

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, August 25, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 25, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **5:45 PM** for review of the agenda items listed below.

COMMISSIONER TRAINING: Legal Foundations (30 min)

PUBLIC MEETING

1. Kravat Nutrition – CONDITIONAL USE (5 min)
2. Layton Parke Estates Phase 2 Subdivision – 1st Amendment – PLAT AMENDMENT (6 min)

PUBLIC HEARING

3. Pheasant View – REZONE (15 min)
4. Detached Accessory Dwelling Unit Standards – TEXT AMENDMENT (10 min)

ADJOURNMENT

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

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

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

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, August 25, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, August 25, 2026**, in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

APPROVAL OF MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETINGS – July 14, 2026, and July 28, 2026.

PUBLIC MEETING

1. Kravat Nutrition – CONDITIONAL USE

The applicant, Natalie Kravat, is requesting a conditional use permit for a high-impact home occupation for dietetic and nutrition counseling services. The property is located at 1954 East Sunset Drive.

2. Layton Parke Estates Phase 2 Subdivision – 1st Amendment – PLAT AMENDMENT

The applicant, Jed Florence, is requesting to amend Lot 234 and Lot 236 transferring 1,350 square feet from Lot 236 to 234. The property is located at approximately 2120 West South Bend Drive and 930 South 2075 West.

PUBLIC HEARING

3. Pheasant Place – REZONE

The applicant, Zach Reynolds, representing Pheasant View Assisted Living and Memory Care, is requesting to rezone three areas to R-2 (Single and Two Family Residential) to facilitate an expansion of Pheasant View Assisted Living and Memory Care. The property is located at approximately 1242 East Pheasant View Drive.

4. Detached Accessory Dwelling Unit Standards – TEXT AMENDMENT

Layton City proposes to amend the detached accessory dwelling unit standards to be fully compliant with Senate Bill 284 which was passed during the 2026 Utah Legislative Session.

ADJOURNMENT

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

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

DRAFT

**LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JULY 14, 2026**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

Staff: City Planner Brad McIlrath, Planner Kem Weaver, Secretary Tyese Williams, and Assistant City Attorney Jacyn Sanders

Councilmember: Mike Kolendrianos

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

PUBLIC HEARING

1. Amber Lane Subdivision – REZONE

Planner Weaver presented the Amber Lane Subdivision rezone. Symphony Homes is developing the subdivision to the north, Amber Fields Subdivision. The property is surrounded by single-family residential with A (Agriculture) zoning to the east. The applicant is requesting a rezone from A to R-S (Residential Suburban).

The main purpose of the rezone is to create a connection between Amber Fields Subdivision and the Pinehurst Subdivision. The connection will enable utility connections to be made and will create two single-family lots. This concept will go through the subdivision process if the City Council approves the rezone. The Planning Commission would then see the Preliminary Plat.

2. Layton Main Street – REZONE

Planner Weaver presented the Layton Main Street rezone located at approximately 1596 North Main Street. There is a mixed-use development taking place to the north. The rezone request is from C-H (Planned Highway Commercial) to MU (Mixed-Use), which meets the General Plan guidelines for the area. The General Plan calls for MU on Main Street as a development alternative.

Staff has been working with the applicant on unit design. The applicant is looking to build 11 townhome units with a private alley off Avalon Drive. UDOT will not grant access off Main Street. The parking meets the parking ordinance for townhomes.

The building elevations have been the focus of review for this project to ensure a true mixed-use look along Main Street. The elevations will resemble a retail front, with additional glass on the front of the main level. The other floors will be residential design.

Commissioner Felice asked if the glass-front lower level will be for retail. Planner Weaver responded that it will be a live-work area for the units facing Main Street.

Commissioner McDonough asked where customers would park for those units. Planner Weaver stated that they are required to have 4 parking slots for the townhomes and then 4 additional parking stalls for the live-work units.

Commissioner Pierce clarified that customers could park on Main Street. Planner Weaver affirmed and added that customers could park on Avalon Drive.

Vice Chair Whitworth asked if Main Street was a UDOT road. Planner Weaver affirmed. Vice Chair Whitworth added that UDOT usually doesn't like people parking on those. Commissioner Pierce noted that the shoulders are wide in that area.

Commissioner McDonough asked why UDOT refused access onto Main Street. Planner Weaver stated the access would be too close to the Avalon Drive intersection and prefers to limit access to their roads. In newer developments, UDOT is asking property owners to share access rather than to have access for each property.

Chair Steenblik noted that the live-work format fits into the General Plan but asked how successful the other live-work units in town are. Planner Weaver shared that one of the most recent MU developments is functioning with commercial and residential.

City Planner McIlrath shared that live-work units are still fairly new to this area. They have been very successful in other communities in Utah. It's starting to gain traction along the Wasatch Front. There isn't a lot in Layton, but this type of development is coming.

Commissioner Pierce shared it is a version of the old-fashioned main street look with a business on the main level with residents above the business.

Commissioner Freebairn asked if there was anything that would stop someone from purchasing one of these units and only using it for residential. City Planner McIlrath answered that there isn't anything requiring it to be used for commercial purposes.

Chair Steenblik asked if the intent is for these to be owner-occupied. City Planner McIlrath answered that through conversations with the developer, it appears that the intent is for them to be owner-occupied.

Planner Weaver stated the rezoning will be accompanied by a Development Agreement for the subject property, which will set development guidelines relating to the following.

- Maintain the proposed architectural designs as depicted in Exhibit C of the Agreement.
- A minimum 15-foot setback for the south townhome units.
- The minimum interior depth of the live/workspace on the main floor is to be 20 feet.
- Shall be a minimum of 1,200 to 1,500 square feet of live/workspace on the main floor.
- A minimum of 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.

Chair Steenblik asked if Staff was mandating a Development Agreement. Planner Weaver answered that the Development Agreement was required. City Planner McIlrath added that the Development Agreement is required due to how this site lays out, which gives the City assurance that the layout will fit the site and meet the standards. The Development Agreement is currently being reviewed by the Legal Department and will accompany the rezone petition to the City Council for approval.

Mayor Petro thanked the Commission for their time and work done on the development items, thanked those who helped with the 4th of July parade and festivities, and presented the Commissioners with a Layton Commemorative Coin in appreciation of their work to make Layton a great place to live.

Councilmember Kolendrianos expressed his appreciation to the Commission for their work and how they welcomed him when he became a new council member.

ADJOURNMENT:

At 6:54 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.



Michelle Williams
Planning Commission Secretary

DRAFT

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
JULY 14, 2026**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

OTHERS PRESENT:

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

Councilmember: Mike Kolendrianos

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – June 9, 2026, and June 23, 2026.

Chair Steenblik called for a motion to approve the minutes. Commissioner Carter moved to accept the Planning Commission Work and Regular Meeting minutes for June 9, 2026, and June 23, 2026. Vice Chair Whitworth seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

PUBLIC HEARING

2. Amber Lane Subdivision - REZONE

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

Planner Weaver presented the item.

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

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

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

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

Recommendations: *Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-S (Residential Suburban), subject to meeting all City requirements.*

Planning Commission Comment:

Commissioner Pierce asked if there would be any issue with the work that is being done there prior to the rezone being approved. Panner Weaver responded that there isn't an issue because the work being done could be done even if the property remained A (Agriculture).

Public Comment:

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

NONE

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

MOTION:

Commissioner McDonough motioned that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-S (Residential Suburban) subject to meeting all City requirements. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

2. Layton Main Street - REZONE

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

Planner Weaver presented the item.

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

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

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

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

Alternatives to the Motion: *Alternatives are to: 1) Recommend the City Council approve the rezone request from C-H (Planned Commercial Highway) to MU (Mixed-Use); or 2) Recommend the City Council deny the rezone request.*

Recommendations: *Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Commercial Highway) to MU (Mixed-Use)*

Planning Commission Comment:

Chair Steenblik asked the applicant, Seth Teague, if one entity would own all of the units or would they be sold off individually. Mr. Teague replied that they are considering individual ownership. Chair Steenblik stated that the Development Agreement proposed showed the southwest corner with a 15' setback and asked if that plan will work. Mr. Teague responded that they have been working with Staff to adjust the footprint slightly to make the units fit the new setback.

Commissioner Pierce asked if there would be a garage door that opens onto Main Street and one on the back. Planner Weaver stated that was a plan error and that there would not be two garage doors.

Commissioner Carter stated the plan shows 940 square feet of workspace; however, Staff is proposing 1,200 to 1,500 square feet in the Development Agreement, and asked if that was attainable. Mr. Teague answered that the developer was trying to figure out how that would work. It seems that if they shift the townhome units on Avalon Drive and work to gain a little extra depth on the commercial units, it would work.

Vice Chair Whitworth asked if the City was worried about giving up a full commercial lot for townhomes. Planner Weaver responded that for the last 5 to 6 years, developers have tried to get commercial development on this parcel, but due to its size and configuration, commercial just wasn't viable. Commissioner Felice added that it would be difficult to sell the commercial lot without UDOT access to Main Street.

Vice Chair Whitworth asked if it was feasible to get more than just 3 live-work units in this development to help balance the commercial loss. Planner Weaver stated it is better to have them fronting Main Street and not buried within the development. It is similar to the development at the corner of Fairfield and Gordon. The units that front Fairfield Road and Gordon Avenue have live-work capabilities, but the inside units do not.

Hunter Huffman, applicant, stated that when they looked at this parcel, they also examined the General Plan, and it stated that mixed-use is increasing housing within commercially developed areas and creates walkability. When projects like this are presented, it is important to examine what the threshold is of added commercial. If more commercial is pushed, it would impact on how the project is marketed, sold, and whether it would be viable.

Public Comment:

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

NONE

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

MOTION:

Vice Chair Whitworth motioned that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from C-H (Planned Commercial Highway) to MU (Mixed-Use) subject to the Development Agreement. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:21 PM, Vice Chair Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote.



Michelle Williams
Planning Commission Secretary

LAYTON CITY PLANNING COMMISSION WORK MEETING MINUTES
JULY 28, 2026

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Justin Whitworth, Commissioners Wesley Felice and Peter McDonough

OTHERS PRESENT:

Staff: Director Weston Applonie, Planner Kem Weaver, Planner Whittney Black, Secretary Michelle Williams, Assistant City Attorney Jadyn Sanders

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

PUBLIC MEETING

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

Planner Black presented the plat amendment for Jenkins at Three Farms Subdivision. This is an R-1-10 PRUD subdivision. The applicant wants to add a monument sign at the entrance of the subdivision. To accommodate the sign and to meet required setbacks, the applicant proposes to take 114 square feet from Lot 101 and add it to Parcel E.

The public utility and drainage easements will follow the new property lines.

Commissioner Freebairn asked if an image of the sign was provided. Planner Black responded that it was not required for a subdivision amendment application. It will be a metal and wood sign.

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

Planner Weaver presented the plat amendment for Layton Ridges Subdivision. This is the 2nd amendment for this subdivision. The subdivision was originally recorded in 2003. When the subdivision was initially recorded, the Bonneville Shoreline Trail went through the subdivision, which affected Lots 4 and 6. The trail easement went through the property driveways and side yards.

The applicant, Assistant Parks and Recreation Director JoEllen Grandy, representing Layton City, has proposed the amendment to vacate the easement and to redirect the Bonneville Shoreline Trail to the south side of the two lots. The City has purchased property along the south boundary of Lot 4 to create Parcel C. Parcel C would contain the trail easement and will be owned and maintained by Layton City. The trail easement would no longer go through private property. As the trail travels east, it will connect with Forest Service property.

Chair Steenblik shared that the existing trail is already aligned with the proposal. Planner Weaver stated this amendment would clean up the subdivision plat and recognize the trail easement location.

Commissioner Pierce asked if the City entered into an agreement with the Forest Service, if the trail is on their property. Planner Weaver responded that the question should be addressed by Assistant Director Grandy.

3. Layton Midtown – DEVELOPMENT PLAN AMENDMENT

Planner Weaver presented the development plan amendment for Layton Midtown. Layton Midtown came before the Planning Commission in September 2023. This was rezoned to MU in 2023. The previous developer never started the project after entitlements were approved. Now the project is being purchased by a new developer who is proposing to amend the Development Plan for the purpose of changing the exterior façade materials. The footprint will remain the same as originally approved.

This is a 28-unit townhome development. There are 10 townhome units facing Hill Field Road. The units along Hill Field Road and the center units will be 3-story. The two buildings on the northwest and southwest corners will be 2-story. All units have 2-car garages, and the development meets the parking requirement. There will be 10 visitor parking spaces. The units that front Hill Field Road will be live-work units as well.

Landscaping was approved by the DRC (Design Review Committee) three years ago. Although in the DRC meeting last week, there were some recommendations made that the applicant was willing to make. Those changes were noted in the Staff Report.

The original approval included a 6-foot chain link fence; however, the applicant is proposing a 6-foot vinyl fence along the north, west, and south property lines.

Images of original approval materials and the proposed materials were shown.

The DRC was supportive of the changes; however, they asked the applicant to plaster the foundation walls at the base of the buildings. Other recommendations involved a couple of landscaping changes and the trash enclosure placement.

Commissioner Pierce expressed concern about the change to a dark color with regard to the increased utility use with the material generating greater heat. Planner Weaver affirmed that could be a possibility. Chair Steenblik asked if that was something that would need to be a change to the Development Plan. Commissioner Pierce noted that she would just like to know what the rationale was for the change to a darker color. Chair Steenblik responded that could be posed to the developer in the regular meeting.

Commissioner Heslop shared that on the original plan, there was CMU used on the first level all the way around the buildings. However, on the new proposal they are using a brick veneer, but it only appears to be on one side of the building. The brick is only on the east block of building elevations. The ground floors of the other buildings are just hardy board. The brick veneer is only on the side facing Hill Field Road but not on any of the other buildings. Planner Weaver stated that this could be clarified during the regular meeting with the developer.

Commissioner Freebairn expressed concern about the trash enclosure placement. This is a private lane, but it appears to be sight-obstructing on that corner. Planner Weaver stated that it could be moved to provide a better clear view for that corner. It needs to be accessible for the garbage truck, but it looks like there is room to move it further north.

Chair Steenblik shared that the Staff Report noted the change to the first floor from CMU to brick veneer and hardy board. Commissioner Heslop interpreted it as the first floor would be masonry veneer and the second and third floors would be hardy board. Commissioner Heslop asked if there was a percentage of masonry required. Planner Weaver stated that hardy board is considered masonry, so the buildings will be 100% masonry material.

Commissioner Pierce noted that there is only one egress entrance onto Hill Field Road. Planner Weaver shared that there is only one access per UDOT onto Hill Field Road. There can be up to 30 units on one access per Code.

ADJOURNMENT:

At 6:49 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.

A handwritten signature in cursive script, reading "Michelle Williams", is positioned above a horizontal line. The signature is written in black ink on a white background.

Michelle Williams
Planning Commission Secretary

**LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
JULY 28, 2026**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice Chair Justin Whitworth, Commissioners Wesley Felice and Peter McDonough

OTHERS PRESENT:

Staff: Director Weston Applonie, Planner Kem Weaver, Planner Whittney Black, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders, Assistant Parks and Recreation Director JoEllen Grandy

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

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

SWEARING IN OF COMMISSIONERS

PUBLIC MEETING

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

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

Planner Black presented the item.

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

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

Recommendations: Staff recommends the Planning Commission approve the amendment for the Jenkins at Three Farms Phase 1 PRUD Subdivision - 1st Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandum.

Planning Commission Comment:

NONE

Public Comment:

NONE

MOTION:

Commissioner Pierce motioned that the Planning Commission approve the amendment for the Jenkins at Three Farms Phase 1 PRUD Subdivision – 1st Amendment, subject to meeting all City requirements and conditions as outlined in Staff memorandums. Commissioner Carter seconded the motion, which was approved unanimously following a roll call vote.

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

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

Planner Weaver presented the item.

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

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

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

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

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

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

Planning Commission Comment:

Commissioner Pierce shared that the trail has been at the current location for quite a while, and asked if the Forest Service was involved in relocating it and if the legal processes were taken care of. Assistant Director Grandy affirmed that the Forest Service has been working with the City to help with the realignment of the trail. Commissioner Pierce noted that there is a trail at the previous location which does appear on Google Maps. Commissioner Pierce asked that someone investigate getting Google updated. Assistant Director Grandy appreciated that notification and would look into getting it updated.

Chair Steenblik noted that the proposed alignment appears to be the current location. Assistant Director Grandy affirmed that a portion of the trail is already where the trail is; however, on the portion on the Forest Service property, there would be a slight change in the alignment to make it more ADA compliant.

Public Comment:

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

Kristen Muse asked if this realignment would impact the Forest Service's ability to create a fire break between the homes and trail. Commissioner Pierce responded that the homes are in the Wildland Urban Interface (WUI) area, which means it is a high hazard location for fires. If they do put in a break, they will likely do it during an event rather than beforehand because they would have to cut such a large swath of trees.

Assistant Director Grandy shared that the cul-de-sac at the top of the development is a firebreak access road for that area. The City always encourages property owners to make their homes safe by clearing away debris and overgrowth.

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

MOTION:

Commissioner Carter motioned that the Planning Commission approve the amendment for the Layton Ridges Subdivision – 2nd Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandum. Commissioner Pierce seconded the motion, which was approved unanimously following a roll-call vote.

3. Layton Midtown – DEVELOPMENT PLAN AMENDMENT

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

Planner Weaver presented the item.

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

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

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

No other aspects of the townhome development are being change; the alleys, building footprints, landscaping and open space will be the same as the original development. Each townhome unit

will have a two-car garage and visitor parking spaces behind the two buildings facing Hill Field Road. The required landscaping, and buffering requirements have been met along the west boundary of the townhome development; buffering is not required adjacent to commercial development.

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

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

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

Planning Commission Comment:

Commissioner Pierce asked if it was possible to recommend the builder move the trash dumpster away from the corner to make it safer. Planner Weaver affirmed and noted that the developer is also making other HVAC changes, so this could also be recommended.

Commissioner Heslop asked if the project needs to go through building plan review or site plan approval. Planner Weaver responded that this has already happened; these comments will be shared with the developer.

Public Comment:

NONE

MOTION:

Commissioner Nielsen motioned that the Planning Commission approve the Development Plan amendment for Layton Midtown subject to meeting all City and DRC requirements and comments. Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:25 PM, Commissioner Freebairn motioned to adjourn, which was approved unanimously following a roll-call vote.



Michelle Williams
Planning Commission Secretary

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Conditional Use – High-Impact Home Occupation – Kravat Nutrition – 1954 East Sunset Drive

Staff Contact: Jeffrey Montague, Planner I

Background:

Natalie Kravat (Applicant), is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation, Kravat Nutrition, will provide dietetic and nutrition counseling services. The home occupation will occupy a 120 square-foot area of the basement of the home, which complies with the square footage requirements for a home occupation. There is sufficient off-street parking on the property for the residential occupants and business clients.

Alternatives to the Motion: Alternatives are to: 1) Grant conditional use approval of the High-Impact Home Occupation subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for the High-Impact Home Occupation with additional conditions if the Planning Commission identifies additional reasonably anticipated detrimental effects of the proposed use that need to be mitigated.

Recommendation: Staff recommends the Planning Commission grant conditional use approval of the High-Impact Home Occupation, subject to the applicant meeting all conditions listed in the Staff Report.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: Planning Commission

From: Jeffrey Montague, Planner I

A handwritten signature in black ink that reads "Jeffrey Montague".

Date: August 25, 2026

Re: Conditional Use Permit for a High-Impact Home Occupation – Kravat Nutrition

Location: 1954 East Sunset Drive

Zoning: R-1-10 PRUD (Single Family Residential)

Background:

Natalie Kravat (Applicant), owner of Kravat Nutrition, is requesting a conditional use permit for a high-impact home occupation. The proposed home occupation intends to provide dietetic and nutrition counseling services.

High-impact home occupations are required to either obtain signatures of approval from adjacent and abutting neighbors or request that the Planning Commission review their application as a conditional use permit at a public meeting. Applicant has requested their application be reviewed by the Planning Commission as a conditional use permit.

Staff Review:

Home occupations are classified as either low-impact or high-impact. Home occupations receive a high-impact classification if one of the following criteria are met: (1) the occupation requires clients to visit their residence; (2) the home occupation may cause neighborhood impacts, such as noise, traffic, etc. if not properly managed; or (3) the home occupation has two non-household employees who will visit the home.

The current application is considered a high-impact home occupation because Applicant proposes to have clients visiting the home for service appointments. The business will accept clients between the hours of 9:00 a.m. and 5:00 p.m., which is compliant with Layton Municipal Code 19.06.030.3 (2.b). Applicant is the sole employee of the business and resides at the home.

The Layton Municipal Code allows up to 50% of the basement area to be used for a home occupation. The proposed home occupation will occupy a 120 square-foot room within the 500

square-foot basement. This space will be used as an office and client meetings area. The 120 square-foot business area is compliant with the home occupation ordinance.

Applicant confirmed that the business operations do not generate noise, dust, odors, noxious fumes, glare, or any other nuisances that are discernible beyond the premises. Applicant has acknowledged that any expansion beyond the approved scope of the business would require additional review and approval in accordance with Municipal Code.

Parking

Applicant has confirmed that appointments will be scheduled to prevent any overlap between consecutive appointments. Municipal Code requires a single parking space for the business and two parking spaces for the primary dwelling. The existing garage and driveway provide sufficient area for all residential occupants and business clients to park on-site.

Staff Recommendation:

Staff recommends approval of the conditional use permit for a high-impact home occupation subject to the following conditions:

1. Building Division, Planning Division, and Fire Department requirements shall be met before receiving a Layton City Business License.
2. Appointments shall be scheduled to prevent overlap between separate appointments.

Client Parking Area





KRAVAT NUTRITION

1954 EAST
SUNSET DRIVE

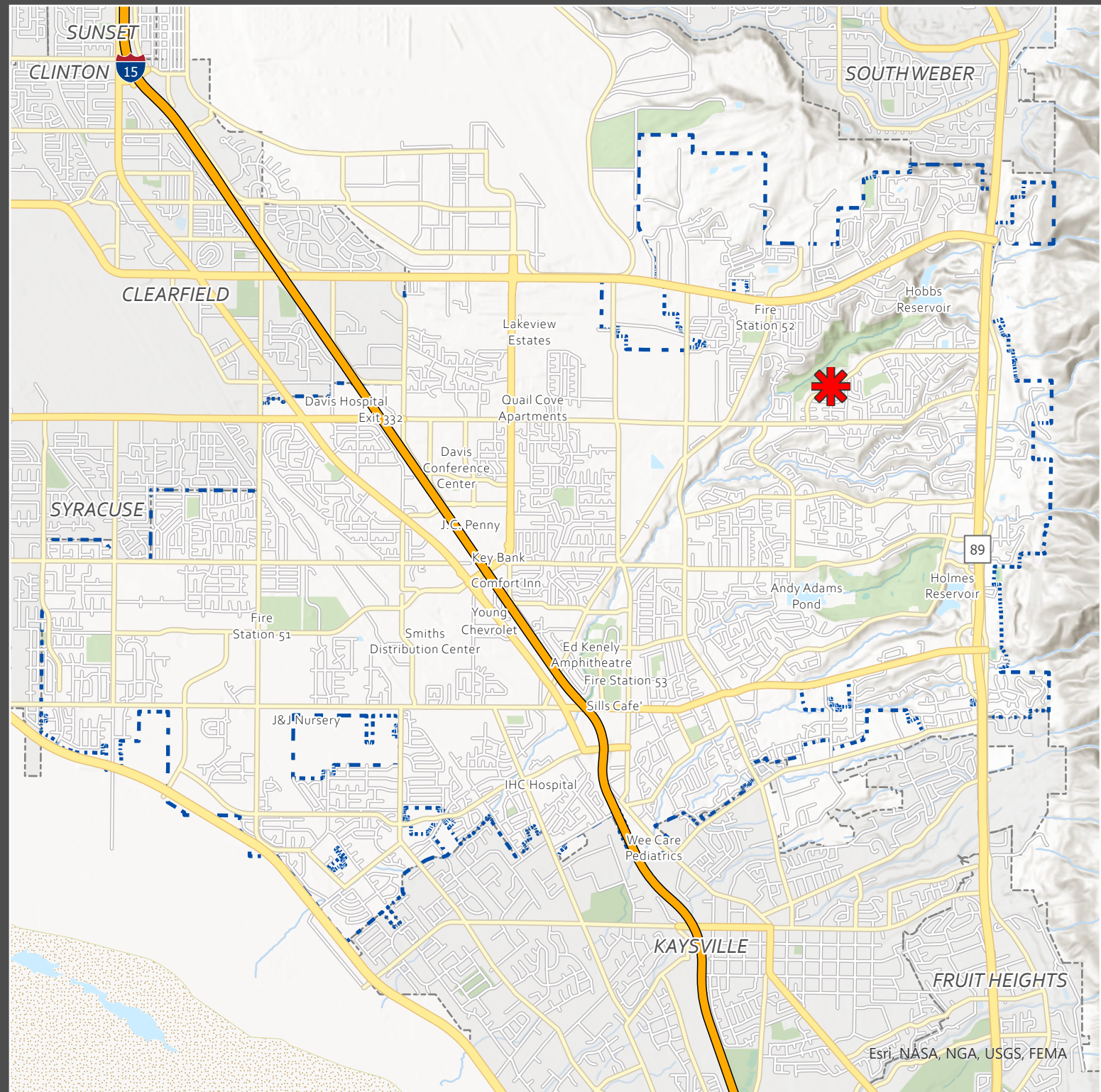
CONDITIONAL USE
PERMIT FOR A
HIGH-IMPACT
HOME OCCUPATION

- Layton City Boundary
- Parks
- City Boundaries
- Lakes
- Streams

- PROJECT SITE



Map 1





KRAVAT NUTRITION

1954 EAST
SUNSET DRIVE

CONDITIONAL USE
PERMIT FOR A
HIGH-IMPACT
HOME OCCUPATION

-  Layton City Boundary
-  Parks
-  City Boundaries
-  Lakes
-  Streams

 - PROJECT AREA



Map 2





KRAVAT NUTRITION

1954 EAST
SUNSET DRIVE

CONDITIONAL USE
PERMIT FOR A
HIGH-IMPACT
HOME OCCUPATION

-  Layton City Boundary
-  Parks
-  City Boundaries
-  Lakes
-  Streams

 - PROJECT AREA



Map 3



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Plat Amendment – Layton Parke Estates Phase 2 First Amended – Approximately 2120 West South Bend Drive (975 South) and 930 South 2075 West

Contact: Whitney Black, Planner II

Background: Jed Florence (Applicant) is requesting to amend Lot 234 (2120 West South Bend Drive) and Lot 236 (930 South 2075 West) of the Layton Parke Estates Phase 2 Subdivision. The purpose of this plat amendment is to transfer approximately 1,350 square feet (0.031 acres) from Lot 236 to Lot 234 to increase the backyard area for personal use. The applicant owns Lot 234 and is acquiring a portion of Lot 236 from Syracuse Land Investments LLC, the current property owner.

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

Recommendations: Staff recommends the Planning Commission approve the plat amendment for the Layton Parke Estates Phase 2 First Amended, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

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

DATE: August 25, 2026

RE: Plat Amendment – Layton Parke Estates Phase 2 First Amended – Approximately 2120 West South Bend Drive (975 South) and 930 South 2075 West

LOCATION: Approximately 2120 West South Bend Drive (975 South) and 930 South 2075 West

CURRENT ZONING: R-S (Residential Suburban)

DESCRIPTION

Jed Florence (Applicant) is requesting to amend Lot 234 (2120 West South Bend Drive) and Lot 236 (930 South 2075 West) of the Layton Parke Estates Phase 2 Subdivision. The subject properties are both zoned R-S (Residential Suburban) and are surrounded by R-S zoning to the north, south, east, and west. The current use of Lot 234 is a single-family home with an accessory structure. The home on Lot 236 is still under construction.

BACKGROUND

The purpose of this plat amendment is to transfer approximately 1,350 square feet (0.031 acres) from Lot 236 to Lot 234 to increase the backyard area for personal use. Applicant owns Lot 234 and is acquiring a portion of Lot 236 from Syracuse Land Investments LLC, the current property owner.

Along with adjusting the lot lines, this amendment will vacate the existing 10' public utility and drainage easement (PU&DE) along the original rear boundary of Lot 236 and along the original north boundary of Lot 234. The applicable utility companies reviewed this easement vacation request and voiced no objections. Following the amendment, Lots 236 and 234 will be renumbered to Lots 256 and 255, respectively, and the amended plat will establish new 5' PU&DEs along the new rear boundary of Lot 256 and the new north and northeast boundaries of Lot 255.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission approve the plat amendment for the Layton Parke Estates Phase 2 First Amended, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.



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

MEMORANDUM

TO: Jed Florence; jedstreads@gmail.com

CC: CED Department; Fire Marshal; Legal Department

FROM: Ryan Bankhead, Senior Staff Engineer

DATE: August 5, 2026

SUBJECT: Layton Parke Estates Ph 2 Amendment
2120 W South Bend Drive

We have reviewed the Amended Plat, Title Reports, and easement vacation letters received in Engineering on July 13, 2026 for the Layton Parke Estates Ph 2 amendment located at 2120 W South Bend Drive. The dedication plat has been stamped "Approved as Submitted." All comments have been addressed, any requirements from other City Staff will need to be addressed on the final mylar.

- ~~1. The boundary narrative will need to be in a metes and bounds description and will need to match the drafted description. (DG 1.08.3 & 9.02.A.7)~~
- ~~2. The Owner's Dedication indicates dedication of "Common Area...", "Landscape Buffer or Landscape Easements" to the HOA. The amended lots do not contain these. The dedication will need to be revised.~~
- ~~3. The front yard PU&DE's will need to be labeled. The rear yard PU&DE can be reduced from 10 feet to 5 feet. (DG 9302.A.12)~~



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.

M E M O R A N D U M

TO: Community Development

FROM: Quinn Pfeifer, Fire Inspector 

RE: Layton Parke Estates Phase 2 Amendment (2nd Submittal)

CC: 1) Engineering
2) Jed Florence, jedstreads@gmail.com

DATE: August 11, 2026

I have reviewed the plat submitted on July 13, 2026 for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

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

QP\#1 subdivision site plan:sh
Plan #S26-116 District #42
Project Tracker #LAY2606033539



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: Jed Florence

CC: CED Department/Fire Marshal/Engineering Department

FROM: Jadynd Sanders, Assistant City Attorney

DATE: August 11, 2026

Subject: Layton Parke Estates Phase 2 Amendment
2120 W South Bend Dr

I have reviewed the materials transmitted to my department for the subdivision noted above. In addition to any other Layton City Department reviews, I have identified the following issues that should be remedied:

- ~~1. Exception 17 of the Florence title report indicates that there is a Deed of Trust on the property. Please include a signature block on the plat for the Trustee or Beneficiary to sign the plat to acknowledge the Owner's Dedication.~~ A signature block was added for "Carrington Mortgage Service LLC." That entity is not who is shown on the title report as the Trustee or Beneficiary. The title report shows either Old Republic National Title Insurance Company or MERS, Inc.

Memorandum

To: Jed Florence
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation
Date: August 3, 2026
Re: Layton Parke Estates Phase 2 Amendment, Final – 2120 W. South Bend Dr.
Review: Review 2

The Layton Parke Estates Phase 2 Amendment (Lots 255 & 256) located at 2120 West South Bend Drive lies partially within the future service area of Kay's Creek Estates Park.

The Parks & Recreation Department has reviewed the plans re-submitted on July 13th and has no comments or concerns regarding the Layton Parke Estates Phase 2 Amendment regarding Lots 255 & 256.

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 PARKE
ESTATES PHASE 2
FIRST AMENDED

AMENDING LOTS
234 AND 236

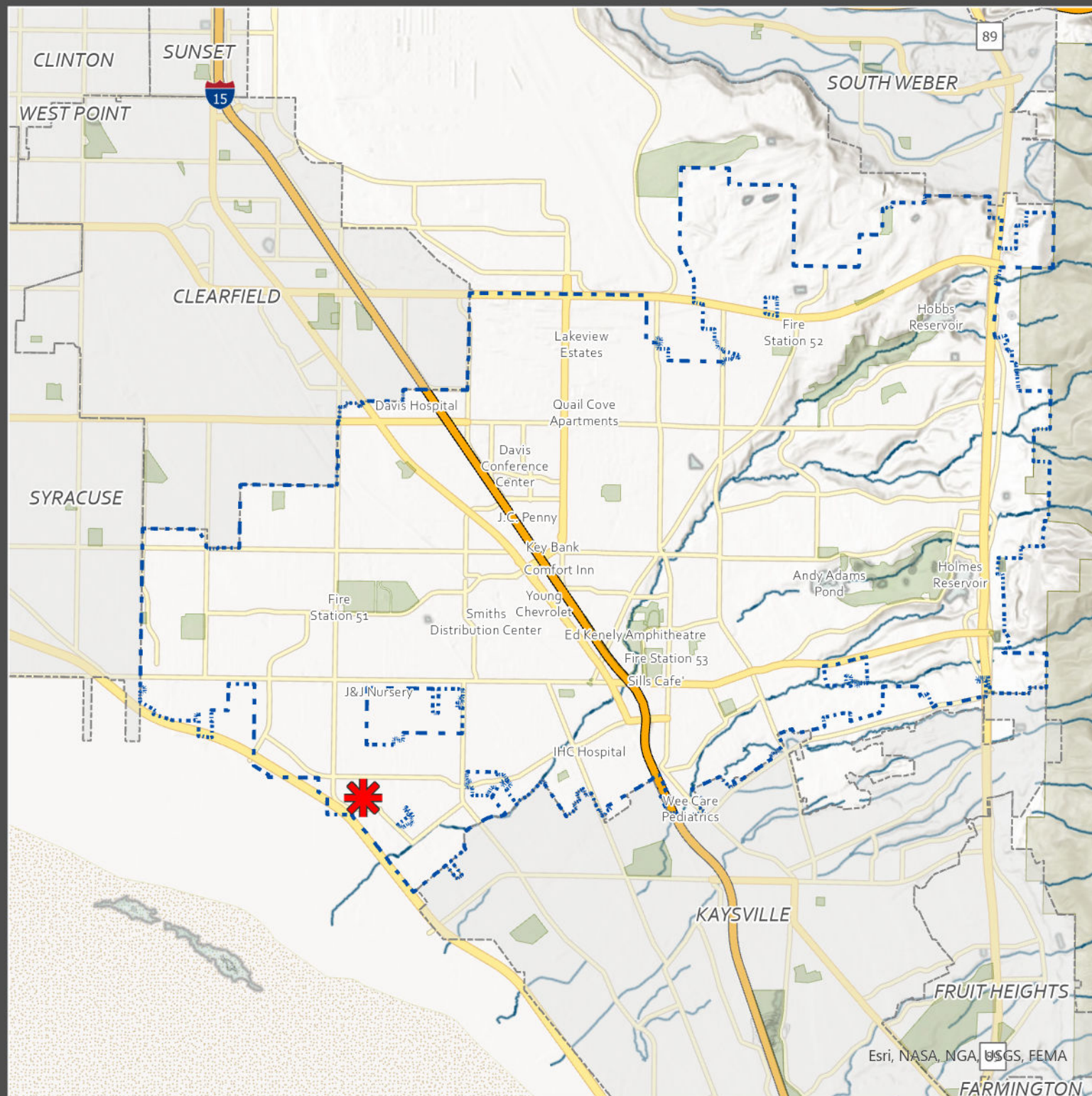
2120 WEST
SOUTH BEND DRIVE
AND
930 SOUTH
2075 WEST

SUBDIVISION
AMENDMENT

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



Map 1





LAYTON PARKE
ESTATES PHASE 2
FIRST AMENDED

AMENDING LOTS
234 AND 236

2120 WEST
SOUTH BEND DRIVE
AND
930 SOUTH
2075 WEST

SUBDIVISION
AMENDMENT

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



Map 2





**LAYTON PARKE
ESTATES PHASE 2
FIRST AMENDED**

**AMENDING LOTS
234 AND 236**

**2120 WEST
SOUTH BEND DRIVE
AND
930 SOUTH
2075 WEST**

**SUBDIVISION
AMENDMENT**

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



Map 3

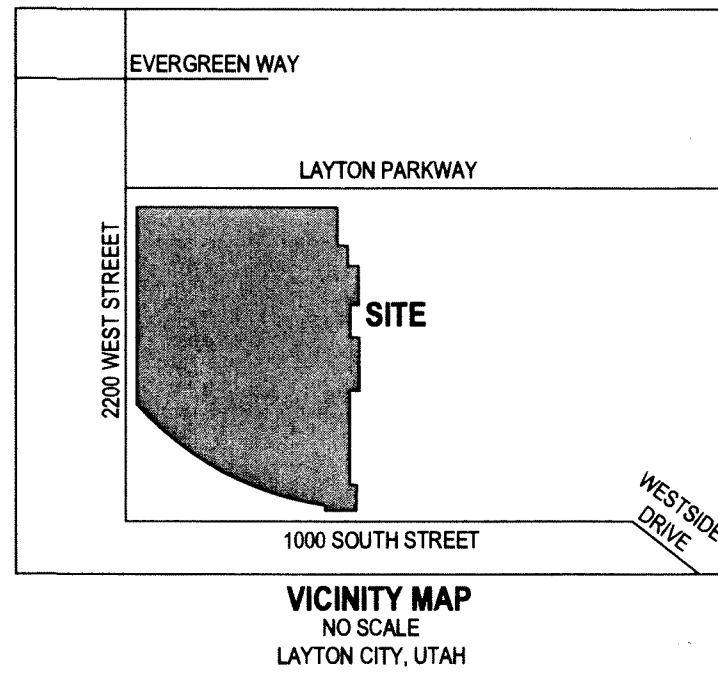


GENERAL NOTES:

- PROPERTY PROPOSED ZONE R-S.
A. FRONT YARD SETBACK FOR LOTS 218-230, 235-241 IS 30'
B. FRONT YARD SETBACK FOR LOTS 201-217, 231-234, 242-254 IS 25'
C. REAR YARD SETBACK IS 30' (INTERIOR AND CORNER LOT)
D. REAR YARD SETBACK IS 40' (DOUBLE FRONTED LOTS)
E. SIDE YARD SETBACK IS 8' MINIMUM AND A TOTAL OF 20'
F. SIDE YARD SETBACK IS 25' (CORNER LOT)
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 7' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- BEARING AND DISTANCE IN PARENTHESIS ARE EASEMENT INFORMATION.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT. MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- THE FIVE FOOT LANDSCAPE BUFFERS ARE EASEMENTS ON PRIVATE LOTS BUT IT SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION HOME OWNERS ASSOCIATION TO MAINTAIN THESE LANDSCAPE EASEMENT AREAS AS OUTLINED WITHIN THE SUBDIVISION CC&R'S.

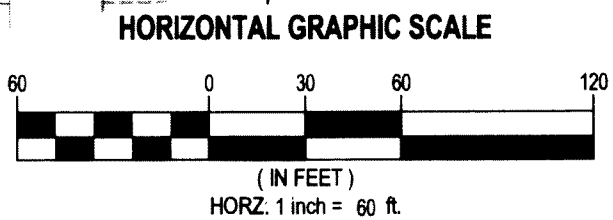
LAYTON PARKE ESTATES PHASE 2

LOCATED IN THE SOUTHWEST QUARTER
SECTION 30
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	369.00'	18.09'	2°48'33"	S88°38'22"E	18.09'
PC63	477.00'	477.42'	57°20'48"	N28°29'23"W	457.74'
PC67	477.00'	273.70'	32°52'33"	N73°36'04"W	269.96'
C2	15.00'	23.56'	89°59'43"	S44°48'50"E	21.21'
C3	15.00'	23.89'	91°14'16"	N45°48'09"E	21.44'
C4	15.00'	8.85'	33°49'20"	N16°43'39"W	8.73'
C5	50.00'	39.13'	44°50'41"	S11°12'58"E	38.14'
C6	50.00'	54.16'	62°03'35"	S42°14'09"W	51.55'
C7	50.00'	37.98'	43°31'31"	N84°58'17"W	37.08'
C8	50.00'	131.27'	150°25'47"	S41°34'35"W	96.69'
C9	15.00'	7.03'	26°50'07"	S76°37'35"E	6.96'
C10	15.00'	23.50'	89°46'20"	S45°04'11"W	21.17'
C11	15.00'	23.04'	88°00'13"	S43°49'05"E	20.84'
C12	1969.00'	68.44'	1°59'30"	S88°48'57"E	68.44'
C13	258.00'	6.34'	1°24'30"	S57°52'02"E	6.34'
C14	4031.00'	95.01'	1°21'02"	N89°08'11"W	95.01'
C15	4031.00'	34.77'	0°29'38"	N88°12'51"W	34.77'
C16	4031.00'	129.78'	1°50'41"	N88°53'22"W	129.78'
C17	3969.00'	54.70'	0°47'23"	S88°21'42"E	54.70'
C18	3969.00'	89.19'	1°17'15"	S89°24'01"E	89.19'
C19	3969.00'	143.89'	2°04'38"	S89°00'20"E	143.88'
C20	4031.00'	81.25'	1°09'17"	S89°28'00"E	81.25'
C21	4031.00'	64.89'	0°55'20"	S88°25'41"E	64.89'
C22	4031.00'	146.14'	2°04'38"	S89°00'20"E	146.13'
C23	3969.00'	35.15'	0°30'27"	N88°13'15"W	35.15'
C24	3969.00'	90.01'	1°17'58"	N89°07'27"W	90.01'
C25	3969.00'	2.62'	0°02'16"	N89°47'34"W	2.62'
C26	3969.00'	127.79'	1°50'41"	N88°53'22"W	127.78'
C27	15.00'	24.06'	91°54'24"	S46°08'13"W	21.56'
C28	294.00'	44.07'	8°35'17"	S4°06'37"E	44.03'
C29	294.00'	183.76'	35°48'42"	S26°18'37"E	180.78'
C30	294.00'	66.43'	12°56'49"	S50°41'22"E	66.29'
C31	294.00'	294.26'	57°20'48"	S28°29'23"E	282.13'
C32	15.00'	23.56'	90°00'00"	N77°50'13"E	21.21'
C33	15.00'	13.62'	52°01'12"	N6°49'37"E	13.16'
C34	50.00'	25.17'	28°50'39"	S4°45'40"E	24.91'
C35	50.00'	64.35'	73°44'23"	S46°31'51"W	60.00'
C36	50.00'	64.35'	73°44'23"	N59°43'46"W	60.00'
C37	50.00'	64.35'	73°44'23"	N14°00'38"E	60.00'
C38	50.00'	29.65'	33°58'37"	N67°52'07"E	29.22'
C39	50.00'	247.87'	284°02'25"	N57°09'47"W	61.54'
C40	15.00'	13.62'	52°01'12"	S58°50'49"W	13.16'
C41	15.00'	23.56'	90°00'00"	S12°09'47"E	21.21'
C42	200.00'	63.54'	18°12'08"	S66°15'51"E	63.27'
C43	200.00'	51.22'	14°40'25"	S82°42'08"E	51.08'
C44	200.00'	114.76'	32°52'33"	S73°36'04"E	113.19'
C45	258.00'	60.33'	13°23'54"	S83°20'23"E	60.19'
C46	258.00'	81.36'	18°04'09"	S67°36'22"E	81.03'
C47	258.00'	148.04'	32°52'33"	S73°36'04"E	146.02'
C48	352.00'	75.41'	12°16'29"	S51°01'32"E	75.27'

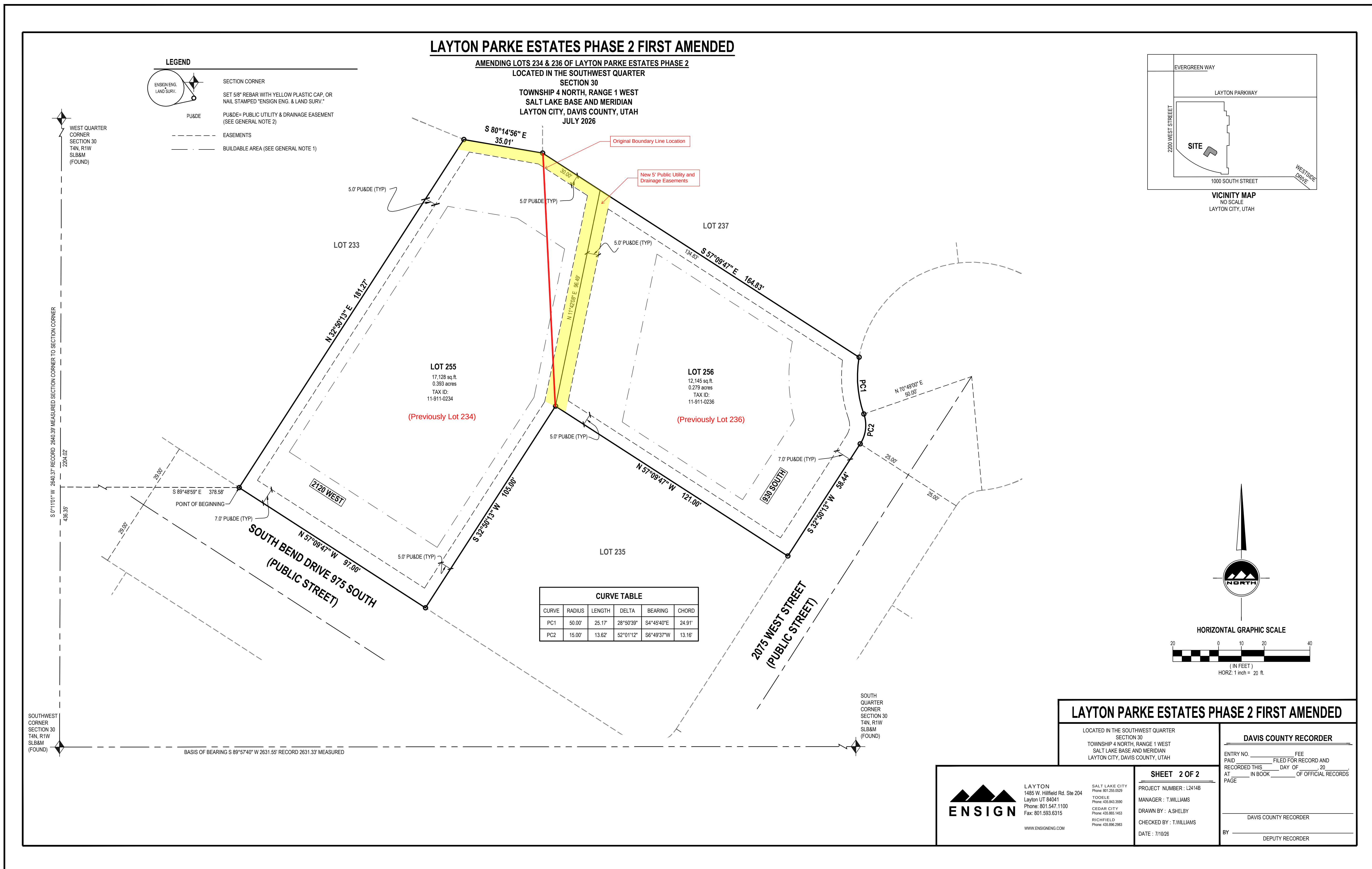
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C49	352.00'	85.34'	13°53'28"	S37°56'34"E	85.13'
C50	352.00'	85.34'	13°53'28"	S24°03'08"E	85.13'
C51	352.00'	85.29'	13°52'56"	S10°09'57"E	85.08'
C52	352.00'	20.94'	3°24'30"	S1°31'14"E	20.94'
C53	352.00'	352.31'	57°20'48"	S28°29'23"E	337.79'
C54	231.00'	24.36'	6°02'31"	S87°01'23"E	24.35'
C55	15.00'	23.22'	88°42'14"	N44°10'06"W	20.97'
C56	15.00'	23.56'	90°00'17"	S45°11'10"W	21.21'
C57	231.00'	3.83'	0°57'02"	S83°31'37"E	3.83'
C58	477.00'	29.07'	3°29'33"	S1°33'45"E	29.07'
C59	477.00'	116.11'	13°56'47"	S10°16'55"E	115.82'
C60	477.00'	115.85'	13°54'57"	S24°12'47"E	115.57'
C61	477.00'	115.77'	13°54'22"	S38°07'27"E	115.49'
C62	477.00'	100.62'	12°05'09"	S51°07'13"E	100.43'
C64	477.00'	44.53'	5°20'56"	S59°50'15"E	44.52'
C65	477.00'	119.37'	14°20'20"	S69°40'53"E	119.06'
C66	477.00'	109.79'	13°11'17"	S83°26'42"E	109.55'
C68	2000.00'	43.04'	1°13'59"	S89°11'43"E	43.04'
C69	2000.00'	45.08'	1°17'29"	S89°09'58"E	45.07'
C70	2000.00'	45.02'	1°17'23"	S87°56'02"E	45.02'
C71	2000.00'	42.98'	1°13'53"	S87°54'17"E	42.98'
C72	2000.00'	11.95'	0°20'32"	S87°07'04"E	11.95'
C73	2000.00'	100.01'	2°51'54"	N88°22'45"W	100.00'
C74	2000.00'	30.49'	0°52'24"	S87°23'00"E	30.49'
C75	2000.00'	33.62'	0°57'47"	S87°25'42"E	33.62'
C76	2000.00'	69.52'	1°59'30"	S88°48'57"E	69.52'
C77	2000.00'	66.39'	1°54'07"	S88°51'39"E	66.38'
C78	2000.00'	100.01'	2°51'54"	S88°22'45"E	100.00'
C79	4000.00'	128.78'	1°50'41"	N88°53'22"W	128.78'
C80	4000.00'	145.02'	2°04'38"	S89°00'20"E	145.01'
C81	2031.00'	43.71'	1°13'59"	N89°11'43"W	43.71'
C82	2031.00'	67.42'	1°54'07"	S88°51'39"E	67.41'
C83	1969.00'	44.38'	1°17'29"	N89°09'58"W	44.38'
C88	323.00'	323.29'	57°20'48"	S28°29'23"E	309.96'
C89	229.00'	131.40'	32°52'33"	S73°36'04"E	129.60'



LAYTON PARKE ESTATES PHASE 2

LOCATED IN THE NORTHEAST QUARTER SECTION 30 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH		DAVIS COUNTY RECORDER	
ENTRY NO. _____	FEE _____	ENTRY NO. _____	FEE _____
PAYED _____	FILED FOR RECORD AND	PAYED _____	FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____	20	RECORDED THIS _____ DAY OF _____	20
AT _____ IN BOOK _____	OF OFFICIAL RECORDS	AT _____ IN BOOK _____	OF OFFICIAL RECORDS
PAGE _____		PAGE _____	
SHEET 2 of 2		PROJECT NUMBER : L2414	
MANAGER : K.RUSSELL		DRAWN BY : J.MOSS	
CHECKED BY : K.RUSSELL		DAVIS COUNTY RECORDER	
DATE : 6/17/22		BY _____	
		DEPUTY RECORDER	

Proposed Subdivision Plat



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Rezone Request – Approximately 1242 East Pheasant View Drive – Rezone from R-1-6 (Single Family Residential) and R-S (Residential Suburban) to R-2 (Single and Two Family Residential)

Staff Contact: Whittney Black, Planner II

Background: Zach Reynolds (Applicant) is requesting to rezone three areas to the R-2 (Single and Two Family Residential) zoning district. The areas proposed for rezoning are:

- 1242 East Pheasant View Drive (Parcel 114090341) – The entire parcel, currently zoned R-1-6 (Single Family Residential) and R-S (Residential Suburban).
- Parcel 113012208 – Approximately 3,020 square feet, currently zoned R-1-6.
- Parcel 110520055 – Approximately 3,418 square feet, currently zoned R-1-6.

The purpose of this rezone request is to facilitate an expansion of the existing Pheasant View Assisted Living and Memory Care facility. The facility was originally approved as a residential facility for persons with a disability. However, subsequent changes to the City's zoning ordinances no longer permit a facility of this size in the existing zoning districts. There are currently 38 units within the facility. Under the existing zoning, this type of facility is limited to 12 residents. The R-2 zoning district allows for facilities with 13 or more residents as a conditional use.

Given the limited size and configuration of the property, coupled with the extent of existing site improvements that would need to be brought up to current standards, Staff have serious concerns about whether the proposed expansion can meet all applicable development standards. The site would need to address existing deficiencies related to setbacks, parking, fire access, stormwater, and landscaping, in addition to providing any improvements required for the expansion. Staff are not confident that all these requirements can be met on the property. While the proposed rezone would change the zoning status of the existing use, it would not resolve the site's existing physical constraints or demonstrate that the proposed expansion can comply with current development standards.

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

Recommendations: Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed rezone request, based on the findings described in this Staff report and the requirements outlined in the accompanying Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whitney Black, Planner II

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

DATE: August 25, 2026

RE: Rezone Request – Approximately 1242 East Pheasant View Drive – Rezone from R-1-6 (Single Family Residential) and R-S (Residential Suburban) to R-2 (Single and Two Family Residential)

LOCATION: Approximately 1242 East Pheasant View Drive

CURRENT ZONING: R-1-6 (Single Family Residential) and R-S (Residential Suburban)

PROPOSED ZONING: R-2 (Single and Two Family Residential)

DESCRIPTION

Zach Reynolds (Applicant) is requesting to rezone three areas to the R-2 (Single and Two Family Residential) zoning district. The areas proposed for rezoning are:

- 1242 East Pheasant View Drive (Parcel 114090341) – The entire parcel, currently zoned R-1-6 (Single Family Residential) and R-S (Residential Suburban).
- Parcel 113012208 – Approximately 3,020 square feet, currently zoned R-1-6.
- Parcel 110520055 – Approximately 3,418 square feet, currently zoned R-1-6.

The subject properties are surrounded by R-1-6 zoning to the north, east, and west. The properties are adjacent to Kaysville City to the south, where the surrounding properties are zoned for agricultural and single-family uses. The applicant currently owns parcel 114090341 and is looking to acquire portions of the other two properties to expand the existing use.

BACKGROUND

The purpose of this rezone request is to facilitate an expansion of the existing Pheasant View Assisted Living and Memory Care facility. The facility was originally approved in 2009, as a residential facility for persons with a disability to include 21 units. Although that use was not specifically listed in the table of uses at the time, residential facilities for elderly and handicapped persons were permitted as conditional uses in all single-family residential zones.

Following the original approval, the zoning ordinance was amended in 2011. This amendment replaced the term “residential facility for handicapped persons” with “residential facility for persons with a disability” and established two classifications based on number of residents. A Residential Facility for Persons with a Disability – Large accommodates 13 or more unrelated persons, while a Residential Facility for Persons with a Disability – Small accommodates 12 or fewer unrelated persons.

Through a previous expansion, the facility currently has 38 units and would like to add 10 more units. Currently, this type of facility, when located in the R-1-6 or R-S zoning districts, is limited to 12 residents. The R-2 zoning district allows for facilities with 13 or more residents as a conditional use, which is why the applicant is requesting the rezone to R-2.

STAFF REVIEW

General Plan

The General Plan designates the subject properties for Community Residential uses (See Figure 1). This designation is intended primarily for single-family residential neighborhoods that serve as a transition or buffer between lower-density residential uses and more intensive uses. The designation generally contemplates residential development at a scale consistent with the surrounding single-family neighborhoods.

The Municipal Code similarly distinguishes between small and large residential facilities for persons with a disability based on their intensity. Small facilities are considered compatible with single-family residential neighborhoods due to their scale. However, large facilities are intended for areas where similar levels of activity are anticipated, this includes multi-family and mixed-use zones. The General Plan designates such areas as Transitional Residential, Mixed-Use, Condo/Townhouse, and Condo/Apartment.

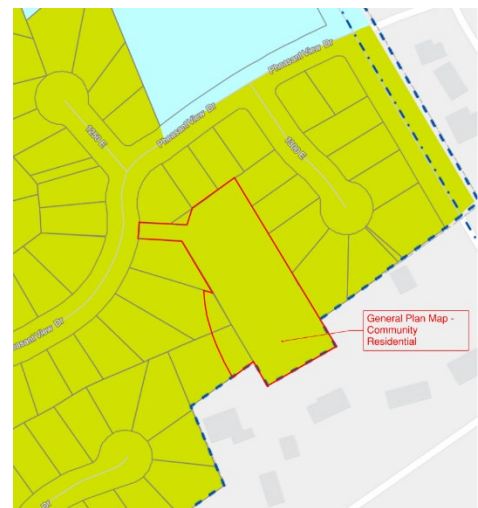


Figure 1 - Layton City General Plan Map

Nonconforming Use and Structure

The existing building, parking, and use were approved under previous versions of the Municipal Code. Since that time, applicable development standards have changed. As a result, the existing structure does not meet current setback requirements, the site does not provide adequate parking for the use, and the use is no longer permitted in the existing zones.

A nonconforming structure may be expanded or enlarged provided the addition or enlargement complies with all applicable requirements of the current Municipal Code (MC 19.15.030). A nonconforming use may continue but it may not expand or extend onto additional land (MC 19.15.040). The proposed rezone would address the nonconforming status of the use by placing the properties in a zone where this size of facility is a conditional use. However, the rezone would not eliminate the existing building’s nonconformity with respect to current setbacks requirements. In addition to the existing setback nonconformities, the site has other deficiencies that would need to be addressed under current development standards, as discussed below.

Current Standards

An expansion of the existing nonconforming use or structure would be required to comply with all applicable current standards including requirements for fire access, fire turnarounds, stormwater management, setbacks, landscaping, and parking.

The Fire Marshal has indicated that an unobstructed access width of 26' is required. Existing access compliance with this standard would need to be verified. The Fire Marshal has also indicated that, despite the existing facility being equipped with fire sprinklers, a fire turnaround may be required based on the number of units proposed with the expansion.

The most recent approval required the site to provide 19 parking spaces. However, the existing site provides only 13 spaces. A requirement for any expansion would be to bring the existing parking deficiency into compliance and provide any additional parking required for the expanded use. If the expansion removed any existing parking spaces those would also have to be mitigated somewhere else on the property.

An expansion would increase the amount of stormwater runoff from the site. The site would therefore need to provide enough detention to manage the additional runoff before it enters the City's storm drain system. The property already contains several detention basins, including an existing basin within the courtyard area. If the proposed expansion encroaches into any of these basins, existing detention will need to be relocated or otherwise addressed elsewhere on the property. Existing stormwater capacity must be maintained, and any changes to the existing system or additional detention would need to meet current City standards.

Any new property boundary created by the proposed expansion would be required to include landscape buffering in accordance with current standards. Where the property abuts residential properties, a minimum five-foot-wide landscape buffer would be required.

Given the limited size and configuration of the property, coupled with the extent of existing site improvements that would need to be brought up to current standards, Staff have serious concerns about whether the proposed expansion can meet all applicable development standards. The site would need to address existing deficiencies related to setbacks, parking, fire access, stormwater, and landscaping, in addition to providing any improvements required for the expansion. Staff are not confident that all these requirements can be met on the property. While the proposed rezone would change the zoning status of the existing use, it would not resolve the site's existing physical constraints or demonstrate that the proposed expansion can comply with current development standards.

Development Agreement

The facility was originally approved to accommodate 21 units. An expansion was approved with an Annexation and Development Agreement in 2014, and later amended in 2018. The expansion increased the total number of units allowed in the facility to 36. It also limited the number of Alzheimer or memory care units to 15. The 2018 amendment increased the allowed total number of units to 38, and the units dedicated to memory care to 16. This agreement would need to be amended again by the City Council before any additional expansions of the facility could be approved.

RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed rezone request, based on the findings described in this staff report and the requirements outlined in the accompanying Staff memorandums.



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

MEMORANDUM

TO: Zach Reynolds; zach@rcust.com

CC: CED Dept/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: July 31, 2026

SUBJECT: Pheasant View Rezone
1242 East Pheasant View Drive

I have reviewed the Rezone Petition received in Engineering on June 9, 2026, affecting three parcels of land and approximately 1.5 acres of ground. The applicant is requesting a zoning change from R-1-6 and R-S to R2 to expand the assisted living and memory care facility. The Engineering Department has the following concerns regarding the rezoning of the property. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

1. The legal descriptions submitted appear to be for multiple properties to be adjusted through a boundary line agreement. The applicant will need to provide a legal description for the just area of ground to be rezoned.
2. According to the Storm Drain Master Plan, these parcels are designated as a 28% impervious area. Due to the increased runoff associated with the proposed development, the site will likely require a detention basin release rate lower than the standard 0.2 cfs per acre for any additional hard surface before discharging into the City storm drain system. (DG 6.12.A)

The following utility information is provided for informational purposes and may not be inclusive of all requirements for the proposed rezone area.

Street – It is not anticipated that the rezone of this parcel will impact any public street.

Culinary Water – There is an existing 1.5-inch culinary water meter for the existing building. Fixture unit counts will need to be provided for any additional demands on the service. An additional meter will not be allowed with the expansion of the existing building. An additional service can be allowed for an additional building. (DG 2.10.I)

Should the water meter size be increased or a new meter installed, water exaction requirements would need to be met. A credit would be given for the removal of the existing meter. (MC 19.23.010)

Based on the water model, the available fire flow in Pheasant View Drive is 3,300 gpm. The fire flow will be further refined upon review of a site plan. The Fire Marshal will determine the required fire flow as well as the requirement for any additional fire hydrants. (DG 4.06.H)

Sanitary Sewer – There is an existing 6-inch sanitary sewer service to the existing building. An additional service will not be allowed with the expansion of the existing building. An additional service can be allowed for an additional building. (DG 5.08.C)

Storm Drain – There are multiple existing detention basins on the property. The existing storm drain capacity will need to be maintained. Any relocated or additional capacity will need to be provided under current standards. (DG 2.04 and 6.12)



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

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

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

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Fire Marshal 

RE: Pheasant View Rezone @ 1242 E Pheasant View Dr

CC: 1) Engineering
2) Zach Reynolds, zach@rcust.com

DATE: August 5, 2026

I have reviewed the rezone request received on July 9, 2026, for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

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

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

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

GM\#4ANNEX/REZONE:sh
Plan #S26-110 District #31
Project Tracker #LAY2607093554



Memorandum

To: Zach Reynolds
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation
Date: August 4, 2026
Re: Pheasant View Rezone – 1242 E. Pheasant View Dr.
Review: Review 1

Pheasant View located at 1242 East Pheasant View Drive lies within the existing Chapel Park service area. The applicant's proposed rezone from R-1-6 & R-S to R2 would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the plans submitted on July 9th and has no comments or concerns regarding the rezone.

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





APPROXIMATELY
1242 EAST
PHEASANT VIEW
DRIVE

ALL OF PARCEL
11-409-0341

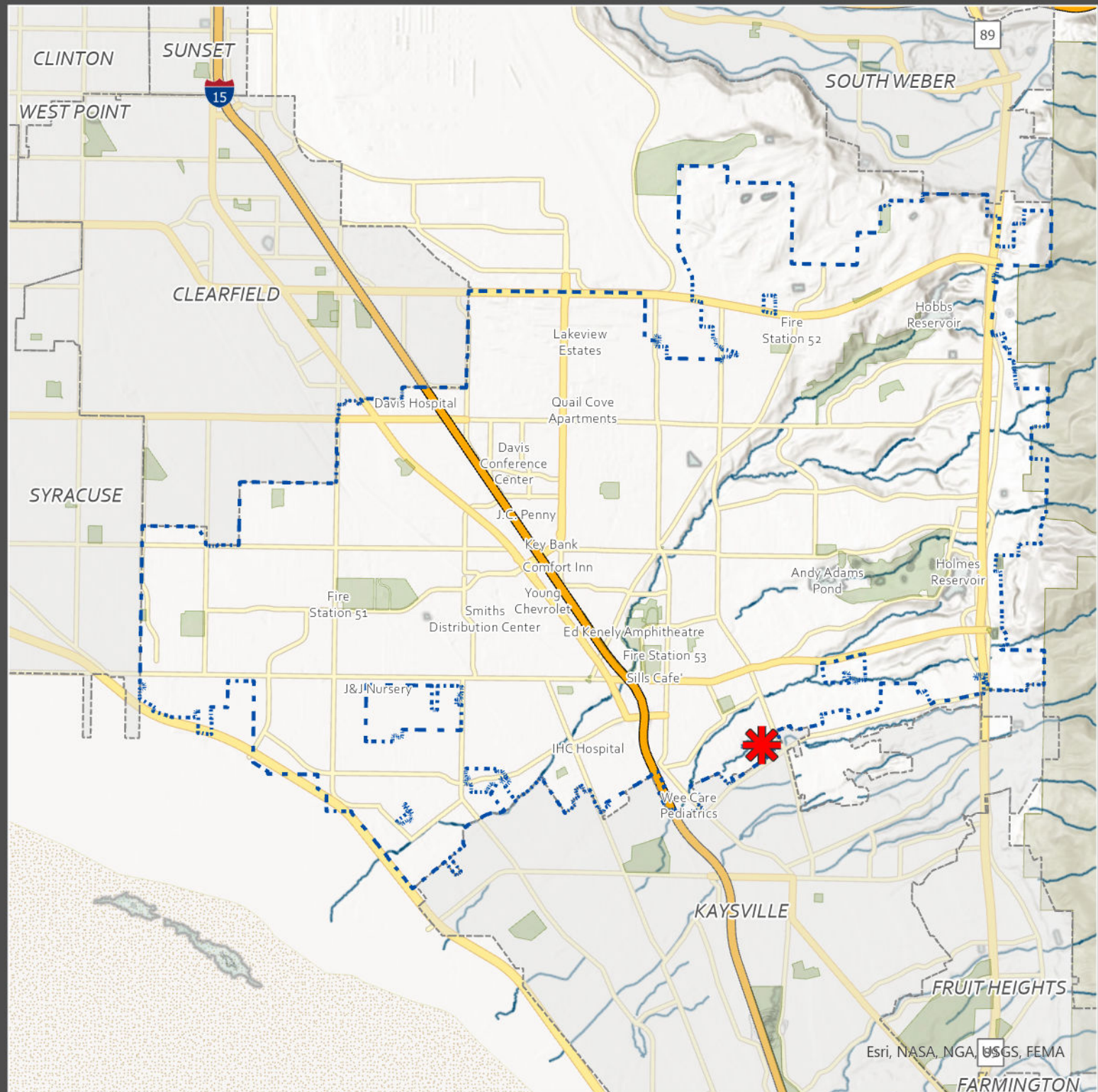
PORTIONS OF
PARCELS
11-052-0055
11-301-2208

PROPOSED REZONE
FROM R-1-6 AND R-S
TO R-2

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



Map 1





APPROXIMATELY
1242 EAST
PHEASANT VIEW
DRIVE

ALL OF PARCEL
11-409-0341

PORTIONS OF
PARCELS
11-052-0055
11-301-2208

PROPOSED REZONE
FROM R-1-6 AND R-S
TO R-2

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



Map 2





APPROXIMATELY
1242 EAST
PHEASANT VIEW
DRIVE

ALL OF PARCEL
11-409-0341

PORTIONS OF
PARCELS
11-052-0055
11-301-2208

PROPOSED REZONE
FROM R-1-6 AND R-S
TO R-2

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



Map 3



LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 4

Subject: Text Amendment – Accessory Dwelling Unit Standards - Amending Title 19 Zoning, Chapter 19.02 Definitions; and Section 19.06.300 Accessory Dwelling Unit Standards in Accordance with Utah State Code §10-21-304

Staff Contact: Whitney Black, Planner II

Background: During the 2026 Utah Legislative Session, Senate Bill 284 was passed, which amended the municipal land use regulations for detached accessory dwelling units (DADUs). State Law now requires all cities that submit a Moderate-Income Housing Plan (MIHP) to adopt a DADU ordinance by October 1, 2026. Layton City adopted Ordinance 21-23 on September 16, 2021, creating standards for internal, attached, and detached accessory dwelling units (ADUs). While the City already allows for DADUs in single-family residential zones, some adjustments to the existing ordinance are necessary to be fully compliant with the new State Law. Municipalities have until October 1, 2026, to take the necessary action to become compliant.

Under this new statute, the following standards in the City’s current code will need to be removed, as they conflict with Utah State Code § 10-20-618.

- Requirements to use similar building materials, colors, and architectural characters as the primary dwelling
- Window type and location requirements
- Roof materials and minimum roof pitch requirements
- Door and entrance location requirements

The following standards will be added to the City’s code to be compliant with the new requirements for DADUs.

- Acronym DADU added to the definition of Accessory Dwelling Unit Detached
- Process for converting an existing accessory structure outlined

Along with the changes required, City Staff are proposing some additional updates to clarify that ADUs are only permitted as accessory use to a legally conforming detached single-family dwelling and to make layout changes to Subsection 6, specifically Table 6-4, to improve the code’s readability and ease of use.

Alternatives to the Motion: Alternatives are to: 1) Recommend the Council adopt the proposed amendments to Title 19 Zoning, Chapter 19.02 Definitions; and Section 19.06.300 Accessory Dwelling Unit Standards as presented; 2) Recommend the Council adopt the proposed amendments to Title 19 Zoning, Chapter 19.02 Definitions; and Section 19.06.300 Accessory Dwelling Unit Standards with modifications; or 3) Recommend the Council deny the proposed amendments.

Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council to adopt the proposed amendments to Title 19 Zoning, Chapter 19.02 Definitions; and Section 19.06.300 Accessory Dwelling Unit Standards as presented.

19.02.020 Definitions

“Accessory Dwelling Unit Detached”: A Detached Accessory Dwelling Unit, or DADU, A is a stand-alone structure that includes an ADU separate from the primary dwelling. A ~~detached ADU~~ DADU can be built as an entirely separate unit or constructed as part of an existing accessory structure, such as a detached garage. It can only be within the side yard or rear yard area of the primary dwelling.

19.06.300 Accessory Dwelling Unit Standards

1. Purpose and Intent

- a. To establish a city ordinance governing the construction and use of Accessory Dwelling Units, or ADUs. An ADU is an independent dwelling unit that is either attached to or detached from the primary dwelling.
- b. Accessory dwelling units provide a portion of the needed supply of more affordable housing for individuals and families while allowing them to live independently. ~~Design~~ The standards within this chapter will protect the purpose of the single-family zoning districts and, the character of single-family neighborhoods. ~~The detached ADUs architectural design standards, height limits, and setback requirements in this chapter will help protect~~ ,the privacy of surrounding homeowners and reduce impacts.
- c. Communities that allow accessory dwelling units find that they supply housing for the elderly, disabled, young families, and young professionals. ADUs can also provide supplemental income to the primary homeowner, which may make a home more affordable for the primary homeowner. ADUs use the same infrastructure as the primary dwelling and do not require additional public investment. ADUs provide a less expensive way to increase the affordable housing stock in the City.

2. General Regulations.

- a. An ADU is allowed as an accessory use to a legally conforming detached single-family dwelling within a primarily residential zone ~~all single-family residential zones~~. ADUs are not permitted as an accessory use to attached single-family homes, even when located in a primarily residential zone.
- b. A maximum of one ADU allowed per single-family lot or parcel.
- c. An ADU shall be allowed within the footprint of a single-family home or as an addition to a single-family home. Detached ADUs are permitted on lots or parcels 6,000 square feet or larger. ADUs shall adhere to all standards listed in Section 19.06.020(4).
- ~~d. Internal and attached ADUs must retain the appearance of a single-family home.~~
- ~~e. Internal and attached ADUs are considered part of the primary dwelling and shall meet the primary dwelling's minimum setback and height limits.~~
- ~~f. Entrances to ADUs shall be subordinate to the primary dwelling's entrance.~~
- d. ~~g~~-Utility Meters. All ADUs shall connect to the same (water, gas, sewer, etc.) utility lines as the primary dwelling.

- e. ~~h.~~ Address. The primary dwelling and the accessory dwelling must share the same address number. Addresses must be visible from the public or private street.
- f. ~~i.~~ Interior Access. Interior access between the main living area and an interior or attached ADU must be maintained unless sufficient means of egress have been determined during an inspection by the fire department.
- g. ~~j.~~ Not for Short-Term Rental. The accessory dwelling unit shall be rented for 30 consecutive days or longer by the same occupant.
- h. ~~k.~~ Application for ADU Permit. An ADU permit is required for all interior, attached, or detached ADUs and shall receive a building permit prior to construction and/or occupancy.
- i. ~~l.~~ Mobile homes, Recreational Vehicles and shipping containers shall not be considered as an ADU.

3. Owner-Occupied

- a. Property owners as shown on Davis County Recorder's Office shall occupy either the primary dwelling or the accessory dwelling unit as their primary residence. In no case, shall a property owner rent out both the primary dwelling and the accessory dwelling. A letter of agreement shall be signed by the property owner(s) stating that the property will be used as their primary residence. The letter shall be recorded at the Davis County Recorder's Office by the Community & Economic Development Department.
- b. Owner-occupancy may be temporarily waived when:
 - i. the owner is absent due to a bona fide temporary absence of three years or less for a job assignment, sabbatical, or voluntary service; or
 - ii. the dwelling was the owner's primary residence immediately before leaving for the temporary job assignment, sabbatical, or voluntary service; and
 - iii. the owner intends to make either the primary or accessory dwelling their primary residence upon returning from the temporary job assignment, sabbatical, or voluntary service.

4. Dwelling Unit Occupancy

- a. The occupants of an accessory dwelling unit shall fall into one of the following categories:
 - i. three individuals non-related; or
 - ii. an individual or single family related by blood, marriage, legal guardianship, fostership, or adoption; and
 - iii. for reference, the term "related" refers to a spouse, parent, child, stepchild, grandparents, grandchildren, brothers, sisters, uncles, aunts, nephews, nieces, first cousins, great-grandparents, and great-grandchildren. The term "related" does not include other, more distant relationships.

5. Appearance

All accessory dwelling units (internal, attached, or detached) must be designed consistent with the design of the primary single-family dwelling.

- ~~a. Single-family residences with interior accessory dwelling units shall retain the appearance of a single-family home. A separate entrance may be permitted for an interior accessory dwelling if it is located on the side or rear of the primary dwelling and is subordinate to the primary dwelling's main entrance.~~
 - ~~b. Single-family residences with an attached accessory dwelling units shall retain the appearance of a single-family home. The addition shall appear as an extension of the existing single-family home's living space with similar building materials, colors and architectural character making it appear as part of the original dwelling.~~
 - ~~c. Detached accessory dwelling units shall be complementary to the primary dwelling's architectural character by using similar building materials, window types, door and window trims, roofing materials, and roof pitch and permanent foundation. The roof pitch shall have a minimum pitch of 4.5":12" and a maximum pitch of 12":12".~~
6. Setbacks, Height Limits, ~~Windows, Entrances~~, Outdoor Living Space and Size Limitations
- a. Internal and Attached ADUs. Internal and attached ADUs are considered part of the primary dwelling and shall meet the primary dwelling's minimum setback and height limits. Attached ADUs cannot exceed 50% of the primary dwelling unit's livable space, up to a maximum of 1,200sf. Livable space excludes garages and non-habitable storage areas.
 - b. DADUs. Detached ADUs shall meet the requirements outlined in Table 6-4.

Table 6-4

REQUIREMENTS	Internal ADU	Attached ADU		Detached	ADU	
			Detached ADU (Single-Story)	Detached ADU (Single-Story)	Detached ADU (2-Story)	Detached ADU (2-Story)
Location	Part of Primary Dwelling	Attached to Primary Dwelling	Side-Yard Area	Rear-yard Area	Side-Yard Area	Rear-Yard Area
Maximum Height Limit ^{1&2}	Same as Primary Dwelling	Same as Primary Dwelling	16'-to-Roof Peak	16'-to-Roof Peak	25'-to-Roof Peak	25'-to-Roof Peak
Minimum Side Setbacks ³	Same as Primary Dwelling	Same as Primary Dwelling	Same as Primary Dwelling	5'	10'	10'
Minimum Rear Setbacks	Same as Primary Dwelling	Same as Primary Dwelling	Same as Primary Dwelling	10'	Same as Primary Dwelling	20'
Windows ⁴	No Restriction	No Restriction	No Restriction	Restricted	No Restriction	Restricted
Outdoor Living Space Setback ⁵	No Restriction	No Restriction	No Restriction	10'	No Restriction	10'
Entrance	Side or Rear	Side or Rear	Side or Rear	Front, Side, Rear	Side or Rear	Front, Side, Rear
Size Limit ⁶	No Limitation	50% up to 1,200 sf ⁶	50% up to 1,200 sf ⁶	50% up to 1,200 sf ⁶	50% up to 1,200 sf ⁶	50% up to 1,200 sf ⁶

~~1. In no case shall a detached ADU exceed the height of the primary dwelling measured at the peak of the roof.~~

~~2. Minimum roof pitch shall be 4:12; Maximum roof pitch shall be 12:12.~~

- ~~3. Landings in side yards shall be setback 10' from side property lines for detached ADUs.~~
- ~~4. Skylights, clerestory, or obscured glass must be used if the ADU is located closer than 10' to the side property line and closer than 20' to the rear property line.~~
- ~~5. Outdoor living space shall not be allowed within 10' of a side or rear property line. Balconies, decks or similar built 4' above finished grade shall be setback 15' from the rear property line. Setbacks for balconies, decks or similar shall be measured from the fascia.~~
- ~~6. 50% of primary dwelling unit's livable space is counted (parking and non-habitable storage areas shall not be counted for ADUs and primary dwellings).~~

Table 6-4

DADUs				
Location	Side Yard		Rear Yard	
Requirements	Single-Story	Two-Story	Single-Story	Two-Story
Maximum Height Limit ¹	16' to Roof Peak	25' to Roof Peak	16' to Roof Peak	25' to Roof Peak
Minimum Side Setbacks ²	Same as Primary Dwelling	10'	5'	10'
Minimum Rear Setbacks	Same as Primary Dwelling	Same as Primary Dwelling	10'	20'
Outdoor Living Space Setback ³	No Restriction	No Restriction	10'	10'
Size Limit ⁴	50% up to 1,200 sf	50% up to 1,200 sf	50% up to 1,200 sf	50% up to 1,200 sf

1. In no case shall a detached ADU exceed the height of the primary dwelling measured at the peak of the roof.
2. Landings in side yards shall be setback 10' from side property lines for detached ADUs.
3. Outdoor living space shall not be allowed within 10' of a side or rear property line. Balconies, decks or similar built 4' above finished grade shall be setback 15' from the rear property line. Setbacks for balconies, decks or similar shall be measured from the fascia.
4. 50% of primary dwelling unit's livable space is counted (parking and non-habitable storage areas shall not be counted for ADUs and primary dwellings).

7. Converting Existing Accessory Structure

An existing accessory structure may be converted into a detached accessory dwelling unit (DADU) provided the structure meets all the following requirements:

- a. **Legal Construction.** The structure was legally built with a valid building permit at the time of original construction.
- b. **Setbacks.** The structure complies with current DADU setback requirements for its location on the property (rear or side yard).
- c. **Height.** The structure meets current DADU height limitations.
- d. **Safety Codes.** The structure complies with all currently applicable building, health, and fire codes.

8. ~~7.~~Parking Regulations

- a. Parking required for an ADU is in addition to the primary dwelling's required parking (reference Table 12-1).
- b. Parking spaces for an ADU cannot be located within the primary dwelling's front or side yard setbacks adjacent to a street unless on an approved driveway.

9. ~~8.~~Building Code

- a. All construction must comply with building codes and ordinances required at the time of construction or remodeling, following Utah state code related to changes to dwellings. This includes obtaining required building and other permits.
- b. Changes to dwellings
 - i. Layton City may require physical changes to a legal non-conforming rental dwelling for:
 - 1. the reasonable installation of a smoke detector, a ground fault circuit interrupter protected outlet, street addressing, hand or guard rails;
 - 2. an egress bedroom window if the existing bedroom window is smaller than required by current state construction code.