of City-sponsored projects in the performance of their official duties shall not, by itself, constitute a conflict of interest.
3. The disclosure and recusal shall be reflected in the meeting minutes.

ARTICLE 9 – PROCEDURE

The RAMP Commission shall follow the Commission Bylaws and Rules of Procedure governing the conduct of meetings and operation of the Commission adopted by the City Council. These bylaws shall govern the Commission and establish the procedures for performing its duties. City Council or the Commission, upon its own initiative, may recommend to amend the Bylaws and Rules of Procedure and thereafter, such amendments shall be submitted to the City Council for final approval and adoption.

Meetings. All meetings shall comply with the Utah Open and Public Meetings Act.

Quorum. Five (5) voting members shall constitute a quorum for the transaction of business. Unless otherwise provided herein, any action or recommendation of the Commission shall require the affirmative vote of a majority of the voting members present.

Voting. Each standing member and each at-large member shall have one vote. The City Council liaison and Secretary shall be non-voting participants. Alternate members may vote only when serving in place of an absent voting member. "Counsel and consent of the Commission" as used herein shall mean voting approval of a quorum.

Selection. The Commission shall select annually, during the first regularly scheduled meeting in October, a Chairperson, Vice Chairperson, and any other officers deemed necessary, all of whom may be selected to succeed themselves. Such officers shall be elected from among the at-large members of the Commission by majority vote of the voting members present, provided a quorum exists, with their duties and responsibilities set forth in this document. The Commission secretary's duties shall be assigned by the Director of Parks and Recreation to one of the Department's staff.

Chairperson. The duties of the Chairperson shall be:

1. The Chairperson shall preside at all meetings of the Commission.
2. The Chairperson shall, after approval by the Commission, submit an updated Commission's administrative budget to be turned into the City for approval by the City Council as part of the City's yearly budgeting process.
3. The Chairperson shall, after approval by the Commission, submit updated RAMP Grant Application forms for the next fiscal year.
4. The Chairperson shall, after approval by the Commission, prioritize all grant applications and make a yearly recommendation to the City Council for the expenditure of RAMP Funds. Recommendations shall be provided to the City Manager to be included in the City's tentative budget for review and approval by the City Council.
5. The Chairperson shall perform whatever duties the City Council may assign.

Vice Chairperson. The duties of the Vice Chairperson shall be:

1. The Vice Chairperson shall carry out the duties of the Chairperson when the Chairperson is absent or incapacitated; shall have the same power and duties as the Chairperson when acting in that capacity.
2. The Vice Chairperson shall perform whatever duties the City Council or Chairperson may assign.

Secretary. The duties of the Secretary shall be:

1. The Secretary shall be a non-voting administrative assistant to the Commission.
2. The Secretary shall keep the minutes of each meeting of the Commission.
3. The Secretary shall assist the Commission Chairperson with the documentation of all decisions of the Commission and the preparation of all correspondence with the City Manager and City Council.

Commission Members. The duties of Commission members shall be:

1. Members of the Commission shall meet monthly on the third Monday of each month at 5:00 PM, unless otherwise noticed by the Chairperson or City Staff in accordance with the Utah Open and Public Meetings Act. Members may also need to attend additional meetings that are required to complete duties outlined in this document.
2. Members shall ensure that applicants eligible to receive RAMP revenues are qualified as per Layton City Ordinance 26-26.
3. Members of the Commission are to ensure that expenditure of RAMP funds meet the definition of an approved Project Expenditure as per Layton City Ordinance 26-26.

4. Members of the Commission are to ensure that RAMP revenues are not used to fund the ongoing operating expenses of any applicant's organization as per Layton City Ordinance 26-26.
5. Members of the Commission reserve the right to recommend not funding any grant application that is substantially incomplete, incoherent, or otherwise ineligible for consideration as per Layton City Ordinance 26-26.

ARTICLE 10 – FINANCES

1. Fiscal Year. The Commission shall establish the same fiscal year as Layton City.
2. Administrative Budget. The Commission's annual administrative budget may not exceed one and a half percent (1.5%) of the RAMP funding collected during the preceding fiscal calendar year, as defined by State statute. City Staff shall prepare a proposed administrative budget for review and recommendation by the Commission. This proposed administrative budget shall be turned in to the City Manager to be included in the City's annual budgeting process that is approved by Council.
3. Annual Financial Statement. City Staff shall provide an annual financial report regarding RAMP revenues and expenditures to the Commission for distribution to the City Council.
4. The Commission is not empowered to financially bind or obligate the City or any of its departments.
5. Fiscal Policy. The Commission shall comply with all applicable Layton City financial policies and procedures. The fiscal policy shall ensure that the City shall have sound financial controls that are appropriate, under generally accepted accounting principles. Major, Tier I, and Tier II applicants that receive more than \$25,000 and less than \$100,000 in aggregate RAMP funding shall use IRS Form 990 or Entity Financial Statements to serve as a required financial report as per Layton City Ordinance 26-26.
6. Awarding RAMP Funding. The Commission is not empowered to award funding to any organization, person, or entity. The Commission shall function as a planning and advisory body for the City Council in all matters pertaining to the expenditure of the RAMP Revenues. The use and distribution of all RAMP revenues shall be authorized or awarded by the City Council.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 6.A.

Subject:

Rezone Request and Development Agreement – Layton Main Street – C-H (Planned Highway Commercial) to MU (Mixed-Use) – Ordinance 26-25 and Resolution 26-37 – 1596 North Main Street

Background:

Seth Teague (Applicant) 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 rezone request is to develop eleven townhomes with three of the townhome units fronting Main Street as live/work units, which will 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 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-stories while the remaining townhomes will be two-stories.

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. 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.

Alternatives:

Alternatives to the First Motion are to: 1) Adopt Ordinance 26-25 approving the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use); 2) Adopt Ordinance 26-25 approving the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use) with modifications; or 3) Not adopt Ordinance 26-25, denying the rezone request.

Alternatives to the Second Motion are to: 1) Adopt Resolution 26-37 approving the Development Agreement between Layton City and Alexander Winder; or 2) Not Adopt Resolution 26-37 denying the Development Agreement.

Recommendation:

On July 14, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use).

Staff supports the Planning Commission's recommendation and recommends the City Council approve the rezone request and development agreement as requested.

ORDINANCE 26-25
(Layton Main Street – 1596 North Main Street Rezone)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL 10-170-0002 DESCRIBED HEREIN, LOCATED AT 1596 NORTH MAIN STREET FROM C-H (PLANNED HIGHWAY COMMERCIAL) TO MU (MIXED USE); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE

WHEREAS, the City has been petitioned for a change in the zoning classification for the property described herein; and

WHEREAS, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from C-H to MU be approved; and

WHEREAS, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

WHEREAS, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:

SECTION 1. Repealer. If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

SECTION 2. Enactment. The zoning map is hereby amended by changing the zone classification of the following property from C-H to MU:

ALL OF LOT 2, STERLING POINTE SUBDIVISION. CONT. 0.6102 ACRES

SECTION 3. Severability. If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

SECTION 4. Effective Date. This zoning amendment shall become effective immediately upon posting.

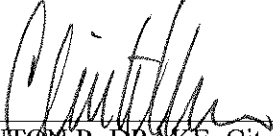
PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON AUGUST 20, 2026.

	AYE	NAY	ABSENT	ABSTAIN
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Mike Kolendrianos	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

JOY PETRO, Mayor

ATTEST

KIMBERLY S READ, City Recorder



CLINTON R. DRAKE, City Attorney



WESTON APPLONIE, Community &
Economic Development Director

RESOLUTION 26-37

**ADOPTING AN AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN
LAYTON CITY AND ALEXANDER WINDER, ETAL**

WHEREAS, Alexander Winder, ETAL (Owner) is developing certain property located at 1596 North Main Street (Rezone Area) in Layton City; and

WHEREAS, Owner and Layton City have entered into an agreement setting forth the responsibilities of both parties relative to various aspects of the development of the Rezone Area to accommodate development with appropriate infrastructure and land uses to enhance the general area; and

WHEREAS, the City Council has determined it to be in the best interest of the citizens of Layton City to enter into this Agreement to ensure that Rezone Area will be developed according to the overall objectives and intent of the City's General Plan and in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:

1. That the Agreement entitled "Agreement for the Development of Land Between Layton City and "Alexander Winder, ETAL", which is attached hereto and incorporated herein by this reference, be adopted and approved.
2. That the Mayor be authorized to execute the Agreement, which is attached here to and incorporated herein by this reference.
3. This Resolution shall become effective immediately upon adoption by the City Council.

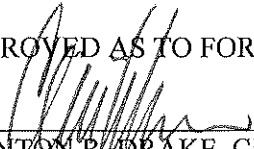
PASSED AND ADOPTED by the City Council of Layton, Utah, this **20th day of August, 2026**.

JOY PETRO, Mayor

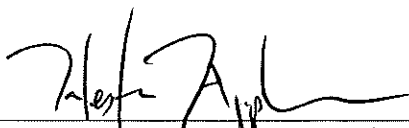
ATTEST:

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:



CLINTON R. DRAKE, City Attorney



WESTON APPLONIE, Community &
Economic Development Director

WHEN RECORDED, RETURN TO:

Layton City Corporation
Attn: City Recorder
437 North Wasatch Drive
Layton, Utah 84041

Affecting Parcel #: 10-170-0002

**AGREEMENT FOR DEVELOPMENT OF LAND
BETWEEN
LAYTON CITY AND ALEXANDER WINDER, ETAL**

THIS AGREEMENT for the development of land (hereinafter referred to as "Agreement") is made and entered into this _____ day of _____, 2026, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and property owner ALEXANDER WINDER, ETAL (hereinafter referred to as "Owner"), with City and Owner collectively referred to as "Parties" and separately as "Party".

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan, the City has considered an application for a zone change (hereinafter the "Zone Change") of a certain property located at approximately 1596 North Main Street in Layton City (hereinafter the "Subject Area") from C-H (Planned Highway Commercial) to MU (Mixed-Use); and

WHEREAS, Parties desire to enter into this Agreement to provide for the development of the Subject Area consisting of approximately 0.61 acres (hereinafter the "Development Area" as depicted on Exhibit A), in a manner consistent with the City's General Plan and in the intent reflected in the Plan; and

WHEREAS, City is willing to grant approval of MU zoning on the Development Area, subject to Owner agreeing to certain limitations and undertakings described herein, which Agreement will provide protection to surrounding property values and will enable the Council to consider approval of such development at this time; and

WHEREAS, City finds that entering into the Agreement with Owners is in the vital and best interest of the City and the health, safety, and welfare of its residents.

NOW, THEREFORE, each of the Parties hereto, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant, and agree as follows.

**ARTICLE I
DEFINITIONS**

The following terms have the meaning and content set forth in this Article I, wherever used in this Agreement:

- 1.1. "City's Undertakings" shall mean the obligations of the City set forth in Article III.
- 1.2. "Owner's Undertakings" shall have the meaning set forth in Article IV.

1.3. "Mixed-Use" zoning shall mean a combination of commercial, retail, and multi-family residential uses within building(s). The use, parking requirements, landscaping requirements, maximum density, and building design standards of the MU (Mixed-Use) zone is regulated by Title 19 of the Layton Municipal Code. This zoning district, and the application of the City's existing code to the Development Area, is further restricted by the provisions set forth herein.

ARTICLE II CONDITIONS PRECEDENT

2.1. This Agreement shall not take effect until each of the following has occurred:

2.1.1. City has approved this Agreement pursuant to a resolution of the Council (the "Effective Date."); and

2.1.2. The City Council has approved the Zone Change by ordinance consistent with Exhibit A.

ARTICLE III CITY'S UNDERTAKINGS

3.1. Subject to the satisfaction of the conditions set forth in Article IV, City shall approve the rezone of the Development Area from its present zoning to MU, as depicted on Exhibit A, with an effective date of no sooner than the Effective Date and adoption of this Agreement by the Council. Any zoning amendment shall occur upon a finding by the Council that it is in the best interest of the health, safety, and welfare of the citizens of Layton City to make such a change at this time. All permits, site plan reviews, and approvals shall be made pursuant to City ordinances and the requirements of this Agreement. Nothing herein shall be construed as a waiver of the required reviews and approvals required by City ordinance.

3.2. The proposed zoning changes are as reflected in Exhibit A for the Development Area.

ARTICLE IV OWNERS' UNDERTAKINGS AND RIGHTS

After the Effective Date, and conditioned upon City's performance of its undertakings set forth in Article III Owner agrees to the following:

4.1. **Development Size.** The proposed development shall contain approximately 0.61 acres consisting of parcel ID 10-170-0002.

4.2. **Zoning.** Zoning and development of the Development Area shall comply with Article II. Once the Development Area is zoned in accordance with Article II, development of the Development Area shall comply with all applicable City rules, regulations, codes, and this Agreement.

4.3. **Number of Residential Units.** The development is permitted to have 11 residential townhome dwelling units with no less than three designed and developed as "live/work units". Each residential building shall be located approximately in the same location as shown in Exhibit B (hereinafter the "Concept Plan"), attached hereto and incorporated herein by this reference. The Parties acknowledge that the Concept Plan satisfies the parking and other development requirements outlined in Layton Municipal Code 19.12. Accordingly, to the extent that any site plan and plat applications match the Concept Plan, City shall approve such applications according to the applicable City and state approval processes.

The Parties acknowledge that this Agreement does not constitute final approval of the site plan or subdivision.

4.4. Building Setbacks.

- 4.4.1. The townhome building along the south property line shall have a minimum setback of 15' as measured to the main building plane and as depicted on the Concept Plan. The stoop entrances may encroach a maximum of 5' into the 15' setback from the south property line, as shown in the Concept Plan.
- 4.4.2. The townhome building along the east property line shall have a minimum setback of 10' as depicted on the Concept Plan. The front porches may encroach a maximum of 6' into the 10' setback from the east property line, as shown in the Concept Plan.

4.5. Design Standards.

- 4.5.1. There shall be a minimum of 1,200 square feet of commercial, office, and/or retail within the combined area of the three live/work units as depicted in the Concept Plan.
- 4.5.2. The commercial space of each live/work unit shall have a minimum interior depth of 20'.
- 4.5.3. The project shall be constructed in substantial compliance with all elements of the architecture design as depicted in Exhibit C (hereinafter "Building Elevations") attached hereto and fully incorporated by this reference.
- 4.5.4. A minimum of 75% of the lineal frontage ground floor live/work unit elevations shall be provided with glass/transparency. Spandrel windows which block two-way visibility may be used for the façade of the garage space of unit three as depicted in the Building Elevations. The glass can be included within doors, windows and dormers.
- 4.5.5. The design of the townhomes shall have a unique and distinctive identity between units that are side-by-side. This may be accomplished with the change in roof pitch or style, change in the unit entrance type roof design (e.g. dormer or gable roof), and/or changes in reveals or recesses from one unit to the next, etc.
- 4.5.6. All site vehicular access shall be provided within the interior of the site and from Avalon Drive. No vehicular access is permitted along Main Street.

4.6. Pedestrian Circulation.

- 4.6.1. The internal pathway/sidewalk system shall connect all residential and commercial units to each other and to all adjacent public streets as depicted in the Concept Plan.
- 4.6.2. All shared walkways shall have a minimum width of five feet. Private walkways leading to the front door of each townhome unit shall comply with the minimum width necessary to comply with ADA standards.

4.6.3. Each commercial unit/suite shall contain a walkway leading from the primary entrance to the public right-of-way. Those walkways shall be at least five feet wide as shown in the Concept Plan. Such walkways are intended to provide a clear and direct connection to the commercial storefront entrances of the live/work townhomes.

4.7. **Precedence of this Agreement.** This Agreement shall take precedence over any contrary provisions of any Staff memorandums or representations.

4.8. **Not Considered Approvals.** Except as otherwise provided herein, these enumerations are not to be construed as approvals of any preliminary or final site plans, subdivision plats, or other forms of approvals required by Layton City Code for the development of the Development Area. Such subsequent approvals must be submitted in accordance with the Layton City Code, this Agreement, and must be pursued independent hereof.

4.9. **Amendments.** This Agreement may be amended only by a written instrument executed by the Parties and approved by the City Council in accordance with applicable law.

4.10. **Conflicts.** In the event of any conflict between the provisions of this Agreement and any ordinance, code, regulations, standard, or other land use requirement of the City, the provisions of this Agreement shall govern with respect to the Development Area. To the extent that this Agreement does not specifically address a matter or concern related to development of the Development Area, the matter or concern is governed by the City's ordinances, codes, regulations, standards, and other land use requirements.

ARTICLE V GENERAL REQUIREMENTS AND RIGHTS OF CITY

5.1. **Issuance of Permits - Owner.** Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits in connection with Owner's Undertakings and shall make application for such permits directly to the Layton City Community and Economic Development Department and other appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall process such permits and applications in accordance with its adopted standards and applicable requirements set forth in Title 10, Chapter 20 of the Utah State Code Land Use, Development, and Management Act ("LUDMA").

5.2. **Access to the Subject Area.** For the purpose of assuring compliance with this Agreement, so long as they comply with all safety rules of Owner and its contractor, representatives of City shall have the right of access to the Development Area without charges or fees during the period of performance of Owner's Undertakings; provided, however, City shall not materially interfere with Owner's work to the Development Area.

ARTICLE VI REMEDIES

6.1. **Remedies for Breach.** In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within 30-days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty 30-day period, the Party receiving such notice shall, within such 30

day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to:

- 6.1.1. Cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by Party in default or breach of its obligations;
- 6.1.2. In the event of default or breach, Owner agrees not to contest the reversion of the zoning by the Council to the previous zoning on the property, and hereby holds City harmless for such reversion of the zoning from MU to C-H.

6.2. Enforced Delay Beyond Parties Control. For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors due to such causes or defaults of contractors or subcontractors. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

6.3. Extensions. Either Party may extend, in writing, the time for the other Party's performance of any term, covenant, or condition of this Agreement or permit the curing of any default or breach upon such terms and conditions as may be mutually agreeable to the Parties; provided, however, that any such extension or permissive curing of any particular default shall not eliminate any other obligations and shall not constitute a waiver with respect to any other term, covenant, or condition of this Agreement nor any other default or breach of this Agreement.

6.4. Rights of Owner. In the event of a default by Owner's assignee, Owner may elect, in its discretion, to cure the default of such assignee, provided, Owner's cure period shall be extended by 30 days.

6.5. Appeals. If Owner desires to appeal a determination made hereunder by Staff, said appeal shall be to the Planning Commission, whose decision shall be final. If the appeal is regarding the interpretation of this Agreement the appeal shall be to the Council with a recommendation from the Planning Commission and Staff. The foregoing shall not limit or otherwise restrict the Parties' pursuit of any equitable or legal remedies to enforce any rights or obligations under this Agreement.

ARTICLE VII GENERAL PROVISIONS

7.1. Successors. This Agreement shall be binding upon Owner and its successors and permitted assigns, and where the term "Owner" is used in this Agreement it shall mean and include the successors and permitted assigns of Owner, except that City shall have no obligation under this Agreement to any successor or assign of Owner not approved by City. Notwithstanding the foregoing, City shall not unreasonably withhold or delay its consent to any assignment or change in ownership (successor or assign of Owner) of the Development Area. Upon approval of any assignment by City, or in the event Owner assigns all or part of this Agreement to an assignee, Owner shall be relieved from further obligation under that portion of the Agreement for which the assignment was made and approved by City.

7.2. **Assignment.** Owner's rights and obligations under this Agreement may not be assigned in whole or in part without the prior written consent of the City. The City may only withhold its respective consent of a proposed assignment if: (i) the City is not reasonably satisfied, based upon actual and articulable evidence, of the assignee's ability to perform the obligations of the Owner; or (ii) there is an existing breach of an obligation owed to the City by Owner that has not been cured or in the process of being cured in a manner acceptable to the City. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement. If Owner desires to assign this Agreement, Owner shall provide notice of the proposed assignment in the manner required by Section 7.3 and shall provide such information regarding the proposed assignee as the City may reasonably request to evaluate the permitted under this Section. Unless the City objects in writing within ten (10) business days after receipt of the Notice, the City shall be deemed to have approved of and consented to the proposed assignment set forth in such Notice.

7.3. **Notices.** All notices, demands, and requests required or permitted to be given under this Agreement (collectively the "Notices") must be in writing and must be delivered personally or by nationally recognized overnight courier or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the Parties at their respective addresses set forth below, and the same shall be effective upon receipt if delivered personally or on the next business day if sent by overnight courier, or three business days after deposit in the mail if mailed. The initial addresses of the Parties shall be:

To Owner:	Alexander Winder 1314 W. 11400 S. Suite 102b South Jordan, Utah 84095
To City:	LAYTON CITY CORPORATION 437 North Wasatch Drive Layton, Utah 84041 Attn: Alex R. Jensen, City Manager 801/336-3800, 801/336-3811 (FAX)

Upon at least ten days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America. If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

7.4. **Third-Party Beneficiaries.** Any claims of third-party benefits under this Agreement are expressly denied, except with respect to permitted assignees and successors of Owner.

7.5. **Governing Law.** It is mutually understood and agreed that this Agreement shall be governed by the laws of the State of Utah, both as to interpretation and performance. Any action at law, suit in equity, or other judicial proceedings for the enforcement of this Agreement or any provision thereof shall be instituted only in the courts of the State of Utah.

7.6. **Integration Clause.** This document constitutes the entire agreement between the Parties and may not be amended except in writing, signed by the Parties.

7.7. **Exhibits Incorporated.** Each Exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein.

7.8. **Attorney's Fees.** In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements, or provisions on the part of the other

Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorney's fees.

7.9. **Recordation.** This Agreement shall be recorded in reference to the property and shall run with the land and be binding upon all successors in interest of the property.

[signatures on following pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives effective as of the day and year first above written.

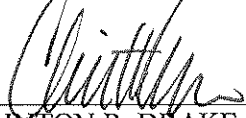
LAYTON CITY CORPORATION

By: _____
JOY PETRO, Mayor

ATTEST:

By: _____
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

By:  _____
CLINTON R. DRAKE, City Attorney

SUBMITTING DEPARTMENT

By:  _____
WESTON APPLONIE, Director
Community & Economic Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this ____ day of _____, 20____, personally appeared before
me _____, who being duly sworn, did say that they are the Mayor of
LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Agreement was
signed in their capacity as Mayor on behalf of the City for approval of the Agreement.

Notary Public

OWNER SIGNATURE AND ACKNOWLEDGMENT

ALEXANDER WINDER

STATE OF UTAH

)

: SS.

COUNTY OF _____

)

On this ____ day of _____, 20____, personally appeared before me ALEXANDER WINDER, who being duly sworn, did say OWNER(S) is the legal property owner of record of the property subject to this Agreement and that they have executed this Agreement with full authority to do so.

NOTARY PUBLIC

EXHIBIT A

Depiction and Legal Description of Development Area

All of Lot 2, Sterling Pointe Subdivision



- | | |
|-------------------------|---|
| COMMERCIAL SQUARE FEET: | 100 SQ FT |
| TOTAL UNIT COUNT: | 8 UNITS |
| REQD STALLS / UNIT: | 2.25 STALLS / RESIDENTIAL UNIT
28 RESIDENTIAL STALLS REQUIRED |
| REQD COMMERCIAL STALLS: | INCLUDED AS PART OF GUEST STALLS |
| STALLS PROVIDED: | 22 GARAGE STALLS PROVIDED
4 SURFACE STALLS
28 STALLS PROVIDED |

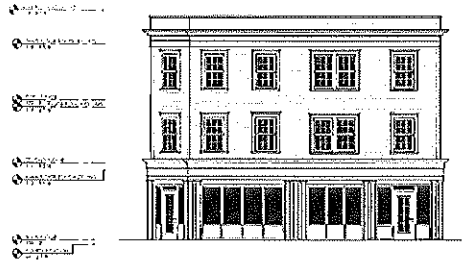


AS100

Figure 1. *Staphylococcus aureus* strains.

EXHIBIT C

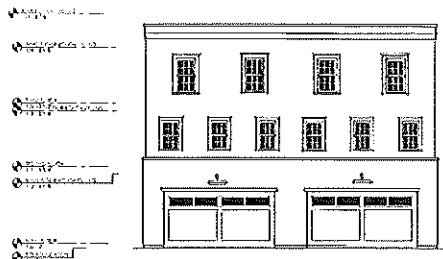
Building Elevations



1 FRONT ELEVATION
ARCHITECTURE 1/4" = 1'-0"



3 RIGHT ELEVATION
ARCHITECTURE 1/4" = 1'-0"



2 REAR ELEVATION
ARCHITECTURE 1/4" = 1'-0"



4 LEFT ELEVATION
ARCHITECTURE 1/4" = 1'-0"

ELEVATION NOTES

1. ELEVATION AND WINDOW HEADS/STAIRS ELEVATION AND WINDOW HEADS/STAIRS
2. ELEVATION AND WINDOW HEADS/STAIRS ELEVATION AND WINDOW HEADS/STAIRS
3. ELEVATION AND WINDOW HEADS/STAIRS ELEVATION AND WINDOW HEADS/STAIRS
4. ELEVATION AND WINDOW HEADS/STAIRS ELEVATION AND WINDOW HEADS/STAIRS
5. ELEVATION AND WINDOW HEADS/STAIRS ELEVATION AND WINDOW HEADS/STAIRS

EXHIBIT C



AVALON & MAIN - LIVE-WORK

1/4" = 1'-0"

1/4" = 1'-0"

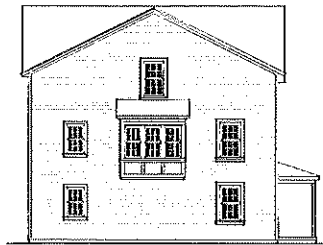
1/4" = 1'-0"

EXTERIOR ELEVATIONS

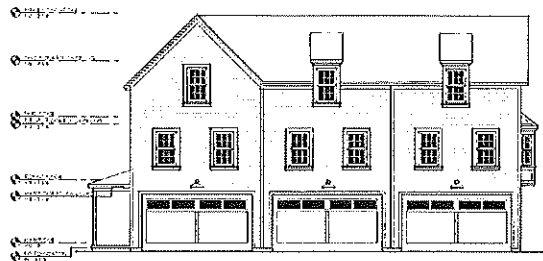
A200



1 FRONT ELEVATION
ASB SCALE 1/8" = 1'-0"



3 LEFT ELEVATION
ASB SCALE 1/8" = 1'-0"



2 REAR ELEVATION
ASB SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION
ASB SCALE 1/8" = 1'-0"

- ELEVATION NOTES
1. SEE GROUND AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS.
 2. SEE FINISH SCHEDULES FOR FLOOR, WALL, AND CEILING FINISHES.
 3. FOR QUANTITIES FROM SECTIONS, SEE ROOF PLAN FOR ROOF AREA AND RAISE.
 4. SEE CIVIL FOR EXISTING AND PROPOSED UTILITIES AND ELEVATIONS.

REMARKS



AVALON & MAIN - TOWNHOMES

REV

2/24

4/2

2024

EXTERIOR
ELEVATIONS

A200
11/20/24



1 FRONT ELEVATION
ASB SCALE 1/8" = 1'-0"

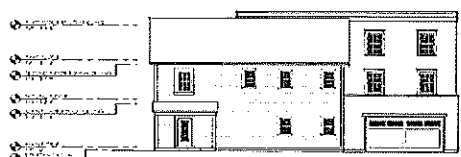


2 REAR ELEVATION
ASB SCALE 1/8" = 1'-0"

DOOR MARKING: DOOR MARKING



3 LEFT ELEVATION
ASB SCALE 1/8" = 1'-0"



4 RIGHT ELEVATION
ASB SCALE 1/8" = 1'-0"

- ELEVATION NOTES
1. SEE GROUND AND WINDOW SCHEDULES FOR DOOR AND WINDOW HEAD, JAMB AND SILL DETAILS.
 2. SEE FINISH SCHEDULES FOR FLOOR, WALL, AND CEILING FINISHES.
 3. FOR QUANTITIES FROM SECTIONS, SEE ROOF PLAN FOR ROOF AREA AND RAISE.
 4. SEE CIVIL FOR EXISTING AND PROPOSED UTILITIES AND ELEVATIONS.

REMARKS



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: City Council

FROM: Kem Weaver, Planner II

DATE: August 20, 2026

RE: Rezone Request and Development Agreement – Layton Main Street – Rezone from C-H (Planned Highway Commercial) to MU (Mixed-Use) – 1596 North Main Street – Ordinance 26-25 and Resolution 26-37

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

Seth Teague (Applicant) is requesting a rezone for the subject property. The purpose of the rezone is to develop eleven townhome units with three of the townhome units fronting Main Street as live/work units; which will be the development's commercial component. Applicant has provided a concept plan as an exhibit showing how the proposed development is planned. Access for the rear loaded townhome units will be from Avalon Drive with a 26-foot-wide private alley. The commercial portion of the units will be designed to be used either by the homeowner or leased to a commercial user. Visitor and commercial parking will be provided for the townhome units and the live/work units.

In addition to the concept plan, Applicant has provided conceptual exterior building elevations for the townhome units. The design of the townhome units will incorporate a commercial type of exterior 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 is accompanied by a Development Agreement for the subject property, which sets 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 as depicted in the concept site plan.
- Shall be a minimum of 1,200 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.

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.

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

On July 14, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Highway Commercial) to MU (Mixed-Use).

Staff supports the Planning Commission recommendation and recommends the City Council approve the rezone request and development agreement as requested.



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

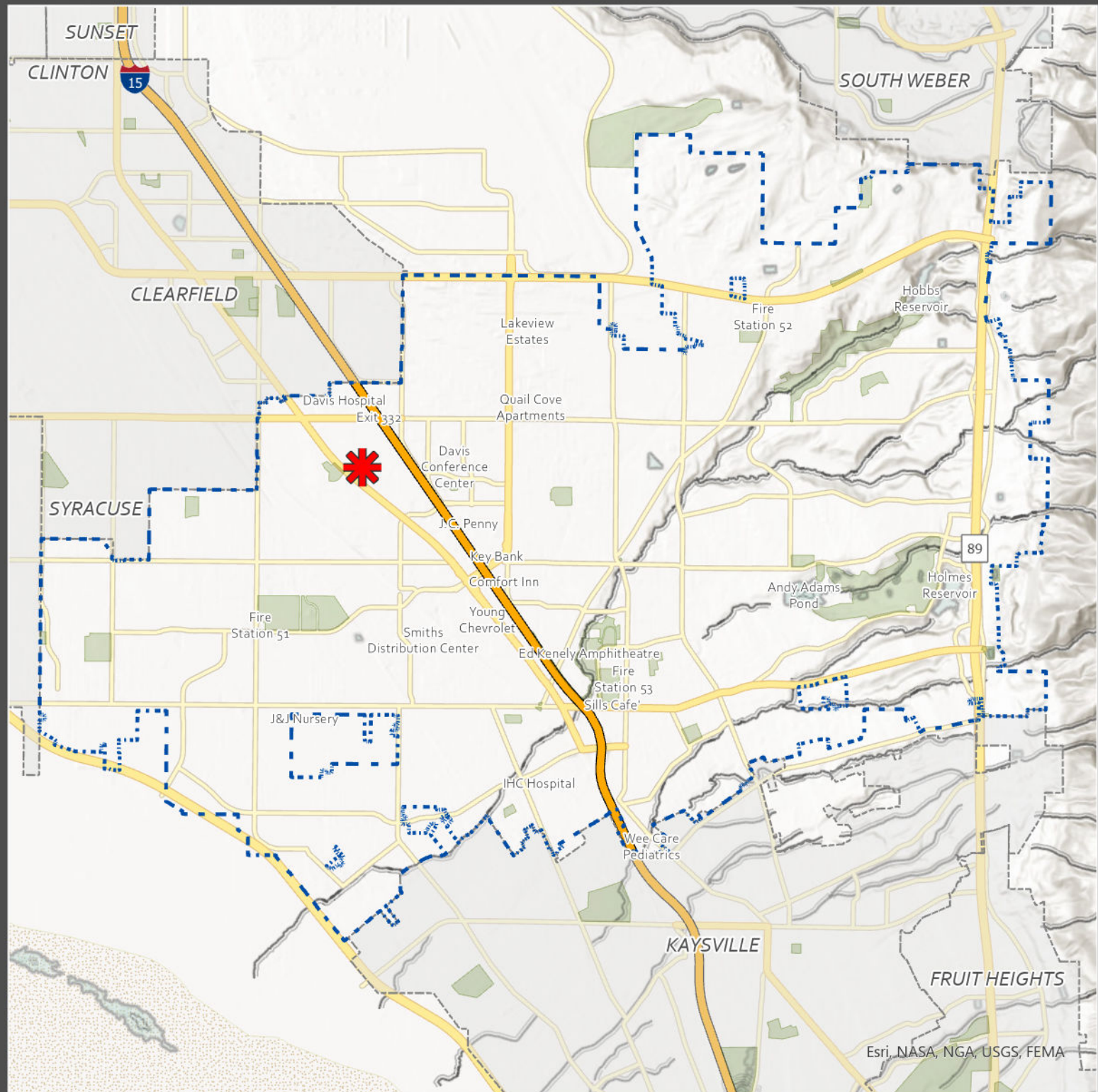
1596 NORTH
MAIN STREET

REZONE
C-H TO MU

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



Map 1





LAYTON MAIN STREET

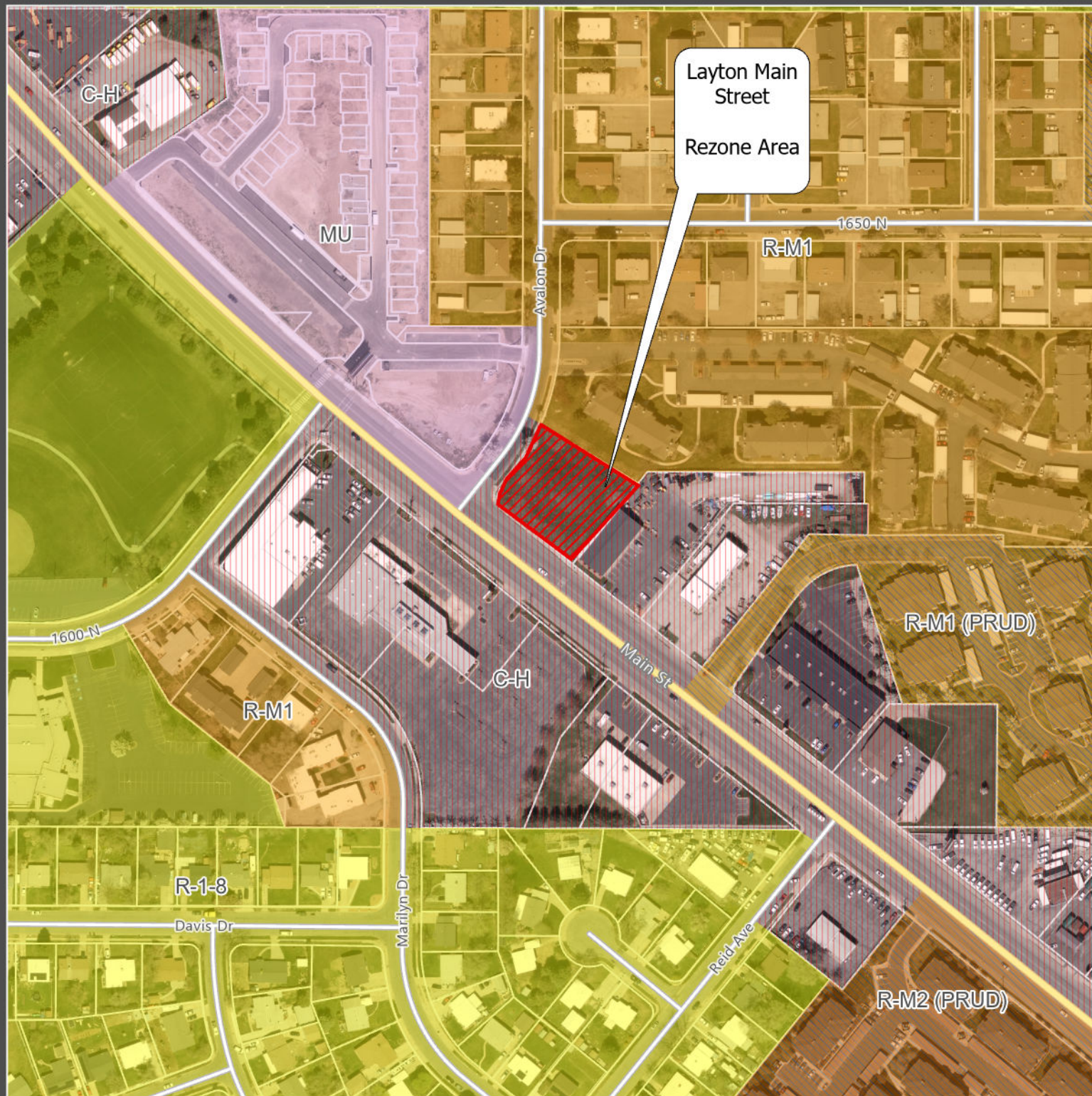
1596 NORTH
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-  Project Site
-  Layton City Boundary
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Map 2





LAYTON MAIN STREET

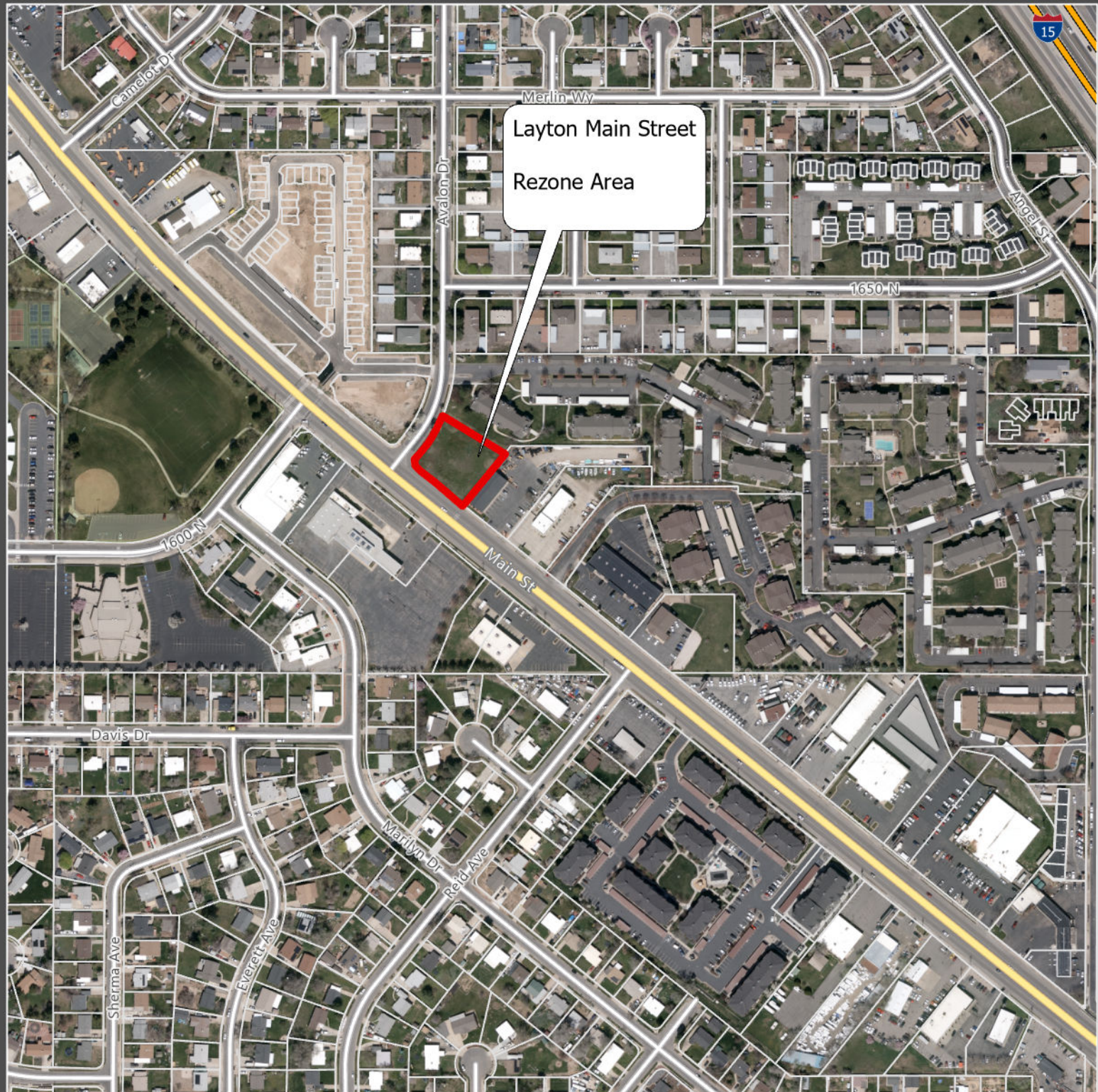
1596 NORTH
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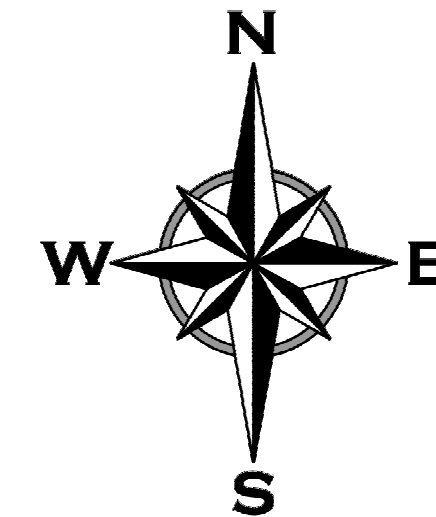
REZONE
C-H TO MU

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



Map 3





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

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"

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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

PLAN DESIGN:



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HH
CHECKED BY
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
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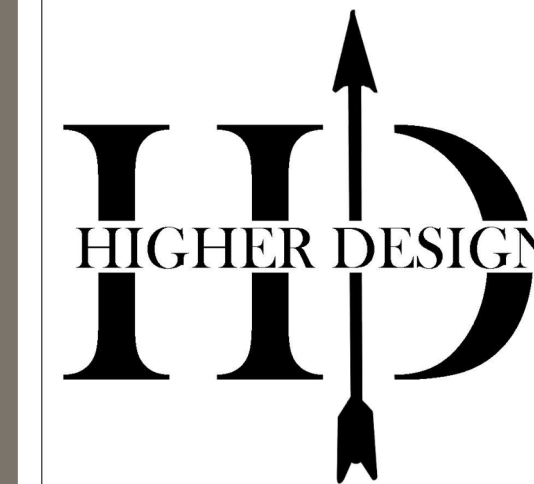
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