

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, September 8, 2026**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 8, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:45 PM** for review of the agenda items listed below.

PUBLIC MEETING

1. The Poplar Subdivision – PRELIMINARY PLAT (8 min)

ADJOURNMENT

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

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.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, September 8, 2026**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 8, 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 MEETING – August 25, 2026.

PUBLIC MEETING

1. The Poplar Subdivision – PRELIMINARY PLAT

The applicants, Keri and John Marsh, are requesting preliminary plat approval for The Poplar Subdivision, which includes 32 single-family lots. The property is located at approximately 2000 West Gordon Avenue.

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
AUGUST 25, 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: Director Weston Applonie, City Planner Brad McIlrath, Planner Whittney Black, Planner Jeffrey Montague, Secretary Michelle Williams, and Assistant City Attorney Jadynd Sanders

Councilmember: Mike Kolendrianos

Interim Chair Carter called the meeting to order at 5:45 p.m.

Director Applonie announced that City Planner McIlrath has taken the Community and Economic Department Director position with Kaysville and that Assistant City Attorney Sanders will also be moving on to another position. Director Applonie thanked both staff members for their work and dedication to the City and wished them luck with their new positions.

PLANNING COMMISSION TRAINING: Legal Foundations

City Planner McIlrath presented the training on Legal Foundations.

Delegated Authority

- U.S. Constitution
 - o Police Power
 - Reserved to the States by not granting it to the Federal government.
 - 10th Amendment: “The powers not delegated to the United States by the Constitution, nor prohibited by it to the States, are reserved to the States respectively, or to the people.”
 - States can regulate health, safety, welfare, morals, and public order.
- State constitution
 - o Police Power
 - Utah State Constitution allows for the creation of cities
- Municipal Code
 - o 10-20-101 Purposes – General Land Use Authority
 - o (2) “To accomplish the purposes of this chapter, and municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls

and development agreements that the municipality considers necessary to appropriate for the use and development of land within the municipality...”

- Case law applies on all levels

Zoning History (General Timeline)

- 1913 – Early zoning began cities in New York, Minnesota, and Wisconsin, and Illinois allowed by state legislatures to create residential districts.
 - o Prohibiting manufacturing and commercial uses in those districts.
- 1922: Standard State Zoning Enabling Act
 - o Issued by the U.S. Department of Commerce to help states create zoning regulations
- 1926: Village of Euclid v. Ambler Realty
 - o US Supreme Court ruled in favor of Village of Euclid. Affirms the constitutionality of zoning “Euclidean Zoning”

Zoning as a Tool

- Regulations that provide for
 - o Health, safety, and welfare;
 - o Promote prosperity;
 - o Improve the morals, peace, good order, comfort, convenience, and aesthetics of each city and present and future inhabitants and businesses;
 - o Protect the tax base;
 - o Secure economy in governmental expenditures;
 - o Foster the State’s agricultural and other industries;
 - o Protect both urban and nonurban development;
 - o Provide fundamental fairness in land use regulation;
 - o Facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and
 - o Protect property values.
- May regulate:
 - o Uses
 - o Density
 - o Open spaces
 - o Structures
 - o Buildings
 - o Energy efficiency
 - o Light and air
 - o Air quality
 - o Transportation and public or alternative transportation;
 - o Infrastructure;
 - o Street and building orientation;
 - o Width requirements;

- Public facilities;
- Fundamental fairness in land use regulation; and
- Considerations of surrounding land uses and constitutional protections.

Zoning Types

- Euclidean Zoning
 - Separation of city into different districts and establishing permitted and prohibited uses within those districts.
 - Start off simple, but usually a lot added overtime.
- Form-Based Code (FBC) Zoning
 - High concentration of building form, architecture etc.
 - Most extreme form of an FBC is only dictating form and function but not uses. Letting the uses work themselves out.
 - Most FBCs are hybrid with focus on form and use.
- Most municipalities function with a hybrid code. Foundation of Euclidean zoning with added emphasis on design.

Zoning Map (image)

Commissioner Pierce shared that she could see how people argue property rights; however, there could be issues of public safety involved, such as a building being used for something that it wasn't intended for originally, then if you didn't have zoning that would prohibit a concentration of people and there was an emergency then the emergency services wouldn't be prepared to handle a really big event or problem. If there were families living in a warehouse in an industrial area and the emergency service personnel aren't prepared for family living items, it could become an issue. It is understandable why it is desirable to have stricter zoning for public safety reasons.

City Planner McIlrath shared that when Staff are writing ordinances for different zones, all of that is considered. When text amendments are being written all the other departments are involved in the process. Zoning codes take into consideration that there needs to be occupancy standards for certain buildings. Zoning ordinances may layout the basic framework of uses for a particular area, but if someone wants to modify that then other departments are going to review that modification to ensure public safety.

CONDITIONAL USE PARAMETERS: Presented by Assistant City Attorney Sanders

Permitted Uses:

- uses that are allowed in a zone with no more review than what is required by building code, health code, or other specific regulations.

Conditional Uses:

- uses that are subject to special case-by-case scrutiny. The use may be:
 - Allowed

- Allowed with conditions
- (In narrow circumstances) denied.

10-20-506 Utah Code governs conditional uses.

10-20-506. Conditional uses.

- (1) (a) A municipality may adopt a land use ordinance that includes conditional uses and provisions for conditional uses that require compliance with objective standards set forth in an applicable ordinance.
- (b) A municipality may not impose a requirement or standard on a conditional use that conflicts with a provision of this chapter or other state or federal law.
- (2) (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.
- (3) A land use authority's decision to approve or deny conditional use is an administrative land use decision.
- (4) A legislative body shall classify any use that a land use regulation allows in a zoning district as either a permitted or conditional use under this chapter.

What are the issues?

- Typically, the review is about what conditions should apply to the property not whether the use should be approved or denied.
 - The presumption is that the use should be allowed because the ordinance already contemplates the use as appropriate.
- What reasonable conditions could be imposed to make the use more acceptable in the proposed location and under the proposed method of operation.
- If the use can be conditioned in a manner that mitigates the negative aspects of the use – must be conditioned and approved.
 - Conditions need only mitigate, not eliminate.
- If no conditions can be imposed to mitigate the negative aspects, then a conditional use may be denied.
 - Only based on a record including findings of fact based on substantial evidence supporting the denial.

Davis County v. Clearfield City

- Facts: Davis County proposed using a remodeled home as a center for the treatment of those suffering from substance abuse. House was across the street from a junior high school. Neighbors appear and protested. Clearfield voted to deny the conditional use permit in response to “public clamor.”
- Holding: Denial was arbitrary, capricious, and illegal. Court of appeals said:
 - “Nowhere in the transcripts...is there believable information or evidence on which the Clearfield City Council could have rationally believed that the proposed facility would pose any special threat to Clearfield’s legitimate interest.”
 - “With regard to concern over real estate values...no studies were made and no opinions were given by professional real estate appraisers nor was any credible evidence of reduced property values produced at the hearings.”

- “The reasons did not justify denial of the permit *even though they would have been legally sufficient had the record demonstrated a factual basis for them.*”
- [Local government] must rely on facts, and not mere emotion or local opinion, in making such a decision.”

Conclusion and Key Takeaways:

- Presume approval
- Focus on reasonable conditions, no denial
- Mitigate impacts, not eliminating them
- If reasonable conditions can mitigate impacts - approve
- Deny only if impacts cannot be mitigated
- Denial requires findings of fact supported by substantial evidence in the record.

Commissioner Pierce asked if the law allows for enforcement of the mitigated conditions or does it only state that mitigation measures are possible. Assistant City Attorney Sanders responded that approval is based on the conditions and those conditions are enforced.

Chair Steenblik asked if someone puts a hair salon in their home and they agree to only allow one appointment at a time so clients don't overlap, but neighbors see that three or four cars are at the home at a time, then the condition would be enforced.

PUBLIC MEETING

1. Kravat Nutrition – CONDITIONAL USE

Planner Montague presented the conditional use permit request for Kravat Nutrition. This property is located in the R-1-10 zoning district at 1954 East Sunset Drive.

A conditional use is an allowed use in the zoning district and therefore, the purpose of this meeting is to determine if there are impacts from the business to the neighborhood that need to be mitigated with conditions.

Applicant, Natalie Kravat, has asked for a conditional use permit for a high-impact home occupation. Ms. Kravat is offering dietetic and nutritional counseling services. High-impact home occupations are required to obtain neighbor consent signatures or to come before the Commission for conditional use approval. This is a high-impact home occupation because clients will be visiting the home.

The home occupation will occupy 120 square feet of the 500 square foot basement, which meets Code requirements. The applicant has confirmed that the business operations do not produce noise, dust, or odor nuisances. The applicant has acknowledged that any expansion of the business would require additional approvals.

As for parking, the driveway and garage provide enough parking for the business and the residence. Staff recommends approval of the high-impact home occupation subject to meeting all conditions outlined in the Staff report.

Commissioner McDonough asked if the applicant spoke to the neighbors. Planner Montague stated the applicant had reached out to neighbors, but one home had a “no soliciting” sign posted and the applicant didn’t feel comfortable approaching the door.

Commissioner Pierce stated that Sunset Drive was very narrow, and shared that it will be important for clients to use the driveway. The driveway is steep and it may be intimidating for clients.

2. Layton Parke Estates Phase 2 Subdivision- 1ST Amendment – Plat Amendment

Planner Black presented the subdivision plat amendment for Layton Parke Estates PH 2 Subdivision. It is currently zoned R-S (Residential Suburban). The applicant is proposing to amend the subdivision plat for the purpose of moving the rear property line to the east to enlarge his backyard.

The applicant currently lives in one home and the home on the amended lot is currently being built.

A public utility and drainage easement (PU&DE) needs to be vacated along the current property line and relocated to the new property line. When this development was originally approved the rear PU&DE was 10' wide; however, code has changed to allow for a 5' PU&DE. The new easement will be established at the new standard.

PUBLIC HEARING

3. Pheasant View – REZONE

Planner Black presented the rezone request for property at approximately 1242 East Pheasant View Drive. It is currently zoned R-1-6 (Single Family Residential) and R-S. The rezone request also includes two portions of abutting parcels as shown on the packet map.

The facility was originally approved in 2009. At that time a residential facility for persons with a disability was not identified on the Land Use Table. The facility was probably approved under the designation of a residential facility for the elderly or a residential facility for handicapped persons. At the time both uses were listed in all single-family zones. The original approval was with a conditional use permit for 21 units.

In 2011, Staff recognized that the Code wasn’t compliant with the Fair Housing Act and federal housing laws. Therefore, the City approved a text amendment to bring the Code into compliance and to classify the residential facilities by size.

The Code identifies large and small facilities for individuals with disabilities. The large facilities allow 13 or more residents, and small facilities can have 12 or less residents. Large facilities are permitted in multifamily, and MU (Mixed-Use) zones and small facilities generally meet the intent of a single-family neighborhood, therefore, are allowed in single-family, multifamily, and MU zoning districts.

After the text amendment was passed in 2011, the facility owner wanted to expand from 21 to 38 units. This current proposal would expand the facility from 38 to 48 units.

The current zones do not allow for a large residential facility for individuals with a disability in the single-family zones. Even though it had been previously approved under a different land use, today it would be classified as a large facility and that is not allowed in the current zoning district, which is why the

applicant is petitioning for a rezone to R-2 (Single or Two Family Residential) because a large facility would be a conditional use permit under the R-2 guidelines.

The General Plan designates this area as community residential. Community residential is generally single-family neighborhoods with uses that compliment single-family neighborhoods. The Code has already designated the difference between small and large facilities based on their impact to the area. The General Plan also recognizes the need for residential facilities but in specific areas due to scale and impact.

Commissioner Felice clarified the current number of units (38) and the proposed number (48) and asked where the additional units would be built. Planner Black affirmed and identified the center location on the site map.

There is a Development Agreement (DA) on the property. When the 2011 expansion was approved it was done through the DA, which limited the facility to 38 units. If the rezone was approved, the applicant would need to amend the DA.

The use is considered non-conforming, as the use is no longer allowed in this zone. As a non-conforming use, the facility can continue to operate as is, but it cannot be expanded per Code. The reason for the rezone is to bring it into a zone that would change the status from non-conforming to a conforming use. However, the current building is also non-conforming, and any time a non-conforming structure is expanded, it needs to meet the current code standards.

Chair Steenblik asked if the existing building meets Code. Planner Black stated that it did at one time, but it doesn't now. It doesn't meet setbacks, parking, or landscaping requirements.

The Fire Marshall indicated that a 26' unobstructed access width would be required. Initially the building was given credit because fire sprinklers were used; however, sprinklers aren't sufficient for the expansion, and a turnaround would be required.

Additional parking would need to be added to meet Code. Engineering has indicated that the expansion would require the development meet storm water requirements. The area where the proposed new units would be built is the current detention basin. A landscape buffer would need to be added between the property and the current single-family homes.

Staff recommends denial of the rezone because the expansion likely can't meet the site requirements and the current DA limits the use to 38 units following a previous expansion. Even though an amendment to the DA is not being proposed, Staff would also recommend that an amendment to the DA be denied.

Commissioner Freebairn asked why the applicant wouldn't apply for a General Plan Amendment too since it isn't compliant with the General Plan. Planner Black clarified that usually a General Plan Amendment goes before a rezone petition when the proposal doesn't meet the General Plan. In this case the applicant chose to apply for a rezone; however, they are within their right to apply for a General Plan amendment, but Staff would again recommend denial.

Assistant City Attorney Sanders stated the request for amending the DA was not on the agenda. The Commission cannot make a recommendation on the DA, but it is information to be aware of.

Commissioner Felice commented that the only question to consider is if the proposal meets the General Plan. If it doesn't then it is a denial.

Commissioner Pierce commented that after seeing the site, she didn't know if the applicant would be able to meet the requirements for the site.

Chair Steenblik asked for clarification on whether the setbacks met current Code requirements. Planner Black stated that they do not. Chair Steenblik questioned if the rezone was approved, it would be an approval with unacceptable setbacks. Planner Black stated that the structure itself is legal non-conforming, any new addition would need to meet the current Code.

Vice Chair Whitworth asked how the facility got to be legal non-conforming. Planner Black reiterated that it was approved under a previous Code and the Code has since changed.

Director Applonie stated that residential facilities are valid and of good use in residential neighborhoods and are good for a community. The Code recognizes that there is a scale and size that is appropriate for neighborhoods. The scale is already defined in the Code. Rezoning to a zoning district that is not compliant with the General Plan does not justify the larger facility in the single-family neighborhood.

Commissioner Pierce noted that it doesn't seem to fit physically.

Vice Chair Whitworth asked if a rezone approval would force any other neighbors to change their properties. Following the original approval, one adjacent neighbor had to adjust their fence due to the clear view for the entrance of the facility. Planner Black stated that the only change impacts the two properties that the applicant intends to purchase property from. The property owners will need to go through a subdivision amendment process to reduce their lot sizes. The applicant would need to put up a six-foot fence along the new property lines.

Commissioner Pierce asked if the applicant could acquire the additional land, would it be possible for them to go ahead and add recreational facilities for the members and add extra parking for their events. Planner Black responded that was the applicant's intent. Applicant intends to purchase property from abutting neighbors and expand the recreational amenity space and parking. However, the City is concerned about the fire turnaround and the storm water detention requirements. Even if they do purchase the property, there may be too much going on for the applicant to physically fit the building expansion and other improvements on the site. If the rezone is approved, the applicant will need to go through site plan review and a subdivision amendment.

Commissioner Felice asked if the adjacent property owner signed off on this expansion. Planner Black stated that they signed the Property Owner Affidavit to start the application process.

Commissioner Heslop expressed concern about approving the rezone then if the property sale falls through, having split zones on those two adjacent residential properties.

Commissioner Carter asked why the application was being presented with all the negative feedback given to the applicant. Planner Black shared that the applicant has the right to apply for the rezone and to see the process through.

Director Applonie stated Staff works with people and shares what the Code allows and doesn't allow. Staff will let applicants know that Staff are not the decision makers, yet Staff will make a recommendation based upon the General Plan and the Code. In this case, the applicant has chosen to move forward from Staff's recommendation to petition the Planning Commission and City Council for their determination.

4. Detached Accessory Dwelling Unit Standards – TEXT AMENDMENT

Planner Black presented at the last legislative session SB 284 was passed, which amends the land use regulations for Detached Accessory Dwelling Units (DADUs). Any City that is required to submit a Moderate-Income Housing Plan to the State, which Layton does, is required to adhere to the new DADU standards by October 1, 2026.

The City has had DADUs in the city since 2021. The City's Code is mostly compliant, however, there are a few changes that need to be made to meet the State's new regulations.

Those include any requirements that have to do with building materials, architectural features, colors, window type or location, roof pitch, or entrance locations.

In 19.02.020 Definitions, to match the language of state law, the acronym for detached accessory dwelling units (DADUs) will be added.

In 19.06.300.1, the amendment will remove language that addresses architectural design standards, height requirements, and setbacks.

In 19.06.300.2, there has been some confusion as to whether ADUs are allowed in areas other than single-family zones. For clarifying purposes, this section will be clarified to note that ADUs are only permitted on legally conforming detached single-family dwellings within a primarily residential zone. They are not permitted for attached single-family homes, even if they are within a primarily residential zone.

The Code used to have an entire section addressing the appearance of the DADU, which will now be removed and replaced with a single paragraph that comes directly from State Code. *"All accessory dwelling units (internal, attached, or detached) must be designed consistent with the design of the primary single-family dwelling."*

Table 6-4 used to dictate ADU details such as location, height, setbacks, window placement, outdoor living space, entrance location, and size limitation for internal, attached, and detached ADUs. The table has been modified to only address DADUs and a paragraph has been added to address internal and attached ADUs. The DADU requirements are identified in the table and only addresses requirements that meet state law.

State law also requires the City to create a process for a homeowner to convert an existing structure into a DADU. The City had allowed this type of conversion before but it wasn't specifically noted in the Code. The additional process will be added per the amendment.

Commissioner Carter stated that there doesn't appear to be a definition for outdoor living space. Planner Black responded that it is a footnote to Table 6-4 which references a patio or porch for an ADU.

Commissioner McDonough noted that the minimum side setback for a single-story ADU is the same as the primary dwelling but the minimum side setback for a two-story is different than the primary dwelling. Director Applonie stated that was approved previously and shared that the intent was so that two-story units need to be pushed back a little further from the side property line due to the possibility of windows on those two-story units and the perception of "looking into someone's backyard".

Chair Steenblik asked if the City had any zones with minimum setbacks that are greater than 10'. Planner Black stated the R-S (Residential Suburban) zone has side setbacks of 8' and 12'; it doesn't matter which side is which. Chair Steenblik asked if an ADU could be placed on that 12' side setback side of a primary dwelling. Planner Black affirmed. City Planner McIlrath shared that it would be tricky to fit a DADU with a 10' required setback in a 12' side yard.

ADJOURNMENT:

At 6:49 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
AUGUST 25, 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 Whitney Black, Planner Jeffrey Montague, Secretary Michelle 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.

SWEARING IN OF COMMISSIONERS: Vice Chair Justin Whitworth and Commissioner Wesley Felice

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

Chair Steenblik called for a motion to approve the minutes. Commissioner Carter moved to accept the minutes of the Planning Commission Work and Regular Meetings for July 14, 2026, and July 28, 2026. Commissioner Pierce seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Montague presented the item.

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.*

Recommendations: *Staff recommends that 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.*

Planning Commission Comment:

Commissioner McDonough asked if there would be a business sign on the property. Planner Montague responded that a sign would be allowed; however, the applicant indicated that there wouldn't be a sign.

Public Comment:

None

MOTION:

Commissioner Felice motioned that 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. Vice Chair Whitworth seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Black presented the item.

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 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 that the Planning Commission approve the plat amendment for the Layton Parke Estates Phase 2 Subdivision – 1st Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

Planning Commission Comment:

None

Public Comment:

None

MOTION:

Vice Chair Whitworth motioned that the Planning Commission approve the plat amendment of the Layton Parke Estates Phase 2 Subdivision – 1st Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums. Commissioner Carter seconded the motion, which was approved unanimously following a roll-call vote.

PUBLIC HEARING

3. Pheasant View – 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.

Planner Black presented the item.

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.

Planning Commission Comment:

Vice Chair Whitworth clarified that the proposed zoning does not meet the General Plan. Planner Black affirmed.

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 Carter seconded the motion, which was approved unanimously following a roll-call vote.

Robert Prows, stated he owns one of the parcel segments that the applicant wants to acquire. Mr. Prows asked what would happen if the rezone were approved and someone else bought the facility; could they tear down the facility and build high-density condos. Chair Steenblik responded that if the zoning district allows high-density residential, someone could build that. Mr. Prows noted that normal planning is such that you don't put that kind of density next to a residential neighborhood. Chair Steenblik noted that this zone proposal doesn't fit within the General Plan.

City Planner McIlrath clarified that if the proposed R-2 zone were approved, it would not allow for high-density condos. There is also a Development Agreement on this property, and anyone wanting to do something different on the property would need to amend the Development Agreement.

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.

Zach Reynolds (Applicant) stated the reason for the rezone was because the facility is nonconforming. If a future buyer were to buy the facility, it wouldn't make sense to tear down the building. Any other use would have to come before the City for approval, and therefore, it is still within the City's power to deny or approve any proposed use.

The original building will stay the same; plans have been made to address the storm drain and fire access issues for the expansion. The parking plan would be a better ratio than it is now with the expansion. The parcel portions that would be purchased would all be parking.

The purpose of this 10-room expansion is to have a better opportunity to provide care as more people are needing assistance. The use has already been grandfathered in. Neighbors have expressed that they like coming to the community events. Facility members like living in single-family residential areas.

This expansion won't bring additional traffic because most residents can't drive. The facility staff works with the LDS church for events for the residents.

In 2018, expansion was approved, and that was after the Code changed in 2011. The proposed rezone is to bring the facility into conforming status under the correct zone.

Commissioner Pierce asked how staffing levels would change if the expansion were to go forward. Mr. Reynold responded that staffing wouldn't change too much, maybe 2 or 3 additional staff. The number of cars won't increase much.

Commissioner Felice asked about the increase in family visits with the additional residents. Mr. Reynolds stated that the new plan would give them a better parking ratio and noted that it is hard to estimate visits because some residents don't get any visitors.

Mr. Reynolds corrected his estimate of additional staff for the proposed 10 new residents to one or two new employees.

Commissioner Pierce shared that one major concern would be fire equipment access. Mr. Reynolds stated that he spoke with the Fire Marshall, and a proposed turnaround where the dumpster is located may work. Commissioner Pierce asked about the storm water issue. Mr. Reynolds shared that they would use storm tech, which would be underground detention under the parking.

Assistant City Attorney commented that any zone change is separate from the Development Agreement. A modification of the Development Agreement would be a separate issue. Mr. Reynolds agreed and said they would work to meet those requirements.

Chair Steenblik asked for clarification on the 2011 Code change and the 2018 expansion. Planner Black explained that the Code changed in 2011. The property owner at the time started an expansion project in 2016 following an annexation of property from Kaysville. The expansion was allowed with the application of the Development Agreement. Chair Steenblik asked if the zoning changed in 2011. Planner Black clarified that when the property was annexed in 2014, that is when it was zoned R-1-6 and R-S.

Director Applonie stated that even at the time of the last expansion, it wouldn't have been approved by Code but rather was approved through a Development Agreement. Development Agreements do allow for general standards to be waived at specific times with approval by the City Council. That is not a standard process that the City does, typically, the City doesn't waive Code standards through development agreements; however, it has happened occasionally. However, issues have arisen from this type of process.

Regardless of how it was approved then, Staff doesn't recommend making modifications to the Development Agreement without meeting the current zoning Code.

Commissioner Felice asked why this proposal was not accompanied by a General Plan Amendment application. It doesn't meet the General Plan, which makes it a nonstarter.

Commissioner Pierce shared that the proper steps would be an amendment to the General Plan first and then if that were to be approved then the submittal for a rezone.

Director Applonie explained that the applicant was following Staff direction. It is accurate that it could be a General Plan Amendment. It didn't feel prudent to process a General Plan Amendment after Staff reviewed the rezone and determined to recommend denial. However, if this moves forward to the Council and that is the Council's direction, then it would go through a General Plan Amendment, Development Agreement Amendment, and Rezone.

Chair Steenblik shared that the recommendation on the proposal will be presented to the Council for their final determination.

MOTION:

Vice Chair Whitworth motioned that the Planning Commission forward a recommendation of denial to the City Council for the rezone request, based on the findings described in the Staff report and the requirements outlined in the Staff memorandums. Commissioner Nielsen seconded the motion, which was approved with a 5 – 1 vote following a roll-call vote.

Commissioner Pierce, opposed to the motion, stated that her concerns about the proposal had been addressed and it would not be possible to feel ok about the proposal without knowing the details that don't show up in the packet. Staff worked with the applicant and have expressed the opinion that it would not be possible to meet all the requirements. The applicant has stated that they can and intend to meet standards. Commissioner Pierce hoped that the Council would consider that and make a decision on that basis rather than on the assumption that they cannot meet the requirements.

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.

Planner Black presented the item.

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 characteristics as the primary dwelling*
- *Window type and location requirements*
- *Roof material 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, 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.*

Planning Commission Comment

Commissioner Pierce asked if the two-story ADU parameters apply when someone has an apartment on top of a garage. Planner Black affirmed but noted that the garage space is not counted in the square footage limitation for the ADU.

Public Comment:

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

MOTION:

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

Chair Steenblik acknowledged that City Planner McIlrath and Assistant City Attorney Sanders are leaving their positions with Layton City. The Commission expressed appreciation for their work and commitment to Layton City.

ADJOURNMENT

At 7:45 PM, Vice Chair Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote.

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

Michelle Williams
Planning Commission Secretary

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Preliminary Plat – The Poplar Subdivision – Approximately 2000 West Gordon Avenue

Contact: Kem Weaver, Planner II

Background: The applicants, Keri and John Marsh, are requesting preliminary plat approval for The Poplar Subdivision, which includes 32 lots. The subject property is adjacent to R-1-8 (Single Family Residential) zoning to the west and A zoning to the east. The subject property is also adjacent to the Denver and Rio Grande Western Rail Trail (D&RGWRT) regional trail to the north and Condominium Townhome (C-TH) zoning to the south across Gordon Avenue.

On July 2, 2026, the Council approved the rezone of the proposed subdivision from A (Agriculture) to R-1-8. The proposal for the preliminary plat is to develop a single-family residential subdivision comparable to single-family residential subdivisions to the west and southeast. The submitted preliminary plat is proposing 32 single-family lots under the R-1-8 zoning designation with street connections to Gordon Avenue and 2025 West. The preliminary plat is showing a public trail connection from 2025 West to the D&RGWRT in the north triangle portion of the subdivision on Lot 32. The trail connection will be built by the developer with the City maintaining the 10-foot-wide trail in perpetuity with an easement for the trail connection.

Alternatives: Alternatives are to: 1) Recommend approval of the preliminary plat of The Poplar Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat.

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



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

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

DATE: September 8, 2026

RE: The Poplar Subdivision Preliminary Plat

LOCATION: Approximately 2000 West Gordon Avenue

ZONING: R-1-8 (Single Family Residential)

DESCRIPTION

The applicants, Keri and John Marsh, are requesting preliminary plat approval for The Poplar Subdivision, which includes 32 lots. The subject property is adjacent to R-1-8 zoning to the west and A zoning to the east. The subject property is also adjacent to the Denver and Rio Grande Western Rail Trail regional trail to the north and Condominium Townhome (C-TH) zoning to the south across Gordon Avenue.

BACKGROUND

On July 2, 2026, the Council approved the rezone of the proposed subdivision from A (Agriculture) to R-1-8. The proposal for the preliminary plat is to develop a single-family residential subdivision comparable to single-family residential subdivisions to the west and southeast. The submitted preliminary plat is proposing 32 single-family lots under the R-1-8 zoning designation with street connections to Gordon Avenue and 2025 West. The preliminary plat is showing a public trail connection from 2025 West to the D&RGWRT in the north triangle portion of the subdivision on Lot 32. The trail connection will be built by the developer with the City maintaining the 10-foot-wide trail in perpetuity with an easement recording on Lot 32 for that trail connection.

The applicant and/or developer are required to meet the City's landscape buffer codes by creating a five-foot landscape buffer for the lots with side yards adjacent to Gordon Avenue. A homeowner's association will need to be created to maintain this buffer and the required six-foot solid fence on the back side of the five-foot landscape buffer. The buffer will contain deciduous trees and water-wise

shrubs/plants with a rock or bark mulch as the ground covering. The irrigation will be a drip system for the trees and shrubs. The developer is proposing deciduous street trees within the 7.5-foot park strips. These street trees will be maintained by the adjacent homeowner or the homeowner's association.

STAFF RECOMMENDATION

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



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

MEMORANDUM

TO: John Marsh; jmarsh.boavida@gmail.com
Cam Preston; spreston@ensignutah.com

CC: CED Dept/Fire Marshal/Parks Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: August 26, 2026

SUBJECT: The Poplar Subdivision
Preliminary Plan – 2nd review
1940 West Gordon Avenue (approximate)

I have reviewed the preliminary plans and supporting documents received in Engineering on August 7, 2026 for the proposed The Poplar Subdivision located at approximately 1940 West Gordon Avenue. The plans have been stamped "Approved as Corrected." **A copy of the corrected preliminary plan will need to be submitted prior to the Planning Commission meeting.**

Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis. Items that have been addressed have strikethroughs and new comments based on changes to the drawings are in red.

General Notes –

1. Water Exaction – **The area of Lot 23 was inadvertently entered as 1,874 sq. ft. rather than the correct area of 18,774 sq. ft. in the previous calculations causing a lower estimated water exaction amount. Based on the preliminary plats for Phase 1A and Phase 1B, the water exaction would be 4 acre feet for Phase 1A and 15 acre feet for Phase 1B for a total of 19 acre feet.** The final water exaction amount will be determined with the final dedication plat(s).

Parcels 10-043-0023 and 10-043-0034 have trilateral water available for assignment towards the water exaction requirement. The trilateral water provision is for 9-acre feet on a total of 51.99 acres and also includes parcels 10-064-0008, 10-064-0009, 10-064-0010, 10-064-0011, 10-064-0021, 10-064-0023, 10-064-0024, 10-064-0025, and 10-064-0026. The water shall be assigned on a first come first serve basis until all 9-acre feet have been assigned.

Water share certificates from Holmes Creek Irrigation, Kays Creek Irrigation, or Davis Weber Counties Canal Company shall be required to meet the water requirement in excess of any trilateral water assigned to the project.

2. ~~Streetlights—Street lights will be required on all public streets. It is anticipated that streetlights will be located in the following locations. All other lights shown on the drawing will need to be removed. (DG 10.02 & MC 18.50.075)~~
 - a. ~~Shared lot lines—lots 13/14; lots 22/23; lots 27/28~~
3. ~~Fire flow—Based on the water model, the available fire flow with a looped system within the development is anticipated to be 5,500 gpm with 65 psi. The fire flow will be further refined upon approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the requirement for any additional fire hydrants. (DG 4.06.H)~~
4. Due to the number of utility laterals and mainline connections required in 2025 West, the trench repairs shall be crack sealed, followed by the application of a slurry seal.
5. The City shall be responsible for constructing the sidewalk along the east side of 2025 West from the existing end on parcel 10-238-0019 to the boundary line of the subdivision. The developer shall be responsible for the sidewalk construction from this point south to Gordon Avenue.
6. ~~There is a connection to the pressurized system changing the water to a flood irrigation system at the north point of parcel 10-043-0034. It is our understanding that the owners of parcels 10-043-0040 (Speth) and 10-043-0039 (Huffaker) lease Davis and Weber Counties Canal Company (D&W) shares from Weber Basin for their outdoor use. The water is provided by D&W through the tailwater from the flood irrigation of these parcels. Their lease will expire after the 2027 irrigation season. The developer and/or engineer shall discuss changes to the irrigation system with D&WCCC and the irrigation users. Letters of approval from all parties will be required with the Final Subdivision Application.~~
7. ~~The developer and engineer shall coordinate with Marathon Pipeline—Richard RAMousley@marathonpetroleum.com for any easement restrictions. A letter of acknowledgement of the development will need to be provided for preliminary approval.~~

Preliminary Plans -

Cover Sheet and General Notes – Sheet C-001

1. ~~The address in the title on the cover sheet will need to be updated from 1250 West to 1950 West.~~
2. ~~Utility notes 5 and 10 shall be according to Layton City specifications.~~

Site Plans – Sheet C-100

1. ~~The existing improvements in 1250 North will need to be added to this sheet.~~
2. ~~The ASHTOO sight triangles at the 150 ft radius centerline curve will need to be added to this sheet.~~
3. ~~The 90 degree corners in the patches in 2025 West will need to be minimized to reduce the challenges in compaction 90 degree corners cause. Two examples of how this can be achieved are shown in red below.~~
4. ~~The ADA ramps at the intersection of the cul-de-sac to the new through street will need to be drawn per ST-ST-11B.~~
5. ~~The radii of the centerline curves at the south end of the new through street will need to be labeled.~~
6. ~~All easements from the title report will need to be added to this sheet. The width of the Marthon Gas Easement will need to be labeled.~~
7. ~~Typical PU&DEs will need to be shown on all lots. (DG 1.06.2)~~
8. ~~The existing drive approach on Gordon Avenue at the southeast corner of the property will need to be removed and standard high back curb will need to be installed.~~

9. ~~There is a measurement of 20 feet on lot 1 adjacent to Gordon Avenue that is not measuring between two lines (a north line is missing.)~~
10. Note 9 inaccurately states that there are no anticipated areas necessitating a cut/fill greater than 3 feet.
11. 10 foot wide private storm drain easements for the rear and side yard drain lines shall be added to the plans and final dedication plat. A separate notification shall be recorded against all parcels impacted and benefitting from the private collection system. The notice shall provide direction for maintenance responsibilities and costs. (DG 6.04.B)

Grading and Drainage Plan – Sheet C-200 and C-201

1. ~~Storm drain catch basins will need to be added upstream of all ADA ramps. (DG 6.08.B) Catch basins will need to be added to the drawings on Gordon Avenue east of the new intersection. There is an existing catch basin in the vicinity that will need to be shown and labeled. If the existing box is close enough to the intersection, a new box will not be required.~~
2. ~~The slope of all lots will need to be labeled. (DG 1.06.4)~~
3. ~~Based on the contours it appears that Lots 20 to 22 will drain onto the adjoining property. The site will need to be graded to common property line then to the public street.~~
4. ~~Cuts or fills over 3 feet will need to be highlighted. (DG 1.06.10) Based on the contours, the area within the cul-de-sac bubble appears to be up to 4 feet.~~
5. ~~The plan includes three storm drain lines in Gordon Avenue on the north side of the road that are not in our records. It is believed that the 12" RCP located north of the sidewalk is an irrigation line that will need to be removed. The storm water runoff from this parcel is master planned to drain to the detention basin at the intersection of 2200 West and Gordon Avenue. The existing 18 inch that currently terminates at the west side of the intersection of 2025 West and Gordon Avenue will need to be extended to provide adequate capacity for the runoff from the proposed through street.~~
6. The 15-inch pipe from the rear-lot yard drains for lots 19-22 will need to be RCP within the city ROW. (DG 6.10.A)
7. A private utility easement will need to be established on Lot 18 for the secondary water services for the Huffaker and Speth properties. This easement will be separate from the PU&DE. The easement will need to be established by separate documents, to be recorded prior to the dedication plat. A legal description will need to be submitted with the final subdivision application for review prior to recording the easement.

Utilities Plan – Sheet C-300

1. ~~The existing secondary waterline in Gordon Avenue stops at 2025 West. This line will need to be extended from this point to the east to boundary of the subdivision. (DG 15.04.E) Also, the plan shows a connection to an existing secondary line in the intersection of the through street and Gordon Avenue that will need to be corrected.~~
2. ~~All notes regarding a "dry" secondary water system will need to be removed. The secondary water system in this subdivision will be active.~~
3. ~~Note 7 regarding backflow assembly and vaults is not applicable to this subdivision and can be removed.~~
4. ~~All lateral locations for single family homes will need to be located in City standard locations with the culinary meter at center of lot, sewer 10 feet downstream of the culinary lateral, land drain 5-10 feet upstream of the downstream lot line, and secondary at property line with double services installed wherever possible. (DG 4.10.C, 5.08.B.1, 7.10.B.1, 15.08.A)~~
5. Lot 10 has two culinary water, sanitary sewer, and land drain laterals.

- ~~6. Isolation valves are required on at least two branches of a tee and three branches of a cross on both the culinary and secondary systems. (DG 4.08.C and DG 15.06.B). Additional valves will need to be added to one of the lines in the through street at the intersection with the cul-de-sac.~~
- ~~7. Based on the grading plan, there will be a high point in the through street at the shared lot lines of lots 27/28. Air vacs will be required on the culinary and secondary water at this location.~~
- ~~8. Key Note 11 refers to General Note 12 on this sheet. There are only 9 general notes on this sheet.~~
9. The secondary and culinary waterline connections to the respective mains in 2025 West are anticipated to be hot-taps. The new valves shown to be cut into the existing mains will need to be removed.
10. Key Note 11 will need to be modified. The City does not have a standard drawing for secondary water line installation. The installation should be "per Layton City Standards and Specifications."
11. Due to the long lot frontage and centerline radii smaller than standard, the anticipated driveway location for Lot 11 will need to be added to the final plans. The laterals will need to be located to avoid placement of the meters under the drive approach.
12. The irrigation structure on lot 32 will need to be properly abandoned as part of the abandonment of the existing gravity irrigation system. Proper abandonment of a structure typically includes the removal of the top of the structure and the pipes sealed with concrete before the remaining structure is filled with sand then covered with topsoil.
13. The secondary water service for the Winward's home (2022 West 1250 North 10-238-0019) is connected to the 8-inch secondary waterline that wraps around the west and north sides of their lot. The connection point and meter will need to be relocated to the main in 1250 North before the contractor can disconnect the 8-inch from the main in 1250 North. The City is working with the homeowner to relocate this service.

Landscape Plans

- ~~1. Plantings will be restricted in height within the ASHTOO site distance triangles along the road where the centerline curve radii less than 150 feet. The triangles will need to be added to the drawing.~~

Geotechnical Report

1. The geotechnical engineer will need to specifically opine on the requirement for foundation drains. If foundation drains are required, the land drain system will need to be installed with the development. The geotechnical engineer addendum recommends foundation drains for all below grade foundations. Layton City Municipal Code requires a land drain system where footing and foundation drains are required. Therefore, the land drain system will need to be returned to the plans. (MC 18.40.020 and DG 7.04.A)

~~The following notice shall be added to the dedication plat and separate notices shall be recorded on each lot that is subject to the waiver of a foundation drain in the subdivision.~~

Notice to all Lot Owners – The developer has received a waiver on this subdivision to eliminate the land drain system and footing/foundation drain requirements of Section 18.40.020 of the Layton Municipal Code. A copy of the geotechnical report is available for review with the Layton City Engineering or Community Economic Development Departments.

Items to be addressed with Final subdivision applications:

1. CCRs will need to be submitted for review with the Final subdivision application. They will need to address the ownership and maintenance of the open space as well as the park strips fronting the open space.
2. Any existing broken curb/gutter or sidewalk shall be replaced with the development of the property. (MC 12.28.030)
3. Any fence required to be installed as part of the development adjacent to agricultural land shall be installed within 30 days of the completion of the construction of any subdivision road. (MC 18.36.180)
4. A letter of approval from Marathon Pipeline for the work within their easement will be required for final approval of the subdivision.
5. Cross-section drawings shall be provided in the final plans at 50-foot spacing of the right-of-way when the fill exceeds 2 feet at the right-of-way line. (DG 3.22.A)
6. Slope easements shall be added to the dedication plat in areas where the fill within the ROW exceeds 3 feet. (DG 3.22.B)
7. Public streets that have over 1 foot higher than existing ground elevations shall be constructed using imported structural fill from 1 foot behind back of walk to 1 foot behind back of walk. (DG 3.24.C)



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: The Poplar Subdivision

CC: 1) Engineering
2) Cam Preston, cpreston@ensignutah.com
3) John Marsh, jmarsh.boavida@gmail.com

DATE: July 30, 2026

I have reviewed the preliminary plan submitted on July 6, 2026, for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1. The minimum fire flow requirement is 1,000 gallons per minute for 60 consecutive minutes for residential one- and two-family dwellings. Fire flow requirements may be increased to a maximum of 2,000 gallons per minute for residential one- and two-family dwellings with a building footprint equal to or greater than 3,600 square feet, or for buildings other than one- and two-family dwellings. Layton City Engineering will provide the anticipated fire flow available in their memo. **(2021 IFC 507.3/Appendix B)**

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

Memorandum

To: Cam Preston, John Marsh
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation
Date: August 14, 2026
Re: The Poplar Subdivision, Preliminary Approval – 1940 W. Gordon Ave.
Review: Review 2

The Poplar Subdivision located at 1940 West Gordon Avenue lies within existing Ellison Park service area. The Denver Rio Grande Western Rail Trail (D&RGW Rail Trail) is a regionally significant trail that travels parallel to this development.

The Parks and Recreation Department has reviewed the plans re-submitted on August 7th and has the following comments:

- 1) The Parks & Recreation Department has submitted a request to UTA for trail access to the site from this development on behalf of the Developers. As a heads up, once you have begun development of the final grading plan, please prepare a Legal Description and Exhibit for a 20' wide trail easement pertaining to the section of trail that is on UTA Property and email it to me.
 - a. Continue to keep in mind that the trail needs to be ADA compliant and permissions from Marathon Gas will need to be secured.
- 2) This serves only as a reminder when the plat is prepared during Final to include the following notes:
 - a. "All open space parcels, common space, landscape buffers, detention basin(s) trails (except for the 10' wide trail connect to the D&RGW Rail trail), and/or any other amenities shall be owned and maintained by the homeowner's association with the specific maintenance responsibilities outlined within the CC&R's.
 - b. "Layton City is to own and maintain the 10' wide trail connection dedicated to Layton City in perpetuity after it is constructed by the Developer."

The Parks and Recreation Department has no other comments or concerns regarding approval of The Poplar Subdivision preliminary plans.

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.*





THE POPLAR SUBDIVISION

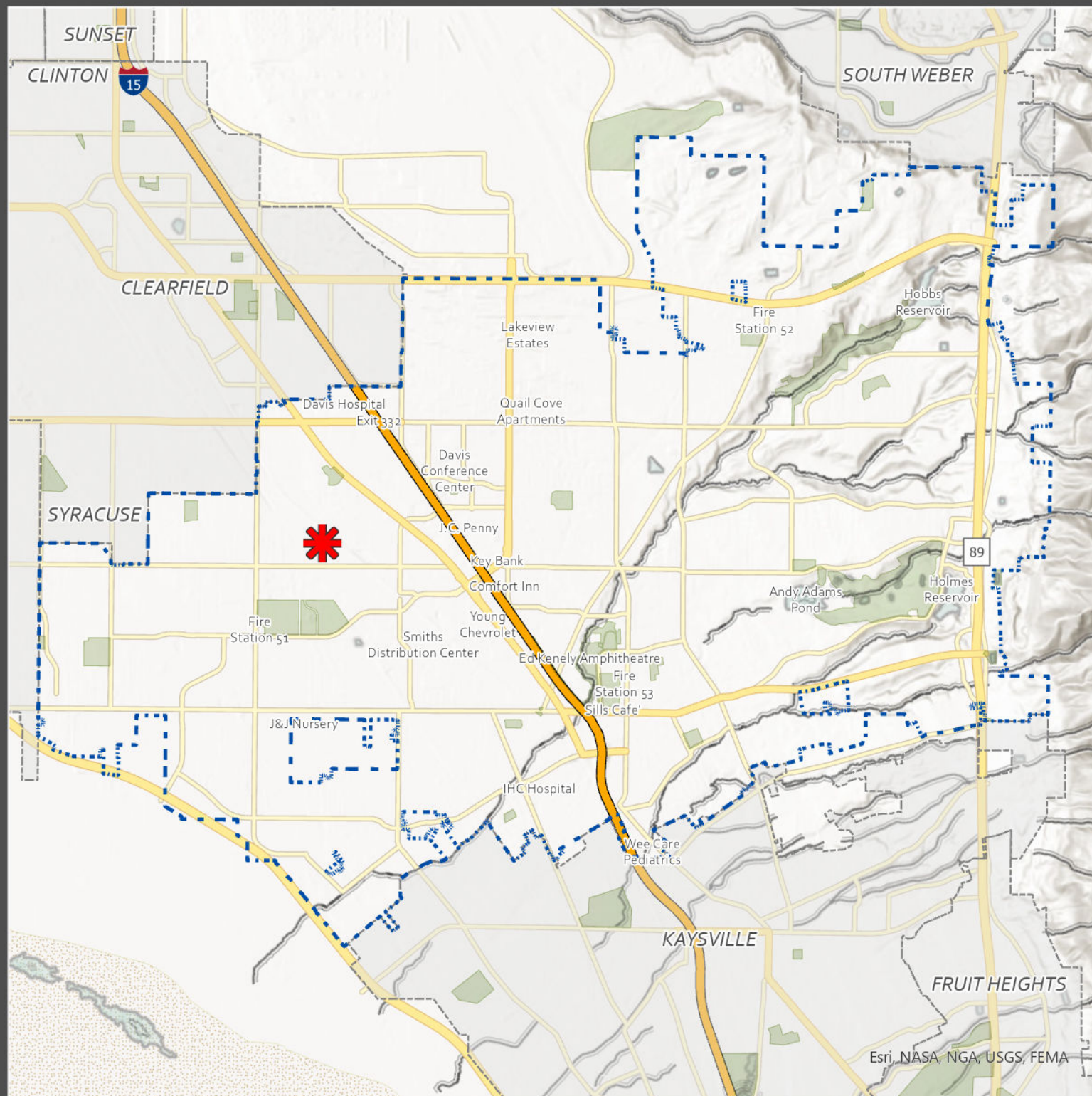
2000 WEST
GORDON AVENUE

PRELIMINARY PLAT

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



Map 1





THE POPLAR SUBDIVISION

2000 WEST
GORDON AVENUE

PRELIMINARY PLAT

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



Map 2





THE POPLAR SUBDIVISION

2000 WEST
GORDON AVENUE

PRELIMINARY PLAT

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



Map 3



811

Know what's below.
Call before you dig.

CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION

BENCHMARK

SOUTH QUARTER CORNER OF SECTION 18,
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND PK NAIL)
ELEV = 4377.88'

BOUNDARY DESCRIPTION

A parcel of land, situated in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, also being situated in Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of 1000 North Street, said point also being on the easterly boundary of Mitch Estates Subdivision, said point being South 89°50'40" West 1618.36 feet along the Section Line and North 0°09'20" West 42.00 feet from the South Quarter Corner of said Section 18 and running thence:

North 0°16'13" East 1336.08 feet along said easterly line to the northeasterly corner of said Mitch Estates Subdivision, said point also being on the southwesterly boundary line of Rail Trail;

thence along the southwesterly boundary line of said Rail Trail the following three (3) courses and distances:

- (1) South 34°42'16" East 952.45 feet;
- (2) South 55°16'55" West 11.81 feet;
- (3) South 34°43'05" East 83.70 feet to the northwesterly corner of that parcel described in a certain Special Warranty Deed recorded as Entry No. 3419735;

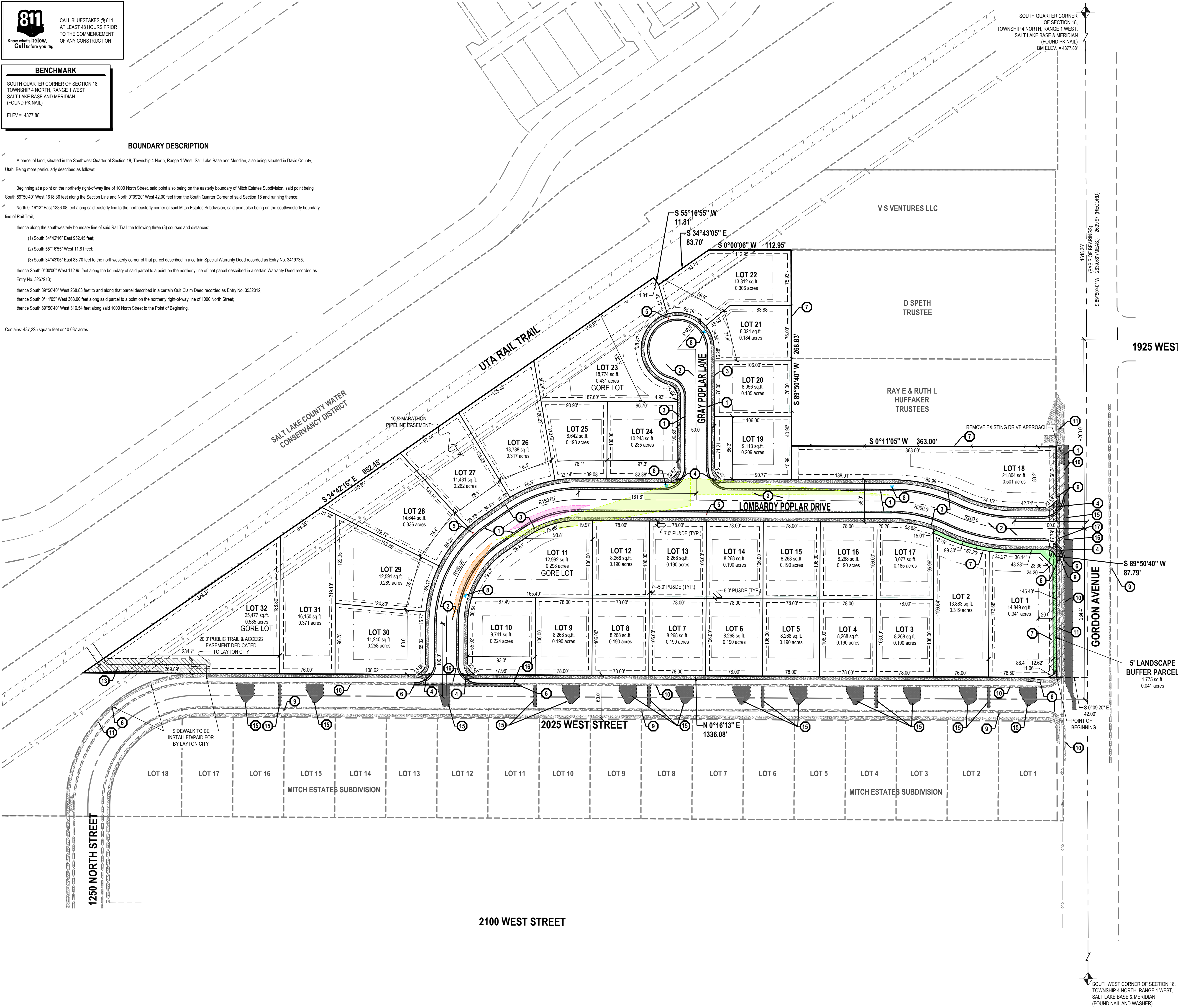
thence South 0°00'06" West 112.95 feet along the boundary of said parcel to a point on the northerly line of that parcel described in a certain Warranty Deed recorded as Entry No. 3267913;

thence South 89°50'40" West 268.83 feet to and along that parcel described in a certain Quit Claim Deed recorded as Entry No. 3532012;

thence South 0°11'05" West 363.00 feet along said parcel to a point on the northerly right-of-way line of 1000 North Street;

thence South 89°50'40" West 316.54 feet along said 1000 North Street to the Point of Beginning.

Contains: 437,225 square feet or 10.037 acres.



LAND USE TABLE	
DESCRIPTION	QUANTITY
SINGLE FAMILY LOTS	32
TOTAL PROJECT AREA	437,225 sq. ft. / 10.037 acres
TOTAL PROJECT DENSITY	3.18 UNITS/ACRE
AVERAGE LOT FRONTAGE	86.92'
LANDSCAPE BUFFER	1,777 sq.ft.

NOTES

1. PROPOSED ZONE R-1-8
A. 8,000 SQ. FT. MINIMUM
B. 10' MINIMUM LOT FRONTAGE, 80' CORNER
C. 25' FRONT SETBACK
D. 25' REAR SETBACK
E. 8' SIDE SETBACK
F. 20' SIDE CORNER SETBACK
2. 7' FRONT PU&DE IS REQUIRED ALONG ALL PUBLIC ROADS. SINGLE FAMILY LOTS REQUIRE A 5' REAR PU&DE AND A 10' (TOTAL) SIDE PU&DE.
3. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
4. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
5. ALL IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
8. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.
9. THERE ARE NO ANTICIPATED AREAS NECESSITATING A CUT/FILL GREATER THAN 3'-0".
10. ALL PARKSTRIPS AND PARCELS ARE REQUIRED TO HAVE WATER WISE LANDSCAPING, APPROVED BY LAYTON CITY. GRASS WILL NOT BE ALLOWED.
11. ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN(S), TRAILS (EXCEPT FOR THE 10' WIDE TRAIL CONNECTIONS TO THE D&RGW RAIL TRAIL) AND/OR ANY OTHER AMENITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH THE SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE CC&RS.
12. OVERHEAD UTILITIES ALONG GORDON AVENUE SHALL BE BURIED; COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND/OR MUNICIPALITIES.
13. LAYTON CITY IS TO OWN AND MAINTAIN THE 10' WIDE TRAIL CONNECTION DEDICATED TO LAYTON CITY IN PERPETUITY AFTER IT IS CONSTRUCTED BY THE DEVELOPER.
14. ALL TRENCH REPAIRS ALONG 2025 WEST ARE REQUIRED TO BE CRACK SEALED FOLLOWED BY AN APPLICATION OF SLURRY SEAL PER LAYTON CITY STANDARDS.

KEY NOTES

1. INSTALL 30" TYPE 'A' CURB AND GUTTER PER LAYTON CITY STANDARD DRAWING ST-ST-09
2. ASPHALT PAVEMENT PER LAYTON CITY STANDARDS AND SPECIFICATIONS
3. INSTALL 5.0' SIDEWALK PER LAYTON CITY STANDARD DRAWING ST-ST-10.
4. INSTALL HANDICAP ACCESSIBLE RAMP W/ DETECTIBLE SURFACE PER LAYTON CITY STANDARD DRAWING ST-ST-11B
5. INSTALL STREET LIGHT SL-02 PER LAYTON CITY STANDARD DRAWING ST-LT-02. TO BE INSTALLED BY LAYTON CITY'S CONTRACTOR
6. MATCH EXISTING IMPROVEMENTS
7. INSTALL 6' PRIVACY FENCE
8. INSTALL FIRE HYDRANT AND VALVE ASSEMBLY COMPLETE PER LAYTON CITY STANDARDSS DRAWING ST-VL-18
9. EXIST FIRE HYDRANT
10. EXIST CURB AND GUTTER
11. EXIST SIDEWALK
12. EXIST STREET LIGHT
13. INSTALL 10' ASPHALT TRAIL PER LAYTON CITY STANDARDS AND SPECIFICATIONS. SEE DETAIL 91C-400
14. INSTALL DRIVE APPROACH PER LAYTON CITY STANDARD DRAWING ST-ST-06
15. SAW CUT, REMOVE AND REPLACE EXISTING ASPHALT FOR CURB, GUTTER AND UTILITY INSTALLATION. PROVIDE A SMOOTH, CLEAN EDGE. MATCH EXISTING CROSS SECTION. SEE GENERAL NOTE 14
16. EXIST CURB & GUTTER TO BE REMOVED AND REPLACED FOR STORM DRAIN INSTALLATION
17. EXIST SIDEWALK TO BE REMOVED FOR INTERSECTION INSTALLATION

EN SIGN

THE STANDARD IN ENGINEERING

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LAYTON FARMS LLC

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THE POPLAR SUBDIVISION

1950 WEST GORDON AVENUE
LAYTON, UTAH

PROFESSIONAL ENGINEER
No. 5049039
08-06-2026
STATE OF UTAH
CHERRON HESS PRESTON

NO. DATE

REVISION
FOR REVIEW

PRELIMINARY
SITE PLAN

PROJECT NUMBER
14871

PRINT DATE
8/6/26

PROJECT MANAGER
C.PRESTON

DESIGNED BY
M.ELMER

C-100

