Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, September 22, 2026

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 22, 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. Martini & Co Customs – CONDITIONAL USE (5 min)

2. Fernwood Estates – 1st Amendment – PLAT AMENDMENT (3 min)

PUBLIC HEARING

3. RCB Designs – REZONE (5 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 22, 2026

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, September 22, 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 – September 8, 2026.

PUBLIC MEETING

1. **Martini & Co Customs – CONDITIONAL USE**
   The applicant, Juan Martini, is requesting a conditional use permit to allow for a Paint and Body Shop business. The property is located at 3111 North 750 East, Suites 3 and 4.

2. **Fernwood Estates – 1st Amendment – PLAT AMENDMENT**
   The applicant, Michael Wareham, is requesting plat amendment approval to combine Lots 1 and 2 of the Fernwood Estates Subdivision. The property is located at 3260 East Fernwood Drive.

PUBLIC HEARING

3. **RCB Designs – REZONE**
   The applicant, Chase Bingham, is requesting a rezone of 1.57 acres from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial). The property is located at 181 West and 215 West 2675 North.

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

SEPTEMBER 8, 2026

MEMBERS PRESENT:	Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Zach Heslop, Peter McDonough, and Julie Pierce
MEMBERS ABSENT:	Commissioners Chase Freebairn and Bret Nielsen
OTHERS PRESENT:	Staff: Director Weston Applonie, Secretary Michelle Williams, and Assistant City Attorney Rob Higginson Councilmember: Mike Kolendrianos

Chair Steenblik called the meeting to order at 6:45 p.m.

PUBLIC MEETING

1. **The Poplar Subdivision – PRELIMNARY PLAT**

Director Applonie presented the preliminary plat for The Poplar Subdivision. The subdivision plat was shown, and the Rail Trail connection was identified. The developer will build the trail connection but, the subdivision's homeowners' association (HOA) will maintain it. The HOA will also be responsible for the required landscape buffer along Gordon Avenue.

Commissioner Felice asked why the required landscape buffer did not extend to Lot 18, which also is on Gordon Avenue. Director Applonie stated that Lot 18 will front onto Gordon Avenue, whereas Lots 1 and 2 will front onto 2025 West.

Commissioner Pierce asked if the lot would be addressed on Gordon Avenue. Director Applonie stated that corner lots will show two different addresses; it depends on how the house is built.

Vice Chair Whitworth asked if Gordon Avenue was a City street or a UDOT road. Director Applonie stated it was a City roadway.

Commissioner McDonough noted that Lot 18 was a strange configuration and wondered what the owner would do with the back portion. Director Applonie stated an owner could have a garden or lawn area. Commissioner McDonough asked how big the lot was. Commissioner Carter responded that it is 0.501 acres.

Commissioner Pierce asked the size of Lot 32. Director Applonie stated it is 0.585 acres. Commissioner Pierce commented that the road (2025 West) is narrow. Director Applonie stated that it is only a half road right now, but when the development is built, the road will be expanded.

ADJOURNMENT:

At 6:52 p.m. Chair Steenblik adjourned the work session to proceed to the regular meeting.

Michelle Williams

Michelle Williams
Planning Commission Secretary

DRAFT

DRAFT

LAYTON CITY PLANNING COMMISSION REGULAR MEETING MINUTES
SEPTEMBER 8, 2026

MEMBERS PRESENT:	Chair Trevor Steenblik, Vice Chair Justin Whitworth, Commissioners Scott Carter, Wesley Felice, Zach Heslop, Peter McDonough, and Julie Pierce
MEMBERS ABSENT:	Commissioners Chase Freebairn and Bret Nielsen
OTHERS PRESENT:	Staff: Director Weston Applonie, Secretary Michelle Williams, and Assistant City Attorney Rob Higginson Councilmember: Mike Kolendrianos

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Chair Steenblik conducted the Pledge of Allegiance and offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – August 25, 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 August 25, 2026. Commissioner Pierce seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Director Applonie presented the item.

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 (Agriculture) zoning to the east. The subject property is also adjacent to the Denver and Rio Grande Western Rail Trail (D&RGWRT) to the north and Condominium (C-TH) zoning to the south across Gordon Avenue.*

On July 2, 2026, the Council approved the rezone of the proposed subdivision from A 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 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 to the Motion: *Alternatives are to: 1) Approve the preliminary plat of The Poplar Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat.*

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

Planning Commission Comment:

None

Public Comment:

None

MOTION:

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

ADJOURNMENT

At 7:05 PM, Vice Chair Whitworth motioned to adjourn, which was approved unanimously following a roll-call vote.

Michelle Williams

Michelle Williams
Planning Commission Secretary

DRAFT

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 1

Subject: Conditional Use – Automotive Paint and Body Shop – 3111 North 750 East, Suites 3 & 4

Contact: Zachary Kadin, Planner II

Background: Juan Martini (Applicant), who is the owner of Martini & Co Customs LLC, is requesting a conditional use permit to allow for a Paint and Body Shop business at the subject property. Automotive Paint and Body Shops are a conditional use in the M-1 (Light Manufacturing/Industrial) zoning district, with approval by the Planning Commission. The subject property is surrounded by M-1 zoned properties with existing manufacturing and industrial uses.

Alternatives: Alternatives are to: 1) Grant conditional use approval for automotive paint and body shop subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for automotive paint and body shop with additional conditions if the Planning Commission identifies additional reasonably anticipated detrimental effects of the proposed use that need to be mitigated; or 3) Deny conditional use approval finding that the request does not comply with Layton Municipal Code.

Recommendation: Staff recommends the Planning Commission grant conditional use approval for automotive paint and body shop, 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: Zachary Kadin, Planner II

Date: September 22, 2026

Re: Conditional Use for Automotive Paint and Body Shop

Location: 3111 North 750 East, Suites 3 and 4

Zoning: M-1 (Light Manufacturing/Industrial)

Background
Juan Martini (Applicant), who is the owner of Martini and Co Customs LLC, is requesting a conditional use permit to allow for a Paint and Body Shop business at the subject property. Automotive Paint and Body Shops are a conditional use in the M-1 (Light Manufacturing/Industrial) zoning district, with approval by the Planning Commission. The subject property is located between M-1 zoned properties with existing manufacturing and industrial uses.

Staff Review
The subject property includes a 10,500 square foot flex building that is divided into 6 suites. Martini & Co Customs will occupy two suites within the building, totaling approximately 3,500 square feet. The business will include one service bay within each occupied suite. One suite will have a prep booth that will be used for sanding and other prep work, the other suite will have a paint booth. Both suites will also include a restoration and assembly area.

Parking
Code requires automotive paint and body shops to provide a minimum of 3 parking stalls per service bay. The business will utilize two service bays, requiring 6 parking stalls. There are 19 total parking stalls on the property for shared use by all tenants. Adequate parking is available on site to accommodate the proposed use.

Staff Recommendation
Staff recommends approval of the conditional use permit for an automotive paint and body shop subject to the following conditions:

1. The following shall be completed prior to the issuance of a Business License for the proposed use:
    a. All Building Division, Planning Division, Engineering Division, Fire Department and Planning Commission requirements shall be met.

b. Documentation of approval from the Utah Department of Environmental Quality (DEQ) will need to be provided that indicates the proposed operation is compliant with necessary standards.

2. Any vehicle stored outside for more than 72 hours shall be located in a screened area, in accordance with all applicable City standards.

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: Juan Martini; juanmartinim19@gmail.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Marshal/CED

DATE: June 17, 2026

RE: Martini & CO Customs – Conditional Use
3111 North 750 East

I have reviewed the conditional use application requesting that an automotive restoration facility be approved as a conditional use in the M-1 zone at 3111 North 750 East. The Engineering Department has no comments regarding the approval of this conditional use.

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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: Martini and Co Customs LLC – CU

CC: 1) Engineering
2) Juan Matini, Juanmartinim19@gmail.com

DATE: August 31, 2026

I have reviewed the conditional use submitted on August 10, 2026, for the above referenced project. The Fire Prevention Division of this department has the following comments/concerns.

1- At our most recent inspection it was found that significant changes were made to this structure including an air reclaimer and paint booth. Building permits need to be submitted for the paint booth, reclaimer, and all other changes made to electrical, mechanical or the structure.

2- The building and building permits are required to pass fire inspection prior to use or occupancy.

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

QP\#3Commercial Site Plan:sh
Plan #S26-137 District #11
Project Tracker #LAY2606023537

Parks & Recreation Department
JoEllen Grandy • City Landscape Architect
Telephone: 801.336.3926
Email: jgrandy@laytoncity.org

Memorandum

To: Juan Martini

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, City Landscape Architect – Parks & Recreation

Date: June 15, 2026

Re: Martini & Co. Customs LLC, CU – 3111 N. 750 E.

Review: Review 1

The Parks and Recreation Department will not be adversely impacted by the Martini & Co. Customs LLC boutique automotive restoration and customization facility to be located at 3111 North 750 East, Units 3 & 4.

The Parks and Recreation Department has reviewed the application received on June 2nd and has no comments or concerns regarding the conditional use application submitted.

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 City

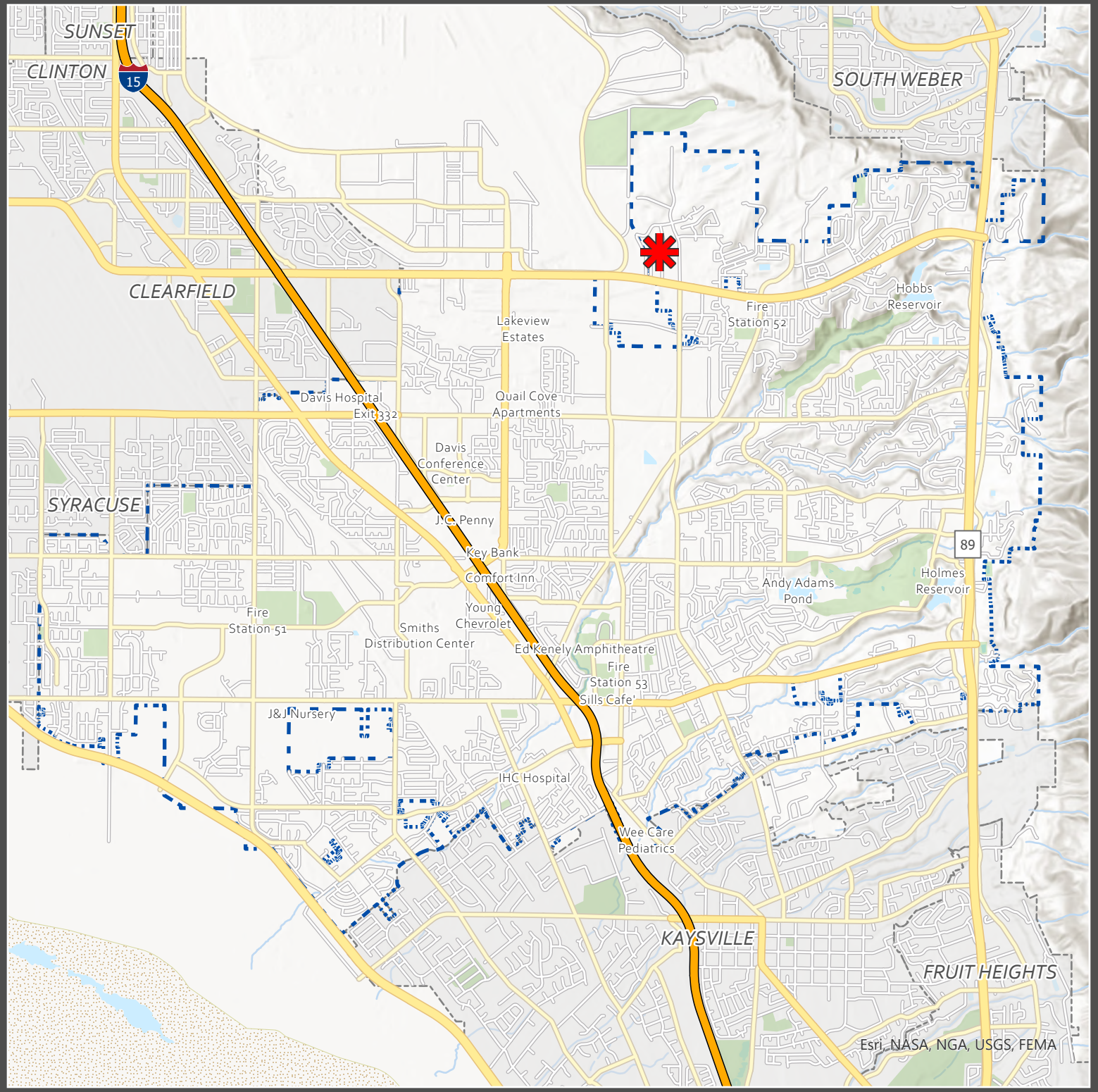
MARTINI & CO CUSTOMS LLC

3111 NORTH 750 EAST

CONDITIONAL USE PERMIT FOR A PAINT AND BODY SHOP

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

* - PROJECT SITE



Map 1

Layton City

MARTINI & CO CUSTOMS LLC

3111 NORTH 750 EAST

CONDITIONAL USE PERMIT FOR A PAINT AND BODY SHOP

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

- PROJECT AREA

Map 2

Layton City

MARTINI & CO CUSTOMS LLC

3111 NORTH 750 EAST

CONDITIONAL USE PERMIT FOR A PAINT AND BODY SHOP

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

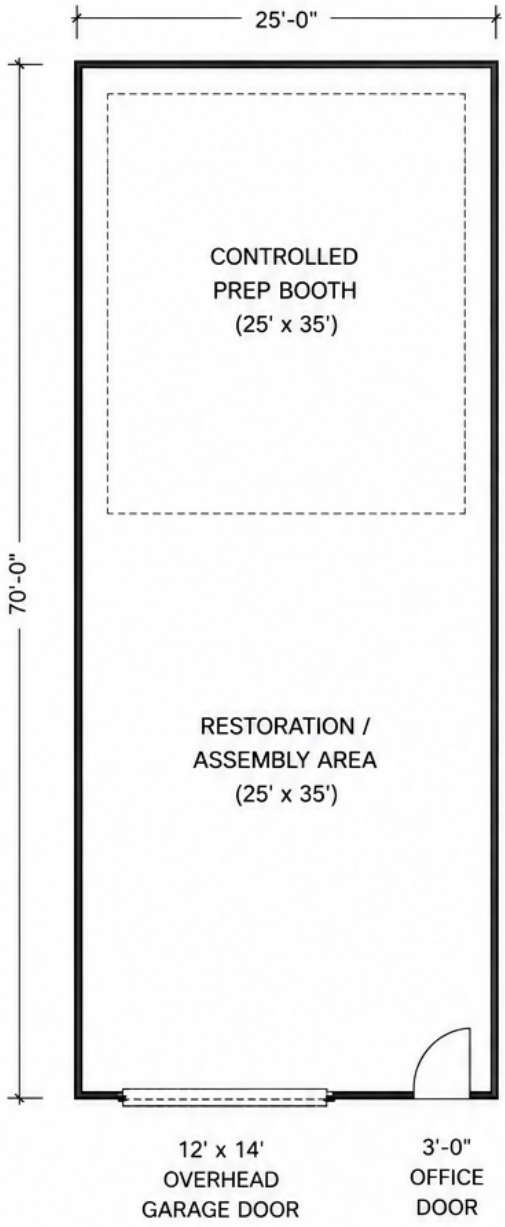
- PROJECT AREA

Map 3

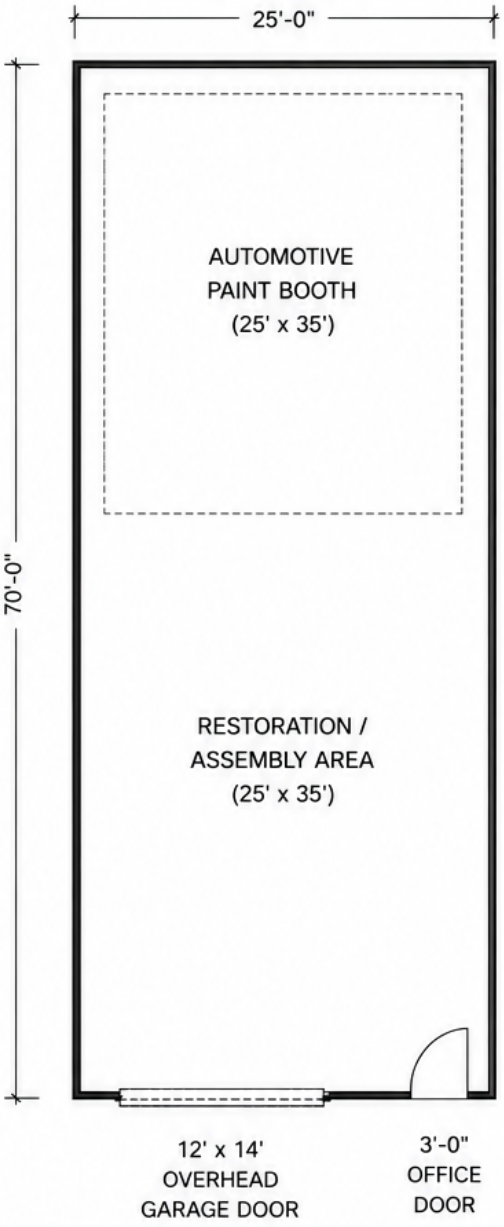
FLOOR PLANS – UNIT 3 & UNIT 4 (SEPARATE)

SCALE: 1/16" = 1'-0"

UNIT 3 FLOOR PLAN
APPROX. 1,750 SF



UNIT 4 FLOOR PLAN
APPROX. 1,750 SF



NOTES:

- Scale: 1/16" = 1'-0"
- Each unit is approximately 1,750 square feet (25' x 70').
- Each unit has one (1) 12' x 14' overhead garage door and one (1) side office door.
- Three (3) portable fire extinguishers are provided in each unit.
- Interior uses include automotive restoration, assembly, prep/sanding (Unit 3), painting (Unit 4), and related support areas.

UNIT SUMMARY:

UNIT 3 (Approx. 1,750 SF)

- Controlled Prep Booth: 25' x 35' (rear half)
- Restoration / Assembly Area: 25' x 35' (front half)
- Overhead Garage Door: 12' x 14'
- Office Door (Side Entrance): 3'-0"
- Three (3) portable fire extinguishers

UNIT 4 (Approx. 1,750 SF)

- Automotive Paint Booth: 25' x 35' (rear half)
- Restoration / Assembly Area: 25' x 35' (front half)
- Overhead Garage Door: 12' x 14'
- Office Door (Side Entrance): 3'-0"
- Three (3) portable fire extinguishers

PROJECT:	DRAWING TITLE:	SCALE:	DATE:	SHEET:
MARTINI & CO CUSTOMS LLC 3111 N 750 E, UNITS 3 & 4 LAYTON, UT 84041	**FLOOR PLANS** **UNIT 3 & UNIT 4 (SEPARATE)**	1/16" = 1'-0"		1 OF 1

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Amended Plat – Fernwood Estates – 1st Amendment – 3260 East Fernwood Drive

Contact: Kem Weaver, Planner II

Background: Michael Wareham (Applicant) is requesting amended plat approval for Lots 1 and 2 of the Fernwood Estates Subdivision. The lots are surrounded by R-S (Residential Suburban) zoning to the north, east, west and south with Federal Forest Service lands to the southeast.

The purpose of the first amendment for the subdivision is to combine Lots 1 and 2 into one lot. Through the amended plat process, the side yard public utility and drainage easements (PU&DE) between Lots 1 and 2 will be vacated. The combined lot will become Lot 4 on the amended plat.

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

Recommendation: Staff recommends the Planning Commission approve the amendment for the Fernwood Estates 1st Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: September 22, 2026

RE: Fernwood Estates 1st Amendment Plat

LOCATION: 3260 East Fernwood Drive

ZONING: R-S (Residential Suburban)

DESCRIPTION

Michael Wareham (Applicant) is requesting amended plat approval for Lots 1 and 2 of the Fernwood Estates Subdivision. The lots are surrounded by R-S (Residential Suburban) zoning to the north, east, west and south with US Forest Service lands to the southeast.

BACKGROUND

The purpose of the first amendment for the subdivision is to combine Lots 1 and 2 into one lot. Through the amended plat process, the side yard public utility and drainage easements (PU&DE) between Lots 1 and 2 will be vacated. The combined lot will become Lot 4 on the amended plat and will meet the frontage and area requirements of the R-S zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the plat amendment for the Fernwood Estates 1st Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

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

MEMORANDUM

TO: Trent Williams: twilliams@ensignutah.com
Michael Wareham; meareham@dbmechanical.com

CC: CED Department; Fire Marshal; Legal Department

FROM: Ryan Bankhead, Senior Staff Engineer

DATE: August 18, 2026

SUBJECT: Fernwood Estates – First Amended, 2nd submittal
3260 E Fernwood Park Drive

We have reviewed the Amended Plat and Title Report received in Engineering on August 3, 2026 for the Fernwood Estates – First Amended located at 3260 E Fernwood Park Drive. The plans have been stamped "Approved as Corrected." The following comments will need to be addressed with the mylar. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references provided in parenthesis. Items that have been addressed have strikethroughs and new comments based on changes to the drawings are in red. Any requirements from other City Staff will need to 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 "Streets (private streets, private rights of way)". The amended lot does not contain these. The dedication will need to be revised.~~
3. ~~The quarter section reference (Northeast) found in the title, is not correct. The quarter section should reference the southwest quarter (2 instances).~~
4. ~~The City Council signature block will need to be replaced with Land Use Authority.~~
5. ~~The adjacent property parcel number and owners west of Lot 3 (09-077-0217, Perry Rober S & Linda K) are incorrect and should be replaced with the current property owners (09-077-0016, Garner, steven K 7 Jayne S).~~
6. ~~The line types shown in the legend will need to be revised to match the drawings line types.~~
7. ~~The distance from the southwest corner is obstructed by the section corner label.~~
8. ~~The adjacent street name is Fernwood **Park** Drive.~~
9. ~~The basis of bearing shall be between two found section monuments (DG 9.02.A.7)~~
10. ~~Special Exception 12 (Entry 3347161) in the title report is not on this parcel and should be removed from the report.~~
11. Note 9 of the General Notes is missing notes.

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M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Fire Marshal

RE: Fernwood Estates- First Amended

CC: 1) Engineering
2) Trent Williams. twilliams@ensignutah.com
3) Michael Wareham, mwareham@dbmechanical.com

DATE: August 31, 2026

I have reviewed the plat submitted on August 3, 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. (**LMC 16.10.010**)

GM\#1 subdivision site plan:sh
Plan #S26-129 District #16
Project Tracker #LAY2606173545

Parks & Recreation Department
JoEllen Grandy • Assistant P&R Director
Telephone: 801.336.3926
Email: jgrandy@laytoncity.org

Memorandum

To: Trent Williams, Michael Wareham

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation

Date: August 14, 2026

Re: Fernwood Estates – 1st Amendment, Final Approval – 3260 E. Fernwood Park Dr.

Review: Review 2

Fernwood Estates located at 3260 East Fernwood Park Drive is within the future Snow Canyon Park service area.

The Parks and Recreation Department has reviewed the plans re-submitted on August 3rd and has no comments or concerns regarding Fernwood Estates 1st Amendment.

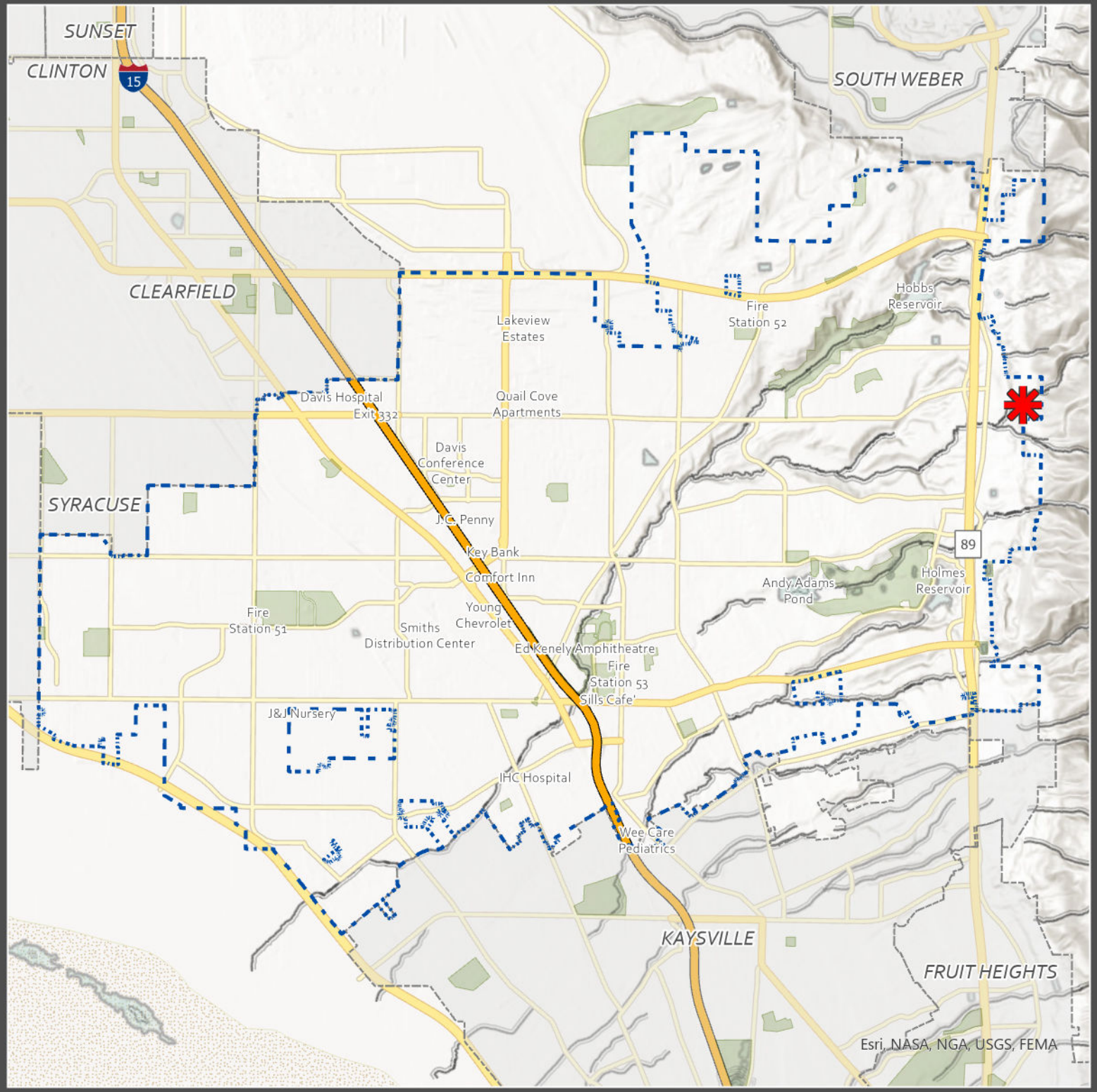
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

FERNWOOD ESTATES 1ST AMENDMENT

3260 EAST FERNWOOD PARK DRIVE

PLAT AMENDEMNT



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

Map 1

Layton City

FERNWOOD ESTATES 1ST AMENDMENT

3260 EAST FERNWOOD PARK DRIVE

PLAT AMENDEMNT

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

Map 2

Layton City

FERNWOOD ESTATES 1ST AMENDMENT

3260 EAST FERNWOOD PARK DRIVE

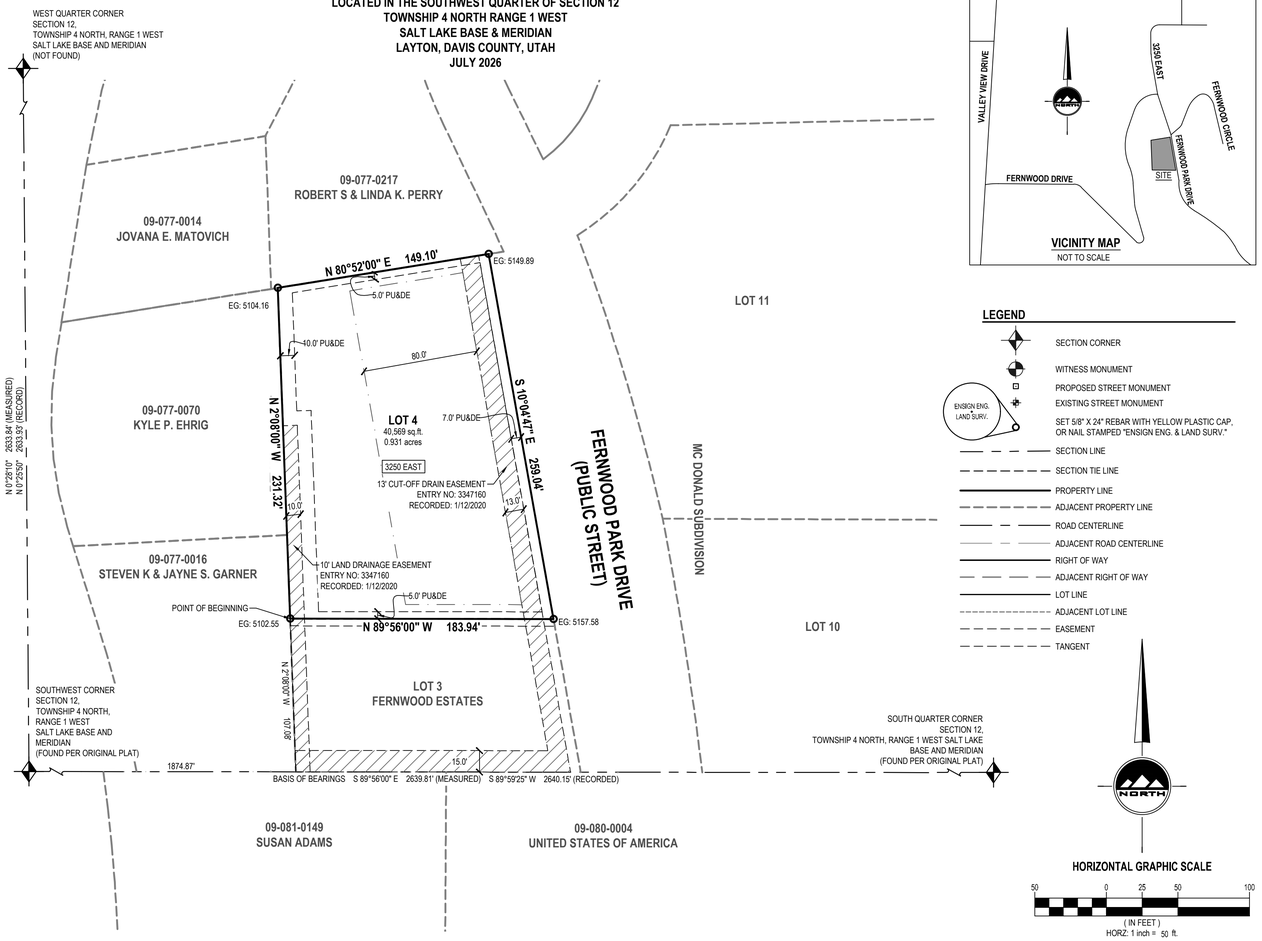
PLAT AMENDEMNT

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

Map 3

FERNWOOD ESTATES - FIRST AMENDED

AMENDING LOTS 1 & 2, FERNWOOD ESTATES
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON, DAVIS COUNTY, UTAH
JULY 2026



GENERAL NOTES:

1. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 7' FRONT, 5' SIDE AND 10' REAR AS PER ORIGINAL PLAT.
2. 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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE 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 PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
4. DRAINAGE SWALES ALONG SIDE PROPERTY LINES SHALL BE CONSTRUCTED UPON COMPLETION OF THE HOUSE FOOTINGS AND FOUNDATIONS. THE SWALES SHALL BE PRESERVED AND MAINTAINED IN PLACE BY THE BUILDER AND HOMEOWNER THEREAFTER. HOMEOWNERS ARE RESPONSIBLE TO PROTECT THE SIDE YARD SWALES FROM DISTURBANCE, RELOCATION, AND/OR REMOVAL.
5. AS PART OF THE BUILDING PERMIT APPLICATION, EACH LOT IS REQUIRED TO CONDUCT AND SUBMIT WITH THE BUILDING PERMIT A LOT SPECIFIC GEOTECHNICAL REPORT. THE REPORT SHALL ADDRESS SLOPE STABILITY, SURFACE WATER AND DRAINAGE AND SOIL STRENGTHS FOR THAT PARTICULAR LOT.
6. ALL HILLSIDE LAND DRAINS AND CUT-OFF DRAINS/SWALES WILL BE PRIVATELY OWNED AND MAINTAINED.
7. EACH INDIVIDUAL LOT OWNER/BUILDING CONTRACTOR/PURCHASER IS RESPONSIBLE FOR COMPLYING WITH GEOTECHNICAL STUDIES AND REPORT COMPLETED BY GSH GEOTECHNICAL AND PEER REVIEW COMMENTS BY GEOSTRATA. LAYTON CITY IS NOT RESPONSIBLE FOR ANY ENGINEERING OR INSPECTION FAILURE OR ANY DAMAGES RESULTING THEREFROM. ANY DAMAGE CAUSED TO PUBLIC PROPERTY, PUBLIC INTEREST IN PROPERTY, PUBLIC IMPROVEMENTS, OR PUBLIC FACILITIES IN THE SUBDIVISION, BY EITHER A FAILURE TO COMPLY WITH THE REFERENCED REPORTS, SHALL BE REPAIRED BY THE PARTY FAILING TO COMPLY THEREWITH. EACH LOT OWNER/BUILDER CONTRACTOR WILL BE REQUIRED TO SIGN A DOCUMENT PREPARED BY LAYTON CITY THAT INDICATES THE EXISTENCE OF GEOTECHNICAL REPORTS REGARDING THE SUBDIVISION AND WILL COMPLY WITH SAID REPORTS.
8. HOME OWNER/HOME BUILDER IS REQUIRED TO PROVIDE A MEANS TO PREVENT EXCESS STORM WATER FROM DRAINING ACROSS THE PROPERTY TO THE NEIGHBOR'S DOWNHILL, DURING FINAL GRADING AND LANDSCAPING OF THE LOT DURING HOME CONSTRUCTION.
9.
10. LOT IS LOCATED WITHIN THE WILDLAND URBAN INTERFACE AND IS REQUIRED TO COMPLY WITH THE ADOPTED WILDLAND URBAN INTERFACE CODE.

VICINITY MAP
NOT TO SCALE

LEGEND

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

ENSIGN ENG. LAND SURV.

NORTH

HORIZONTAL GRAPHIC SCALE

50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

SURVEYOR'S CERTIFICATE

I, TRENT WILLIAMS do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately established the lateral boundaries of the herein described tract of real property; and has been draw correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the Davis County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

A parcel of land situate in the Southwest Quarter of Section 12, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, said parcel also being all of Lots 1 and 2 of Fernwood Estates Subdivision, more particularly described as follows:

Beginning at the northwesterly corner of Lot 3 of said Fernwood Estates Subdivision, said point also being South 89°56'00" East 1,874.87 feet along the Section Line and North 2°08'00" West 107.08 feet from the Southwest Corner of said Section 12, and running thence three (3) courses and distances along the boundary of said Fernwood Estates Subdivision:

(1) North 2°08'00" West 231.32 feet;
(2) North 80°52'00" East 149.10 feet to a point on the westerly right-of-way line of Fernwood Park Drive, as depicted on the original Fernwood Estates Subdivision plat;
(3) South 10°04'47" East 259.04 feet along said westerly right-of-way line of Fernwood Park Drive to the northeasterly corner of Lot 3 of said Fernwood Estates Subdivision;

thence North 89°56'00" West 183.94 feet along the northerly boundary of said Lot 3 to the Point of Beginning.

Contains 40,569 square feet, or 0.931 acres.

PROFESSIONAL LAND SURVEYOR — Electronic Seal — No. 8034679 — TRENT R. WILLIAMS — STATE OF UTAH

TRENT R. WILLIAMS, PLS
License No. 8034679

July 22, 2026
DATE

OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract:

FERNWOOD ESTATES - FIRST AMENDED

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, and drainage easement, the same to be used for the installation maintenance and operation of public utility service lines, storm drainage facilities, as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

MICHAEL SCOTT WAREHAM

KELLY LYN WAREHAM

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis)

On the _____ day of _____ A.D., 20____, MICHAEL SCOTT & KELLY LYN WAREHAM , personally appeared before me, the undersigned Notary public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that They signed the Owner's Dedication, 2 in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

DEVELOPER
MICHAEL WAREHAM
2794 N 2175 E
LAYTON, UTAH 84040
801.230.1097

SHEET 1 OF 1

PROJECT NUMBER : 14859
MANAGER : TRW
DRAWN BY : HJR
CHECKED BY :
DATE : 7/22/2026

FERNWOOD ESTATES - FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
LAYTON, DAVIS COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
WWW.ENSIGNENG.COM

SANDY Phone: 801.255.0529
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

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

LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE LAYTON PLANNING COMMISSION APPROVAL

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE LAYTON CITY ENGINEER

LAYTON CITY ENGINEER

LAND USE AUTHORITY

APPROVED THIS _____ DAY OF _____, 20_____,
BY THE LAND USE AUTHORITY

LAND USE AUTHORITY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE
PAID _____ FILED FOR RECORD AND
RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS
PAGE

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER

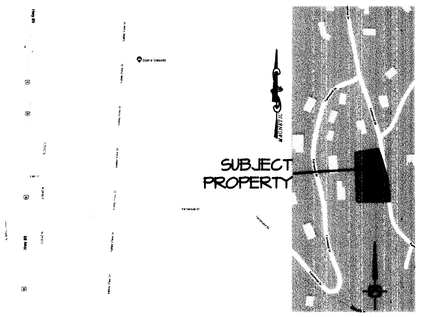
FERNWOOD ESTATES

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

0 30 60 120

HORIZONTAL SCALE: 1"=30'

VICINITY MAP



SCALE: NO SCALE

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SETBACK LINES
- SECTION CORNER
- PROPERTY CORNER TO BE SET WITH 5/8" REBAR & CAP OR NAIL & WASHER STAMPED "SILVERPEAK ENG"
- DEDICATED FOR PUBLIC RIGHT-OF-WAY
- PU&DE — PUBLIC UTILITY & DRAINAGE EASEMENT

SOUTH 1/4 CORNER SECTION 12, T4N, R1W, SLB&M, U.S. SURVEY (FOUND BRASS CAP)

FERNWOOD PARK DRIVE

Δ=11°08'24"
R=666.17'
L=129.52'
CH=129.32'
S 9°40'48" E

S 4°30'00" E 76.39'

Δ=8°18'10"
R=691.17'
L=100.16'
CH=100.07'
S 19°24'05" E

S 15°15'00" E 68.30'

25.0'

25.0'

25.26'

S 10°04'47" E 367.74'

123.64'

108.10'

UNITED STATES OF AMERICA

2634.81' MEAS.
2640.15' D.C.S.

N 89°56'00" W 224.84'
(BASIS OF BEARINGS)
S 89°56'00" E

192.98'

N 80°52'00" E 160.52'

141.10'

ROBERT S. & LINDA K. PERRY

SUSAN ADAMS

135.40'

10.0' SETBACK

1.0' (PU&DE)

20.0' SETBACK

5.0' (PU&DE)

13' CUT-OFF DRAIN EASEMENT IN FAVOR OF LOTS 1,2, & 3 EN. #3347160 BK. 7645 PG. 288

80.0'

LOT 1
20,228 SQ. FT.
0.464 ACRES
3260 E.

S 85°55'24" W 166.80'

LOT 2
20,341 SQ. FT.
0.461 ACRES
3240 E.

N 84°56'00" W 183.44'

LOT 3
20,485 SQ. FT.
0.470 ACRES
3220 E.

10' LAND DRAIN EASEMENT EN. #3341160 BK. 7645 PG. 287

10.0' (PU&DE)

109.74'

107.08'

121.58'

N 2°08'00" W 338.40'

POINT OF BEGINNING

20' LAND DRAIN EASEMENT EN. #3341161 BK. 7645 PG. 289

20.0'

1874.87'

KYLE P. EHRIG

STEVEN K. & JAYNE S. GARNER

Recorded Plat

WEST 1/4 CORNER SECTION 12, T4N, R1W, SLB&M, U.S. SURVEY (FOUND BRASS CAP)

N 0°28'10" E 2633.84' MEAS.
(N 0°25'50" E 2633.93' D.C.S.)

SOUTHWEST CORNER SECTION 12, T4N, R1W, SLB&M, U.S. SURVEY (FOUND BRASS CAP)

NOTES:

1. DRAINAGE SWALES ALONG SIDE PROPERTY LINES SHALL BE CONSTRUCTED UPON COMPLETION OF THE HOUSE FOOTINGS AND FOUNDATIONS. THE SWALES SHALL BE PRESERVED AND MAINTAINED IN PLACE BY THE BUILDER AND HOMEOWNER THEREAFTER. HOMEOWNERS ARE RESPONSIBLE TO PROTECT THE SIDE YARD SWALES FROM DISTURBANCE, RELOCATION, AND/OR REMOVAL.

2. AS PART OF THE BUILDING PERMIT APPLICATION, EACH LOT IS REQUIRED TO CONDUCT AND SUBMIT WITH THE BUILDING PERMIT A LOT SPECIFIC GEOTECHNICAL REPORT. THE REPORT SHALL ADDRESS SLOPE STABILITY, SURFACE WATER AND DRAINAGE AND SOIL STRENGTHS FOR THAT PARTICULAR LOT.

3. ALL HILLSIDE LAND DRAINS AND CUT-OFF DRAINS/SWALES WILL BE PRIVATELY OWNED AND MAINTAINED.

4. EACH INDIVIDUAL LOT OWNER/BUILDING CONTRACTOR/PURCHASER IS RESPONSIBLE FOR COMPLYING WITH GEOTECHNICAL STUDIES AND REPORTS COMPLETED BY GSH GEOTECHNICAL AND PEER REVIEW COMMENTS BY GEOSTRATA. LAYTON CITY IS NOT RESPONSIBLE FOR ANY ENGINEERING OR INSPECTION FAILURE OR ANY DAMAGES RESULTING THEREFROM. ANY DAMAGE CAUSED TO PUBLIC PROPERTY, PUBLIC INTEREST IN PROPERTY, PUBLIC IMPROVEMENTS, OR PUBLIC FACILITIES IN THE SUBDIVISION, BY EITHER A FAILURE TO COMPLY WITH THE REFERENCED REPORTS, SHALL BE REPAIRED BY THE PARTY FAILING TO COMPLY THEREWITH. EACH LOT OWNER/BUILDER CONTRACTOR WILL BE REQUIRED TO SIGN A DOCUMENT PREPARED BY LAYTON CITY THAT INDICATES THE EXISTENCE OF GEOTECHNICAL REPORTS REGARDING THE SUBDIVISION AND WILL COMPLY WITH SAID REPORTS.

5. HOME OWNER / HOME BUILDER IS REQUIRED TO PROVIDE A MEANS TO PREVENT EXCESS STORM WATER FROM DRAINING ACROSS THE PROPERTY TO THE NEIGHBOR'S DOWNHILL, DURING FINAL GRADING AND LANDSCAPING OF THE LOT DURING HOME CONSTRUCTION.

SILVERPEAK ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

SURVEYOR'S CERTIFICATE

I, JASON T. FELT DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9234283 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 17-23-17, AND BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, BASED ON APPLICABLE DATA COMPILED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HEREAFTER TO BE KNOWN AS:

FERNWOOD ESTATES

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

PROFESSIONAL LAND SURVEYOR — 10/13/2021 — No. 9234283 — JASON T. FELT — STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYTON CITY, DAVIS COUNTY, UTAH

BEGINNING AT A POINT ON THE SECTION LINE, BEING 1874.87 FEET SOUTH 89°56'00" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 2°08'00" WEST 338.40 FEET; THENCE NORTH 80°52'00" EAST 160.52 FEET TO THE WESTERLY LINE OF FERNWOOD PARK DRIVE AS DEFINED BY DEED AND A POINT ON THE ARC OF A CURVE; THENCE FOUR (4) COURSES ALONG SAID WESTERLY LINE AS FOLLOWS: (1) SOUTHEASTERLY 100.16 FEET ALONG THE ARC OF A 691.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 8°18'10", CENTER BEARS SOUTH 66°26'50" WEST, AND LONG CHORD BEARS SOUTH 19°24'05" EAST 100.07 FEET; (2) SOUTH 15°15'00" EAST 68.30 FEET TO A POINT OF CURVATURE; (3) SOUTHEASTERLY 129.52 FEET ALONG THE ARC OF A 666.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 11°08'24", LONG CHORD BEARS SOUTH 9°40'48" EAST 129.32 FEET; AND (4) SOUTH 4°30'00" EAST 76.39 FEET TO THE SECTION LINE; THENCE NORTH 89°56'00" WEST 224.84 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS: 71,935 SQ.FT. OR 1.651 ACRES

(NOTE: PLAT BEARINGS ROTATED 01°17'21" COUNTERCLOCKWISE FROM NAD83 UTAH NORTH ZONE BEARINGS)

NARRATIVE

THIS SURVEY WAS REQUESTED BY CANDICE KUNZ FOR THE PURPOSE OF RE-ESTABLISHING THE BOUNDARIES OF THE HEREON DESCRIBED PARCEL OF LAND.

BRASS CAP MONUMENTS WERE FOUND AT THE SOUTHWEST CORNER, THE SOUTH QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LAYTON CITY, DAVIS COUNTY, UTAH.

A LINE BEARING SOUTH 89°56'00" EAST ALONG THE HISTORICAL BEARING BETWEEN SAID BRASS CAP MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 12, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

A BOUNDARY SURVEY PREPARED BY JOHN W. FRANCOM & ASSOCIATES LAND SURVEYORS FOR FIRST SECURITY MORTGAGE, DATED FEBRUARY 14, 1992; A PROPERTY SURVEY PREPARED BY INTERMOUNTAIN SURVEYING, FOR JOHN SIMMS, DATED AUGUST 29, 1991; A PROPERTY SURVEY PREPARED BY INTERMOUNTAIN SURVEYING, FOR RUDY ZORKO, DATED JULY 29, 1992; MCDONALD SUBDIVISION PLAT DATED NOVEMBER 23, 1977 AND RECORDED NOVEMBER 3, 1978; AND A BOUNDARY SURVEY PREPARED BY PINNACLE ENGINEERING & LAND SURVEYING FOR ROBERT & LINDA PERRY, DATED AUGUST 14, 2009 AND RECORDED MARCH 4, 2010 WERE USED AS REFERENCE FOR THIS SURVEY.

BOUNDARIES OF THE PARCELS WERE ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND.

PROPERTY CORNERS ARE SET AS INDICATED HEREON.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF FERNWOOD ESTATES, AND HEREBY DEDICATE, AND GRANT TO LAYTON CITY ALL THOSE PARTS OR PORTIONS OF SAID LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND DO ALSO DEDICATE, GRANT, AND CONVEY, ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE), THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY LAYTON CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

Eric L. Stevenson for Stevenson Funding LLC
ERIC L. STEVENSON

ACKNOWLEDGMENTS

STATE OF UTAH } ss
COUNTY OF DAVIS }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF NOVEMBER 2021 BY MICHELLE WILLIAMS

RESIDING AT: LAYTON CITY 437 N WASATCH DR.

COMMISSION NUMBER: 716305

MY COMMISSION EXPIRES: 03-21-2025

MICHELLE WILLIAMS
NOTARY PUBLIC (PRINT NAME)

Michelle Williams
NOTARY PUBLIC SIGNATURE

STATE OF UTAH NOTARY PUBLIC MICHELLE WILLIAMS COMMISSION #716305 MY COMMISSION EXPIRES: 03-21-2025

PLANNING COMMISSION APPROVAL

APPROVED THIS 23 DAY OF November 2021 BY THE LAYTON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIR

CITY ENGINEER'S APPROVAL

APPROVED THIS 22ND DAY OF NOVEMBER 2021 BY THE LAYTON CITY ENGINEER.

LAYTON CITY ENGINEER

CITY ATTORNEY'S APPROVAL

APPROVED THIS 10th DAY OF November 2021 BY THE LAYTON CITY ATTORNEY.

LAYTON CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVED THIS 17th DAY OF September 2021 BY THE LAYTON CITY COUNCIL.

MAYOR

ATTEST: CITY RECORDER

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID_____ FILED FOR RECORD AND RECORDED _____, 2021 AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____. RECORDED FOR _____ CITY.

DAVIS COUNTY RECORDER

BY:_____
DEPUTY

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Rezone Request – RCB Designs – CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial) – 181 West and 215 West 2675 North

Staff Contact: Kem Weaver, Planner II

Background: Chase Bingham (Applicant) is requesting a rezone of 1.57 acres from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial) zoning. The subject properties are adjacent to M-1 zoning to the north and east, CP-2 zoning to the west, with RM-H (Mobile Home Parks and Subdivisions) zoning to the south.

The proposal for the rezone is to allow for manufacturing/industrial services in the existing flex industrial buildings that were built within the last few years. Manufacturing/Industrial services are permitted in the M-1 zone but not allowed in the CP-2 zone. Applicant will operate a business that will have light production and assembly of "tradeshow" walls and displays. Storage, production and assembly of materials will be conducted indoors with no outdoor storage.

The rezone meets the General Plan guidelines of industrial flex space and light manufacturing for the area with similar types of uses.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial); or 2) Recommend the City Council deny the rezone request.

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the rezone request from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial).

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: September 22, 2026

RE: Rezone Request – RCB Design – Rezone from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial) – 181 West and 215 West 2675 North

---

LOCATION: 181 West and 215 West 2675 North

CURRENT ZONING: CP-2 (Planned Community Commercial)

PROPOSED ZONING: M-1 (Light Manufacturing/Industrial)

DESCRIPTION OF REZONE AREA

The proposal is to rezone two parcels totaling 1.57 acres from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial) zoning. The subject properties are adjacent to M-1 zoning to the north and east, CP-2 zoning to the west, with RM-H (Mobile Home Parks and Subdivisions) zoning to the south.

BACKGROUND INFORMATION

Chase Bingham (Applicant) is requesting a rezone to allow for manufacturing/industrial services in existing flex industrial buildings that were built within the last few years. Manufacturing/Industrial services are permitted in the M-1 zone but not allowed in the CP-2 zone. Applicant will operate a business that will have light production and assembly of "tradeshow" walls and displays. Storage, production and assembly of materials will be conducted indoors with no outdoor storage and there will be low to no impact on neighboring residential uses.

With the construction of the buildings and site development the intention or planned uses for the buildings were flex industrial within the commercial zone. These have been uses in the buildings since construction.

STAFF REVIEW

General Plan

State Code 10-20-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for Industrial Flex, which allows for light manufacturing uses with regards to assembly and light production. The M-1 zone, as requested by the "Applicant", is consistent with the General Plan and constitutes a continuation of industrial flex uses in this area as defined in the General Plan.

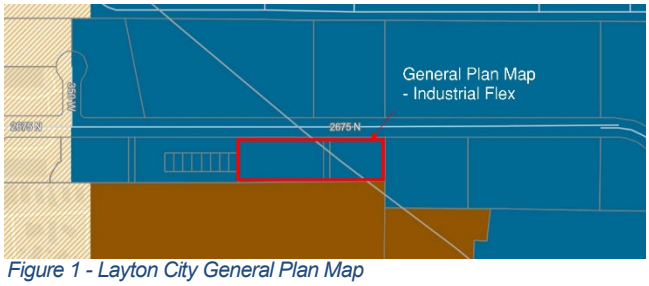


Figure 1 - Layton City General Plan Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the proposed rezone subject to meeting all City requirements and General Plan guidelines.

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

MEMORANDUM

TO: Dixon Pitcher; dixon@jumping.com
Chase Bingham; chase@rcbdesigns.pro

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: August 18, 2026

SUBJECT: RCB Designs Rezone
215 West 2675 North

I have reviewed the Petition for Amending the Zoning Ordinance impacting two parcels of ground containing approximately 1.566 acres at 215 West 2675 North. The applicant is requesting a zoning change from CP-2 to M-1. The Engineering Department has the following comments regarding the rezone of the property

The application indicates an area of 0.99 acres. Based on Davis County records, parcel 09-468-0004 contains 0.986 acres and parcel 09-367-0202 contains 0.58 acres. The application should be corrected to reflect the total acreage of 1.566 acres.

Because the building and site infrastructure are existing, it is anticipated that no additional site work will be required due to the rezone of the property. Should site work be required, the applicant will need to file a Site Plan Application.

Layton
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: Gavin Moffat, Fire Marshal

RE: RCB Designs Rezone @ 215 W 2675 N

CC: 1) Engineering
2) Dixon Pitcher, dixon@jumping.com
3) Chase Bingham, chase@rcbdesigns.com

DATE: September 2, 2026

I have reviewed the rezone application received on August 5, 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 #S26-133 District #10
Project Tracker #LAY2608053568

Parks & Recreation Department
JoEllen Grandy • Assistant P&R Director
Telephone: 801.336.3926
Email: jgrandy@laytoncity.org

Memorandum

To: Dixon Pitcher, Chase Bingham

CC: Community Development, Fire, & Engineering

From: JoEllen Grandy, Assistant Parks & Recreation Director – Parks & Recreation

Date: August 14, 2026

Re: RCB Designs Rezone – 215 W. 2675 N.

Review: Review 1

RCB Designs Rezone located at 215 West 2675 North (Tax ID#s 09-468-0004 and 09-367-0202) lies within the future WSU Park service area. The applicant's proposed rezone from CP-2 to M-1 would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the rezone request submitted on August 5th for RCB Designs and has no comments or concerns.

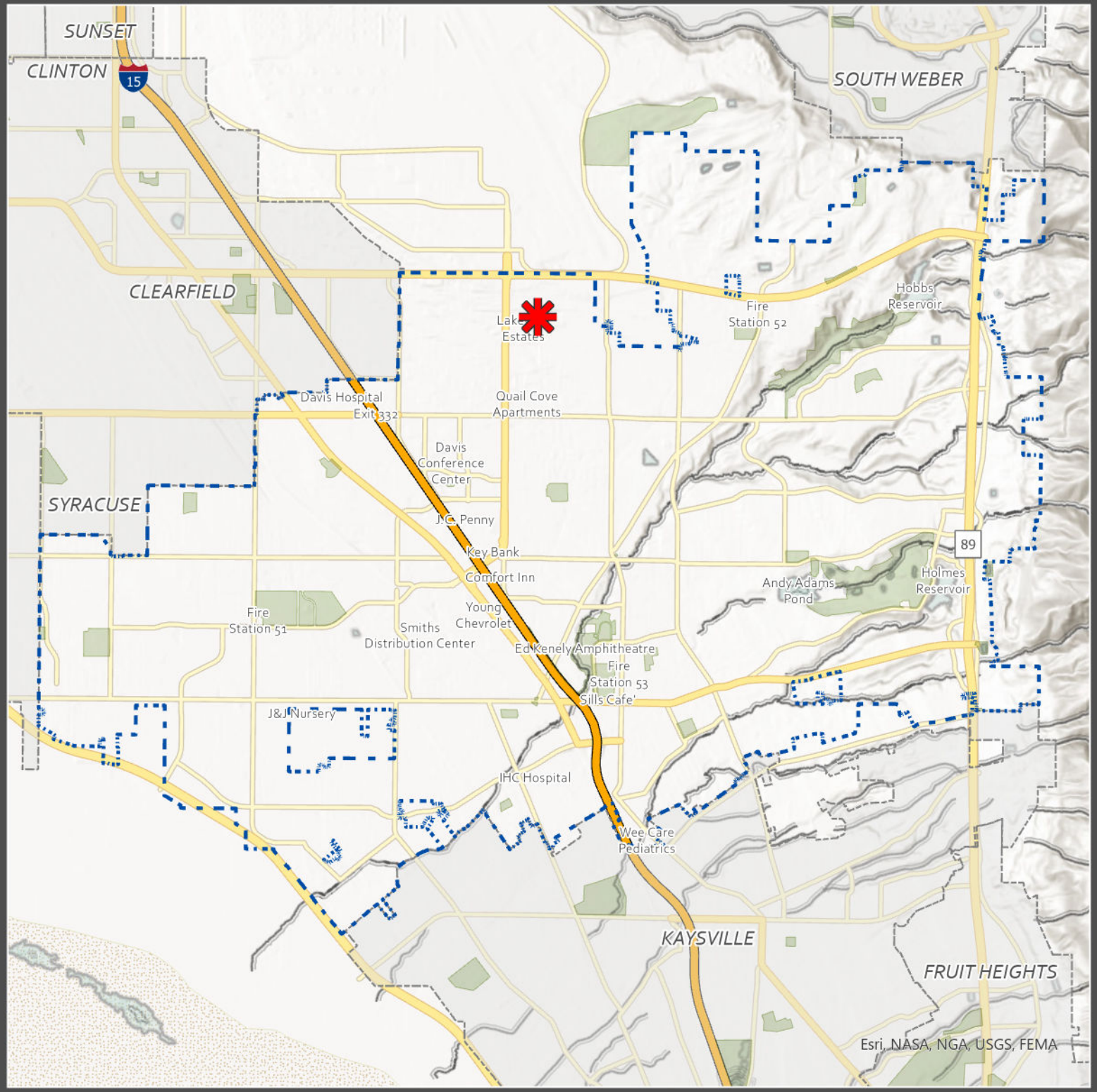
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

RCB DESIGNS

181 & 215 WEST
2675 NORTH

REZONE
CP-2 TO M-1



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

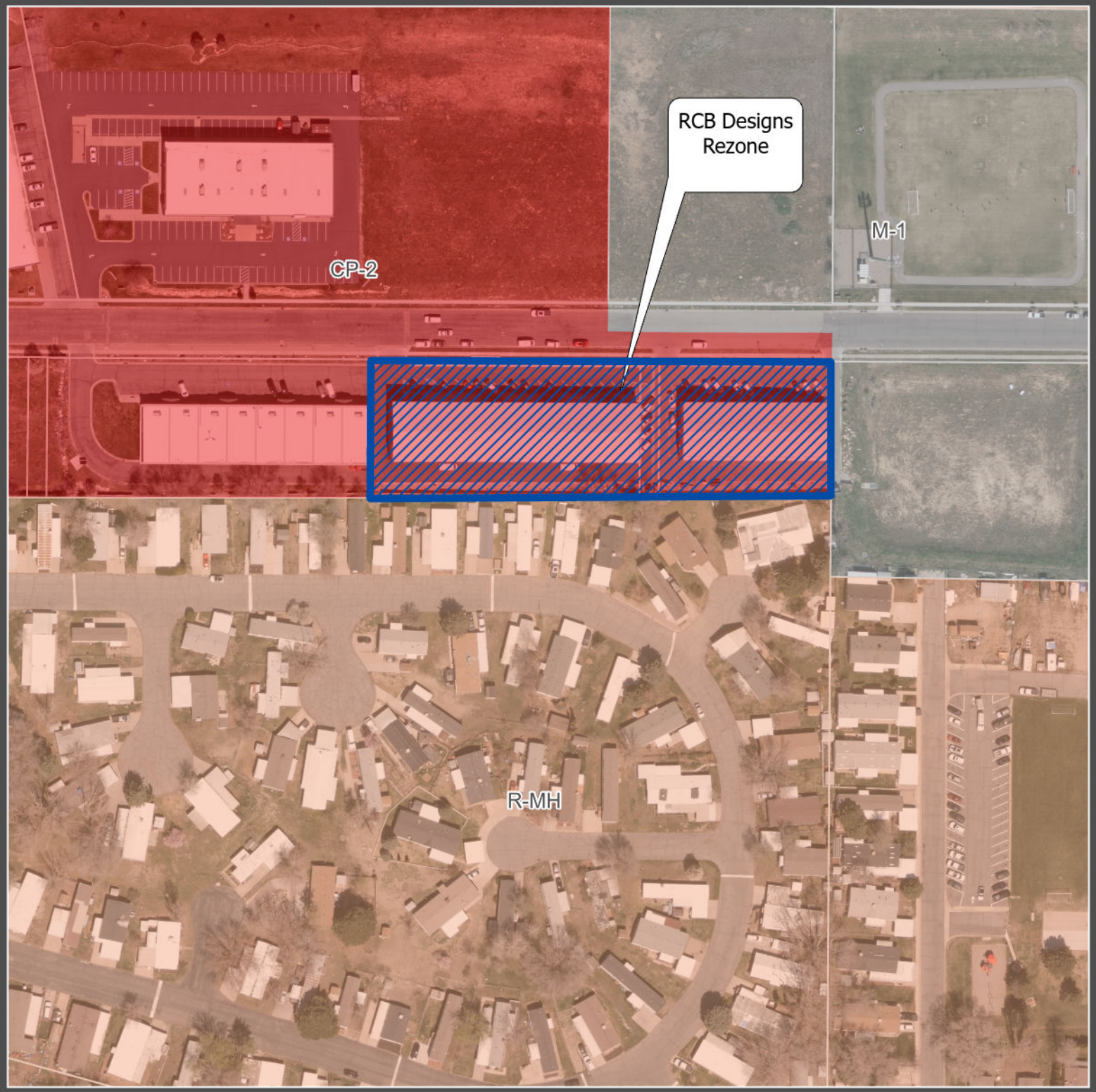
Map 1

Layton City

RCB DESIGNS

181 & 215 WEST 2675 NORTH

REZONE CP-2 TO M-1



- Project Site
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Map 2

Layton City

RCB DESIGNS

181 & 215 WEST
2675 NORTH

REZONE
CP-2 TO M-1

- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
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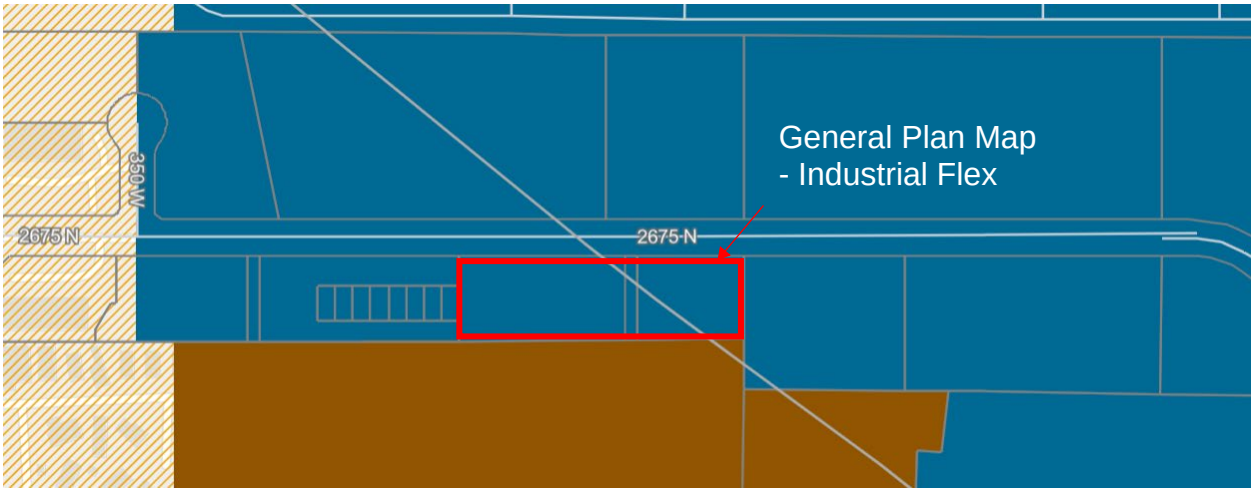
Map 3


General Plan Map
- Industrial Flex
350 W
2675 N
2675 N

Letter of Intent

Rezone Petition
Properties: 215 W 2675 N and 181 W 2675 N, Layton, UT 84041
Parcels: 09-468-0004 and 09-367-0202

To: Layton City Community & Economic Development Department

I am requesting a Rezone Petition for the above-referenced properties to support a change in zoning from CP-2 (Planned Community Commercial) to M-1 (Light Manufacturing).

Reason for the Request
The properties contain existing warehouse-style buildings that are well-suited for light production and assembly uses. The current business manufactures trade show walls and displays using materials such as plywood, laminate, and plastics. These are indoor, low-impact operations that involve assembly, fabrication, and storage of finished products.

The current zoning does not fully align with the existing building types or the practical use of the site. A designation that supports light production and assembly better reflects the character of the buildings and allows for appropriate, compatible use of the property.

Justification
Circumstances and the physical characteristics of the site support consideration of this amendment. The existing structures and the nature of the current operations make light production and assembly a more suitable and realistic long-term use than the current commercial designation.

I respectfully request that the City amend the zoning for these properties to support the proposed M-1 zoning.

Thank you for your time and consideration.

Sincerely,

RChase Bingham

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