Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, October 13, 2026

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 13, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:15 PM** for review of the agenda items listed below.

PUBLIC MEETING

1. Layton Legacy Meetinghouse – CONDITIONAL USE (5 min)
2. Pulse Parties – CONDITIONAL USE (5 min)
3. Hines at Three Farms Subdivision – PRELIMINARY PLAT (5 min)
4. Amber Lane Subdivision – PRELIMINARY PLAT (5 min)
5. KAGO Commercial Subdivision Phase 2 – PLAT AMENDMENT (5 min)

PUBLIC HEARING

6. Watts Auto North – REZONE (10 min)

ADJOURNMENT

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

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

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

Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, October 13, 2026

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 13, 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 22, 2026.

PUBLIC MEETING

1. Layton Legacy Meetinghouse – CONDITIONAL USE
The Church of Jesus Christ of Latter-day Saints (Applicant) is requesting a conditional use permit to construct a new church meetinghouse on the subject property. The property is located at approximately 200 North Sand Ridge Parkway.

2. Pulse Parties – CONDITIONAL USE
Haley Mower (Applicant) is requesting a conditional use permit for a Reception Center at the subject property. The property is located at 50 North Main Street.

3. Hines at Three Farms Subdivision – PRELIMINARY PLAT
Greg Timothy (Applicant), representing Ivory Development LLC, is requesting preliminary plat approval for the Hines at Three Farms Subdivision, a single-family residential development under the R-1-10 zoning guidelines. The property is located at approximately 2794 West Gentile Street.

4. Amber Lane Subdivision – PRELIMINARY PLAT
Tom Day (Applicant) is requesting preliminary plat approval for the subject property which will consist of 2 single-family zoned lots under the R-S (Residential Suburban) zoning district. The property is located at approximately 1558 West Gentile Street.

5. KAGO Commercial Subdivision Phase 2 – PLAT AMENDMENT
PJF Corporation (Applicant) is requesting to vacate the Chuck E. Cheese Commercial Subdivision, amend Lots 1 through 5 of the Gill Subdivision, and Lots 1 and 2 of the Hill Villa Subdivision creating the KAGO Commercial Subdivision Phase 2. The property is located at approximately 470 North Main Street.

PUBLIC HEARING

6. Watts Auto North – REZONE
Bret Watts (Applicant) is requesting to rezone approximately 0.92 acres from MU (Mixed-Use) to C-H (Planned Highway Commercial) for the purpose of operating an automotive dealership. The property is located at 608 South Main Street.

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 22, 2026

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

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

PUBLIC MEETING

1. **Martini & CO Customs – CONDITIONAL USE**

Planner Kadin presented the request for conditional use approval to operate a paint and body shop at 3111 North 750 East. The property is in the M-1 (Light Manufacturing/Industrial) zoning district.

The business will use two suites in the building and meets the parking standards for the use and zone. The M-1 zone requires conditional use approval by the Planning Commission.

Staff recommends approval of the conditional use permit.

2. **Fernwood Estates – 1st Amendment – PLAT AMENDMENT**

Director Applonie presented the plat amendment for Fernwood Estates Subdivision -1st Amendment. The properties are zoned R-S (Residential Suburban). The amendment combines Lot 1 and Lot 2 into one lot, to be renamed Lot 4. The public utility and drainage easement that is on the common side property boundary of the existing lots will be vacated with the amendment.

Staff recommends approval of the plat amendment.

Commissioner Freebairn asked if the land drain was already in the land drain easement or just proposed. Director Applonie stated it would come with the building of the house.

PUBLIC HEARING

3. RCB Designs – REZONE

Director Applonie presented RCB Designs proposed rezone for two parcels located at approximately 215 West 2675 North. The proposal is to go from CP-2 (Planned Commercial Community) to M-1 (Light Manufacturing/Industrial). The buildings were constructed as industrial, flex-use buildings. CP-2 allows some flex-industrial uses; however, the City has received applications for business licenses that could fit into this type of space but only under the M-1 zoning. The buildings are set up to function in the manner of flex-industrial, so the applicant is asking for them to be rezoned into the M-1 zoning district.

Commissioner Heslop asked if there was going to be any conflict with businesses already in the building. Director Applonie responded that there would not be any conflicts. Commissioner Heslop asked if the City had any concern about other M-1 uses being permitted in this area. Director Applonie said there were no concerns about other uses that could utilize these buildings.

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 22, 2026

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

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 – September 8, 2026.

Chair Steenblik called for a motion to approve the minutes. Commissioner Felice moved to accept the minutes of the Planning Commission Work and Regular Meetings for September 8, 2026. Commissioner Pierce seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Kadin presented the item.

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 to the Motion: *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 the Layton Municipal Code.*

Recommendations: *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.*

Planning Commission Comment:

None

Public Comment:

None

MOTION:

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

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.

Director Applonie presented the item.

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 to the Motion: *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.*

Recommendations: *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.*

DRAFT

Planning Commission Comment:

Commissioner Pierce asked if there were any geotech concerns on these lots. Director Applonie responded that a Geotech report would need to be provided to receive a building permit.

Commissioner Felice asked about a map notation of 80' that goes through the property. Director Applonie answered that it identifies the buildable area of the lot.

Public Comment:

None

MOTION:

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

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

Director Applonie presented the item.

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.*

DRAFT

Recommendations: *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).*

Planning Commission Comment:

Commissioner Heslop verified that the new zoning designation would be shown to the middle of the street. Director Applonie affirmed.

Public Comment:

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

Chase Bingham, Applicant, explained the current use and thanked the Commission for their time.

Commissioner McDonough asked if Mr. Bingham owned the property. Mr. Bingham responded that he did not.

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

MOTION:

Commissioner McDonough motioned that the Planning Commission forward a recommendation of approval to the City Council for the rezone request from CP-1 (Planned Community Commercial) to M-1 (Light Manufacturing/Industrial). Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:11 PM, Commissioner Felice 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 – Layton Legacy Meetinghouse – Approximately 200 North Sand Ridge Parkway

Contact: Whittney Black, Planner II

Background: The Church of Jesus Christ of Latter-day Saints (Applicant) is requesting a conditional use permit to construct a new church meetinghouse on the subject property. The subject property is zoned R-S (Residential Suburban) and is surrounded by R-S zoning to the north, south, and east. Properties to the west are zoned R-1-10 (Single Family Residential). Church meetinghouses are a conditional use in the R-S zoning district and require Planning Commission approval. The property is currently undeveloped farmland.

Alternatives to the Motion: Alternatives are to: 1) Approve the conditional use permit subject to the applicant meeting all conditions listed in the Staff Report; 2) Identify additional reasonably anticipated detrimental effects that need to be mitigated and approve the conditional use permit with additional conditions; or 3) Deny the conditional use request finding that it does not comply with Layton City Municipal Code.

Recommendations: Staff recommends the Planning Commission approve the conditional use permit for a church meetinghouse subject to meeting all conditions listed in the Staff Report.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

DATE: October 13, 2026

RE: Conditional Use – Layton Legacy Meetinghouse – Approximately 200 North Sand Ridge Parkway

---

LOCATION: Approximately 200 North Sand Ridge Parkway

CURRENT ZONING: R-S (Residential Suburban)

DESCRIPTION

The Church of Jesus Christ of Latter-day Saints (Applicant) is requesting a conditional use permit to construct a new church meetinghouse on the subject property. The subject property is zoned R-S (Residential Suburban) and is surrounded by R-S zoning to the north, south, and east. Properties to the west are zoned R-1-10 (Single Family Residential). Church meetinghouses are a conditional use in the R-S zoning district and require Planning Commission approval. The property is currently undeveloped farmland.

BACKGROUND

The site will consist of one church building located at the center of the site, facing Sand Ridge Parkway. Waterwise landscaping will be installed along the perimeter of the property and the building. The site will contain 233 parking stalls, which well exceeds the required minimum amount. Two access points will be installed, both along Sand Ridge Parkway. A six-foot vinyl fence will be installed along the north, south, and east property lines.

The proposed meetinghouse will be constructed of brick masonry materials. It will be used for Sunday worship services, weeknight activities, and other religious meetings. This use is not anticipated to negatively impact the surrounding residential land uses.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission approve the conditional use permit for a church meetinghouse subject to the following conditions:

1. The building and site shall comply with all Fire, Engineering, Planning, and Building department requirements as explained in site plan and building permit reviews.

2. All outdoor lighting shall be shielded to ensure lighting remains on site.

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 within15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.***

MEMORANDUM

TO: Bronson Nye; braonsonn@designwestarchitects.com
Brian Childs; brianrc@churchofjesuschrist.com

FROM: Shannon Hansen, Assistant City Engineer - Development

CC: Fire Marshal/CED

DATE: May 8, 2026

RE: Layton Legacy Stake Meeting House – Conditional Use
197 Sand Ridge Parkway

I have reviewed the conditional use application requesting that place of religious worship be approved as a conditional use at 197 Sand Ridge Parkway. The Engineering Department recommends the approval of this conditional use.

A review memo of the Layton Legacy Meetinghouse Subdivision addressed the dedication of Sand Ridge Parkway. The developer may be eligible for a payback from the City for the street oversizing from a 60' ROW to an 84' ROW as well as any extra depth of asphalt, roadbase, and subgrade. The approval of any payback will be determined by the City Council.

Site improvements will be addressed in a separate memo based on a review of the site plan.

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, Deputy Fire Marshal

RE: Layton Legacy Meetinghouse CU @ 197 Sand Ridge Pkwy

CC: 1) Engineering
2) Brian Childs, brianrc@churchofjesuschrist.org
3) Larry Hepworth, larryh@designwestarchitects.com

DATE: July 9, 2026

I have reviewed the conditional use application submitted on June 9, 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 may have their requirements. This review by the Fire Department must not be construed as final approval by Layton City.

GM\#3Commercial Site Plan:sh
Plan #S26-093 District #40
Project Tracker #LAY2604153522

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

Memorandum

To: Church of Jesus Christ of Latter-day Saints – Brian Childs, Larry Hepworth

CC: Community Development, Fire, & Engineering

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

Date: June 15, 2026

Re: Layton Legacy Meetinghouse CU – 197 Sand Ridge Parkway

Review: Review 2

The Parks and Recreation Department will not be adversely impacted by The Church of Jesus Christ of Latter-day Saints' proposed meeting house to be located at 197 Sand Ridge Parkway.

The Parks and Recreation Department has reviewed the application re-submitted on June 9th and has no comments or concerns regarding the conditional use application submitted.

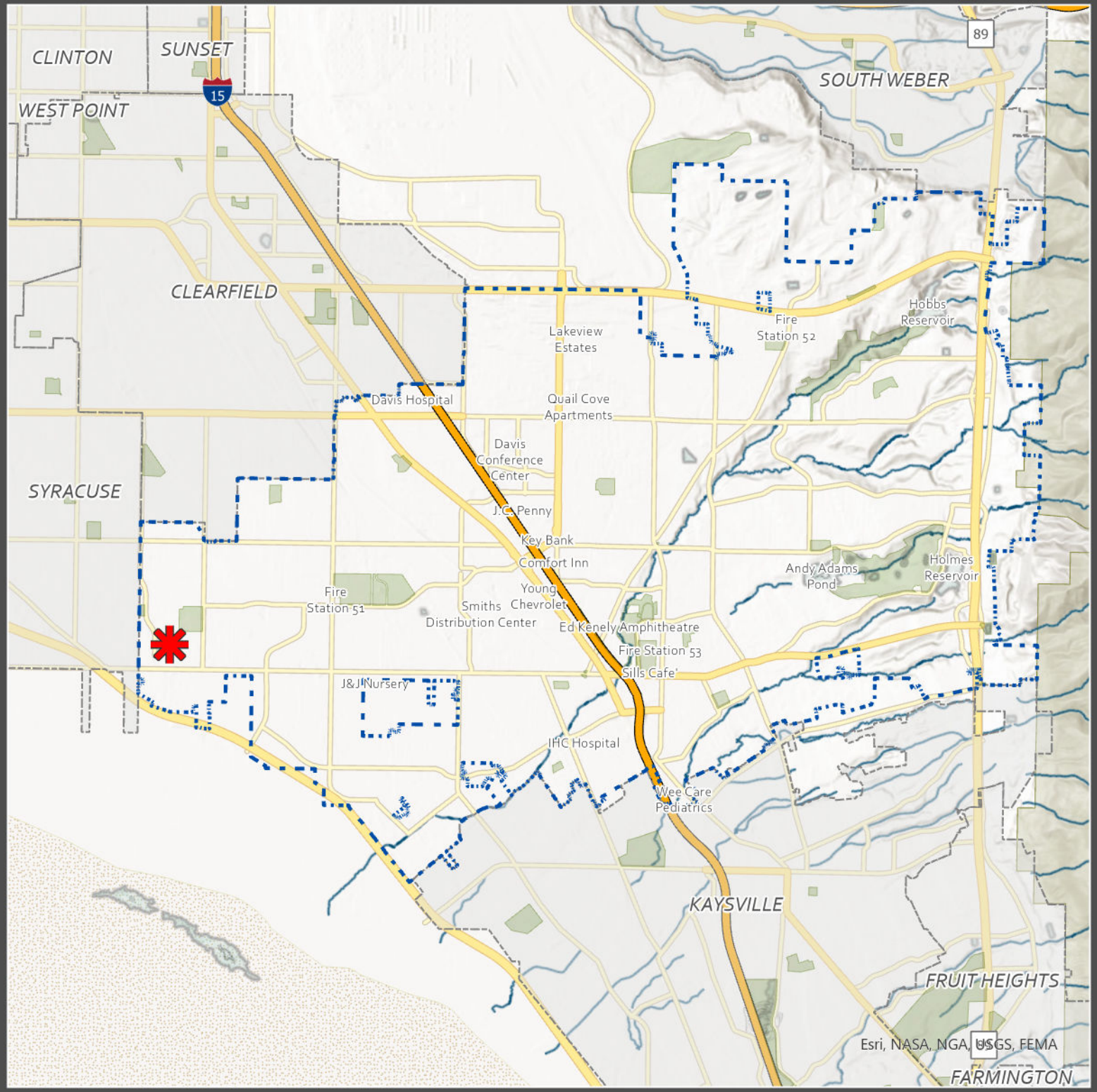
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

LAYTON LEGACY MEETINGHOUSE

APPROXIMATELY 200 NORTH SAND RIDGE PARKWAY

CONDITIONAL USE PERMIT



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

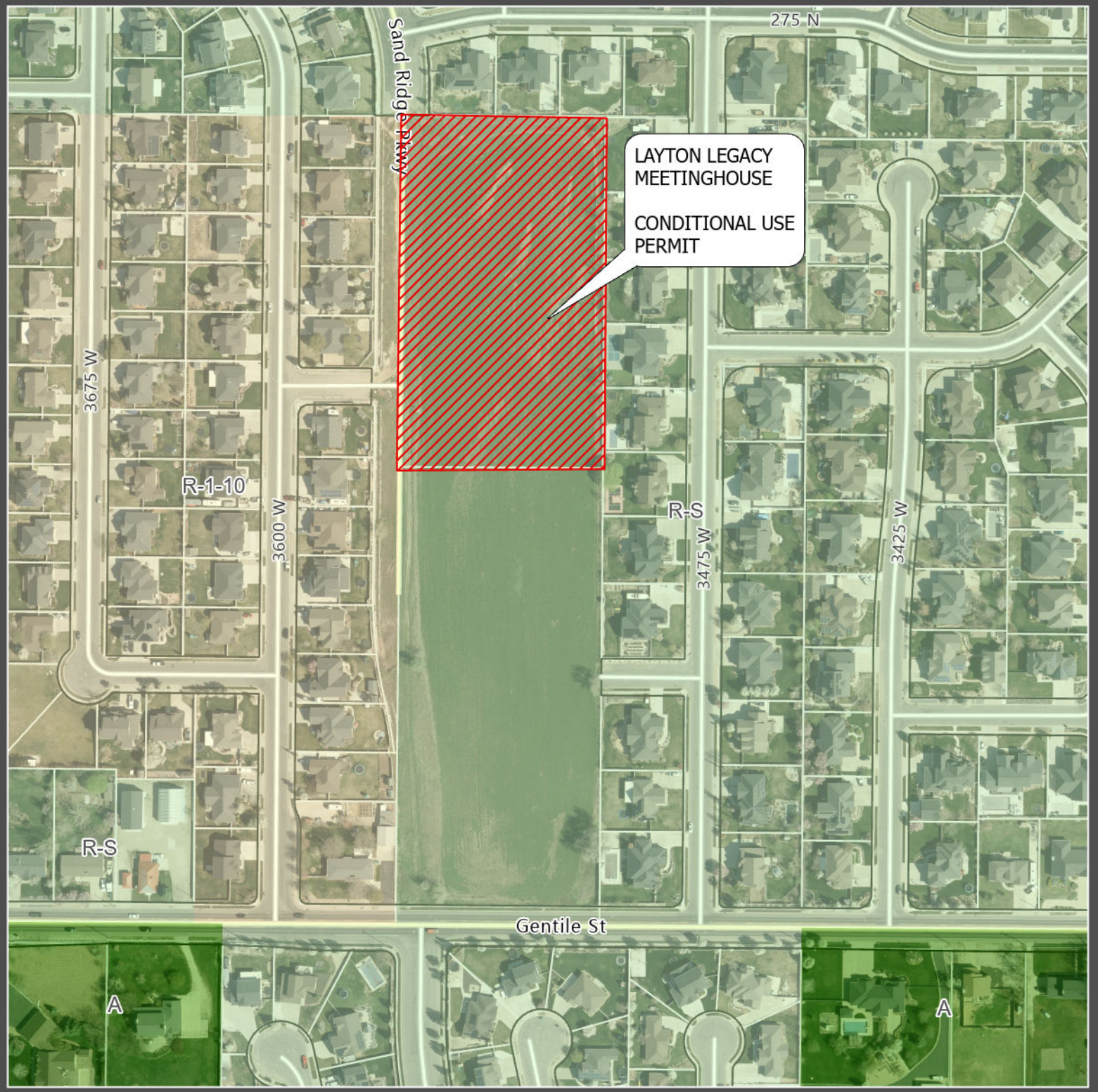
Map 1

Layton City

LAYTON LEGACY MEETINGHOUSE

APPROXIMATELY 200 NORTH SAND RIDGE PARKWAY

CONDITIONAL USE PERMIT



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

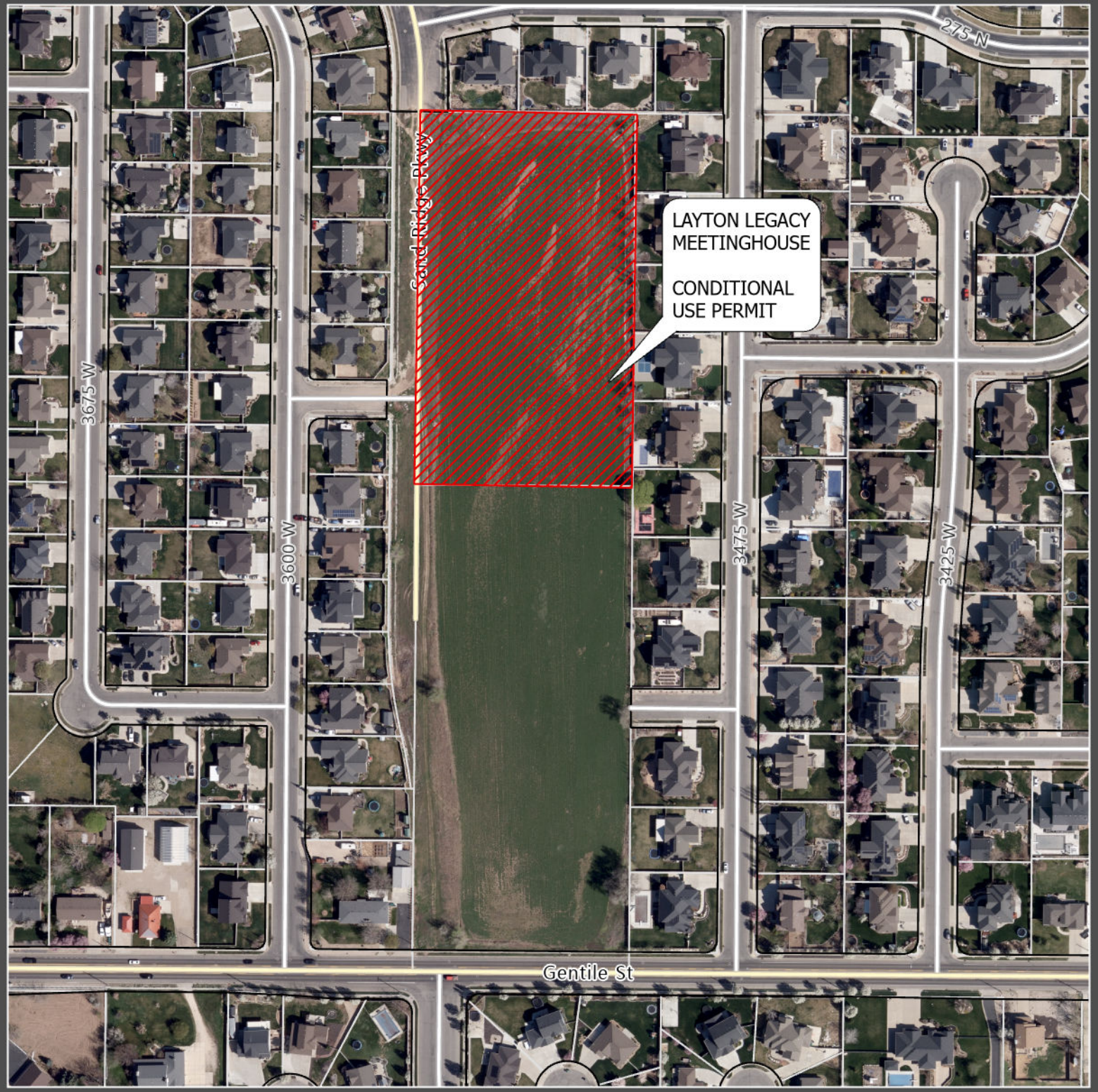
Map 2

Layton City

LAYTON LEGACY MEETINGHOUSE

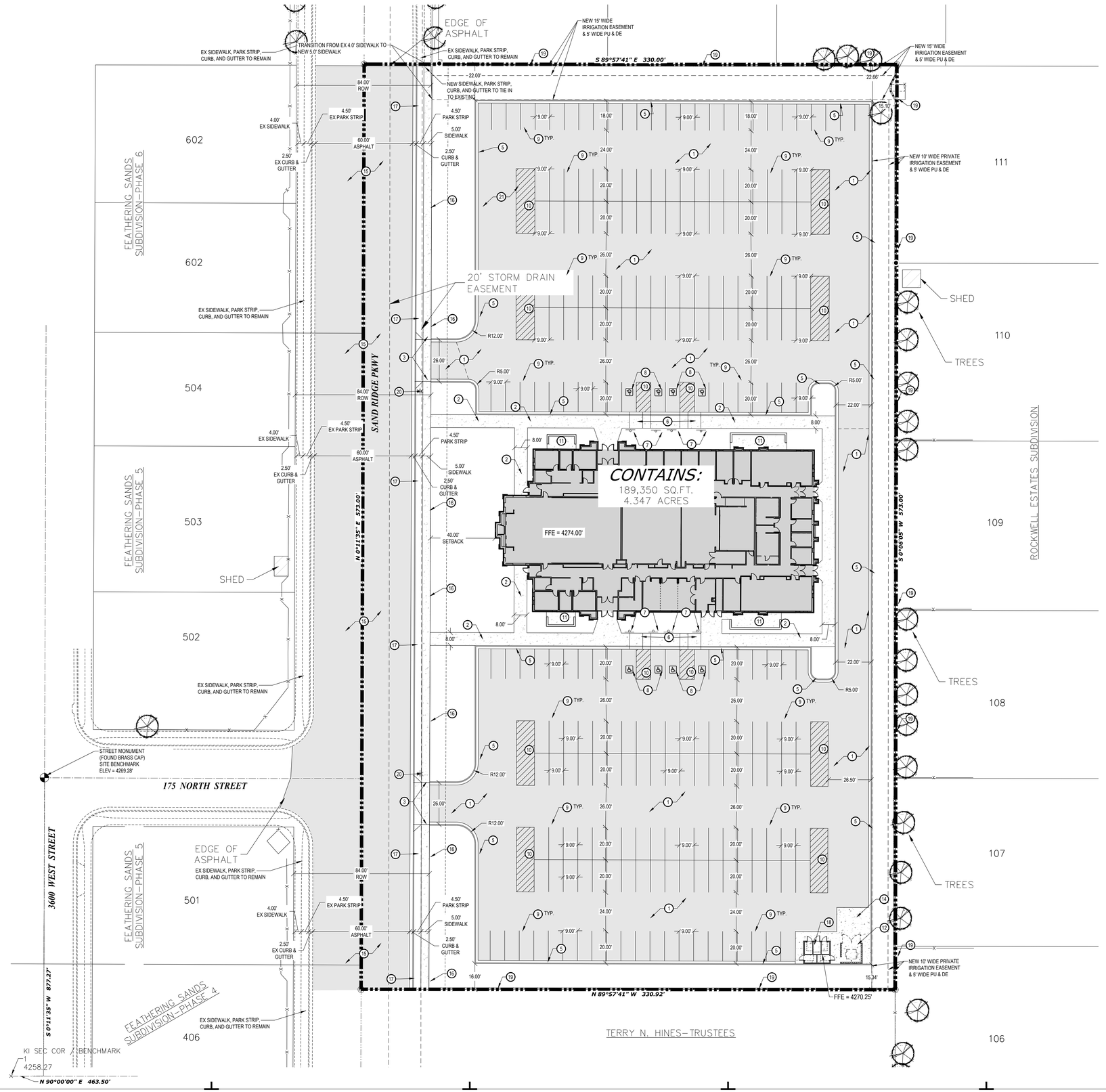
APPROXIMATELY 200 NORTH SAND RIDGE PARKWAY

CONDITIONAL USE PERMIT



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

Map 3



NORTH

SCALE: 1" = 30'

0 15' 30' 60' 90'

TOTAL SITE AREA TABLE

DESCRIPTION	AREA	%
TO BE DEDICATED AS PART OF ROW	24,725 SQFT	13%
PROJECT SITE	164,625 SQFT	87%
TOTAL	189,350 SQFT	100%

PROJECT SITE AREA TABLE

DESCRIPTION	AREA	%
HARDSCAPE	103,550 SQFT	63%
LANDSCAPE	42,325 SQFT	26%
BUILDINGS	18,750 SQFT	11%
TOTAL	164,625 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

ANY EXISTING BROKEN CURB/GUTTER OR SIDEWALK SHALL BE REPLACED WITH THE DEVELOPMENT OF THE PROPERTY (MC.12.28.030).

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. ON SITE STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.01.
2. ON SITE CONCRETE SIDEWALK, PER STANDARD CHURCH DETAIL, SEE DETAILS 'C, AND D', SHEET C5.01.
3. FLARED DRIVE APPROACH, PER LAYTON CITY STANDARD DRAWING ST - ST - 06, SEE SHEET C5.05.
4. 24" CONCRETE CURB AND GUTTER - IN FLOW STYLE. SEE DETAIL 'E', SHEET C5.01.
5. 24" CONCRETE CURB AND GUTTER - OUT FLOW STYLE. SEE DETAIL 'F', SHEET C5.01.
6. ADA RAMP ACCESSIBLE WALK, PER STANDARD CHURCH DETAILS, SEE DETAIL 'D' TYPE B RAMP, SHEET C5.02.
7. ADA ACCESSIBLE PARKING STALL SIGN, PER STANDARD CHURCH DETAIL, SEE DETAIL 'A', SHEET C5.02.
8. PAINTED ADA ACCESSIBLE PARKING SYMBOL, PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.02.
9. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
10. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
11. MECHANICAL ENCLOSURE, PER STANDARD CHURCH DETAILS 'F, G, H', AND 'J', SHEET C5.03. SEE ARCHITECTURAL, AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
12. DUMPSTER ENCLOSURE, TO BE PER STANDARD CHURCH DETAIL, SEE DETAILS 'B, C, D, AND E', ON SHEET C5.03. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS FOR THE DUMPSTER ENCLOSURE.
13. SIDEWALK AREA LIGHT POLE, PER STANDARD CHURCH DETAIL, SEE DETAILS 'O', SHEET C5.03.
14. CONCRETE PAVEMENT WITH GRANULAR BASE PER STANDARD CHURCH DETAIL, SEE DETAIL 'B', SHEET C5.01.
15. ASPHALT WITHIN PUBLIC RIGHT OF WAY STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER LAYTON CITY STANDARD DRAWING ST - ST - 04, SEE SHEET C5.05. CROSS SECTION TO BE 5" ASPHALT, 10" ROAD BASE, AND 12" SUBGRADE.
16. CONCRETE SIDEWALK, PER LAYTON CITY STANDARD DETAIL 'ST - ST 10', SEE SHEET C5.05.
17. 30" CONCRETE CURB AND GUTTER, PER LAYTON CITY STANDARD DRAWING ST - ST - 09, SEE SHEET C5.05.
18. STORAGE SHED BUILDING.
19. NEW 12" CONCRETE MOWSTRIP WITH VINYL FENCE, SEE LANDSCAPE PLANS FOR DETAILS.
20. STREET LIGHT PER LAYTON CITY DETAIL 'SL-04', SEE SHEET C5.07.

PARKING STALL COUNT
TOTAL PARKING STALLS = 233 STALLS
ADA STALLS = 8 OF THE 233 STALLS ARE ADA
ADA VAN STALLS = 3 OF 8 ADA STALLS ARE ADA VAN STALLS
BICYCLE PARKING = 5% OF CAR PARKING = 189 x .05 = 10 BICYCLE PARKING SPOTS

Blue Stakes of UTAH811 Bluestakes.org

NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

PROFESSIONAL ENGINEER 08-20-26 No. 11888925-2202 DANIEL J. CANNING STATE OF UTAH

LAYTON LEGACY G300 MEETINGHOUSE

200 NORTH SAND RIDGE PKWY
LAYTON CITY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

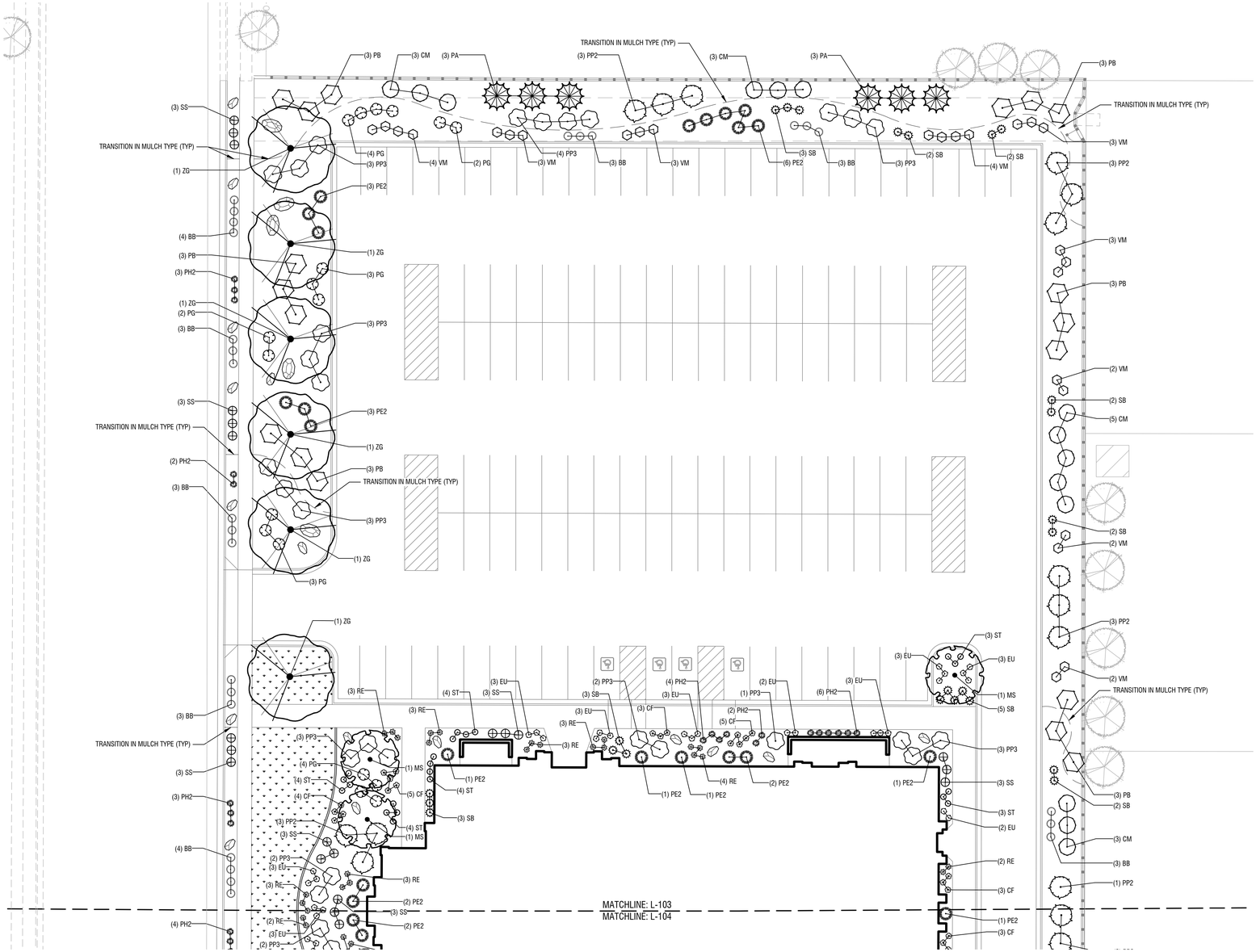
PROJECT NO:	25120
DRAWN BY:	DJC
CHECKED BY:	DJC
DATE:	08-20-26

CIVIL SITE PLAN

C1.01

S:\2025Files\25120\Civil\Prod Dwg\25120 Pln.dwg Daniel Jul 15, 2026 - 3:45pm

Approved 9/16/2026 by Layton City Planning Department - WB



PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
4. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
5. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
7. INSTALL DEWITT WEED BARRIER UNDER MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE FEET ON CENTER IN PLANTER BED.
8. REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
9. PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF CONDITIONS OF POOR DRAINAGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
11. SEE L-500 SERIES SHEETS FOR LANDSCAPE DETAILS.

TYPICAL IRRIGATION EASEMENT RESTRICTIONS:

A. NO PERMANENT STRUCTURES, INCLUDING PERMANENT SHEDS, PERMANENT SWIMMING POOLS, PERMANENT SPAS, OR OTHER SIMILAR STRUCTURES.
B. NO PLANTING OF TREES WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 2 FEET BELOW THE PLANTING SURFACE.
C. NO FILLS OR PLACEMENT OF SOIL OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE.
D. NO INSTALLATION OF POLES, BASKETBALL STANDARDS, POSTS, OR OTHER SUCH INSTALLATIONS WHICH WOULD REQUIRE SUPPORTS OR PLACEMENT OF CONCRETE BELOW 2 FEET BELOW THE EXISTING GRADE. IN ANY EVENT, THERE SHALL REMAIN 6 INCHES OF COVER BETWEEN ANY STRUCTURE AND THE PIPE.
E. NO TRENCHING, TUNNELING, OR SIMILAR EXCAVATION IN EXCESS OF 1.5 FEET BELOW EXISTING GRADE. ANY MODIFICATION TO THE ABOVE RESTRICTION REQUIRES WRITTEN AUTHORIZATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	MS	6	Malus x `Spring Snow` / Spring Snow Crabapple listed on Weber Basin plant list	B & B	2"	
	PU	9	Picea pungens `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce listed on Weber Basin plant list	B & B		8` Height
	PA	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine Pinus nigra listed on Weber Basin plant list	B & B		6` Height
	ZG	12	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova listed on Weber Basin plant list	B & B	2"	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
SHRUBS						
	CM	29	Chamaebatiaria millefolium / Fernbush listed on Weber Basin plant list	5 gal		
	PE2	31	Perovskia atriplicifolia `Sage Advice` / Sage Advice Russian Sage listed on Weber Basin plant list	5 gal		
	PB	30	Physocarpus opulifolius `Monlo` / Diabolo® Ninebark listed on Weber Basin plant list	5 gal		
	PP2	27	Pinus mugo 'Pumilio' / Dwarf Mugo Pine listed on Weber Basin plant list	5 gal		
	PG	27	Potentilla fruticosa 'Gold Star' / Gold Star Bush Cinquefoil listed on Weber Basin plant list	5 gal		
	PP3	41	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry Prunus besseyi listed on Weber Basin plant list	5 gal		
	SS	39	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea listed on Weber Basin plant list	5 gal		
	VM	30	Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum listed on Weber Basin plant list	5 gal		
GRASSES						
	BB	45	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama listed on Weber Basin plant list	2 gal		
	PH2	42	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass listed on Weber Basin plant list	2 gal		
	SB	40	Schizachyrium scoparium `MinnblueA` / Blue Heaven® Little Bluestem Schizachyrium scoparium listed on Weber Basin plant list	2 gal		
PERENNIALS						
	CF	40	Coreopsis x 'Full Moon' / Big Bang™ Full Moon Tickseed Coreopsis listed on Weber Basin plant list	1 gal		
	EU	50	Echinacea x 'PAS702918' / PowWow® White Coneflower Echinacea listed on Weber Basin plant list	1 gal		
	RE	49	Rudbeckia fulgida `Goldblitz` / Goldblitz Coneflower Rudbeckia fulgida listed on Weber Basin plant list	1 gal		
	ST	44	Salvia nemorosa `Sensation Deep Rose` / Sensation Deep Rose Meadow Sage listed on Weber Basin plant list	1 gal		
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
GROUND COVERS						
	PP	5,859 sf	Poa pretensis / Kentucky Bluegrass listed on Weber Basin plant list	Sod		

LEGEND

SYMBOL	DESCRIPTION	QTY	DETAIL
LANDSCAPE LEGEND			
	BOULDER - 2-3` DIAMETER	29	D5/L-503
	BOULDER - 3-4` DIAMETER	8	D5/L-503

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

DESIGN CRITERIA

Eco-Region	10.1 - Northern Cold Desert
Climate Zone	7a
Zoning Ordinance	R-S; Residential Suburban
Water Availability	65 psi, 40 gpm
Soil Type	Loam
Slopes	Flat
Wind	Periodical from east
Setback/Easements	Front: 40', Min. Yard Side/Total: 8'/20'
Microclimates	None
Soil pH	7.7
Lawn Area Percentage	14.74% of landscaped area
Undeveloped Property	0 sf
Irrigation System	Yes

PLANT COVERAGE

	Shrubs - Mature Coverage	Actual %	% Required by Local Jurisdiction	Tree Purpose	Actual #
Street Frontage	25% - 50%	59%	50% coverage based on average area of plants	Frame Building	12
Primary Entries	30% - 55%	59%	50% coverage based on average area of plants	Frame Entry	0
Building Perimeter	25% - 45%	51%	50% coverage based on average area of plants	Accent Building	4
Perimeter	5% - 15%	50%	50% coverage based on average area of plants	Screen Lot	27

LANDSCAPE DATA

Total Site Area	3.94-acres	% of Site/Landscape	% / # Required by Local Jurisdiction
Total Landscape Area	39,727 sf	23.14%	None for R-S Zone
Shrubs/Groundcover	33,868 sf	85.25%	None for R-S Zone
Lawn Area	5,859 sf	14.75%	None for R-S Zone
Trees on Site	45	NA	None for R-S Zone
Additional Jurisdictionally Required Lawn Areas: Infiltration, Detention,	5,859 sf turf grass	14.75%	no more than 15% turf grass

Approved 9/16/2026 by Planning Department - WB

DESIGN WEST

LOGAN, UTAH
(435) 752-7031

SALT LAKE CITY, UTAH
(801) 539-8221

LAYTON LEGACY G300 MEETINGHOUSE

200 NORTH SAND RIDGE PARKWAY
LAYTON, UT 84041
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

MARK: DESCRIPTION: DATE:

PROJECT #: 225100
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 08.20.2026

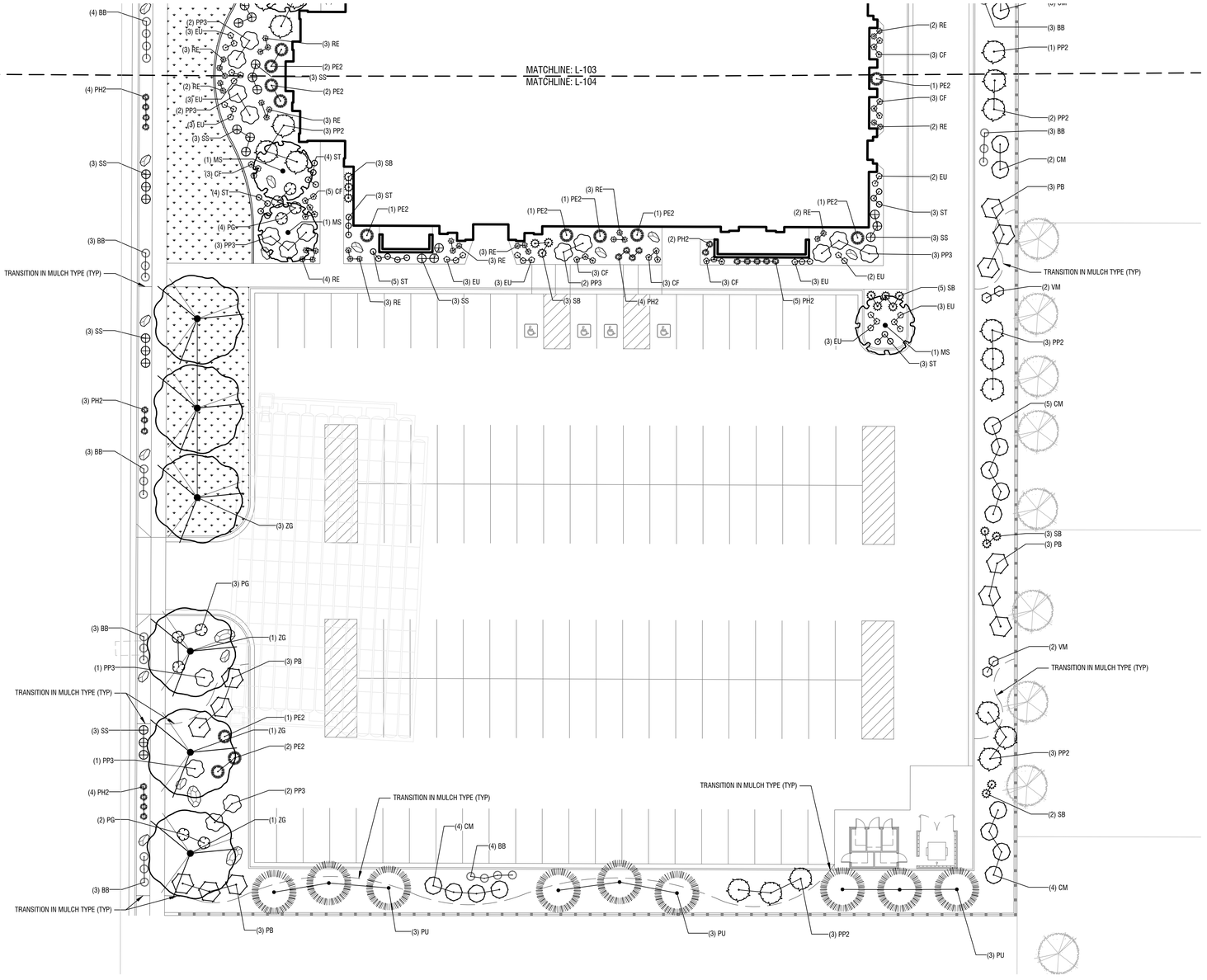
STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT
BLAKE C. WRIGHT
08.20.2026
105101-5301

CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

L-103

© COPYRIGHT DESIGN WEST ARCHITECTS 2026



PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
4. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
5. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
7. INSTALL DEWITT WEED BARRIER UNDER MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE FEET ON CENTER IN PLANTER BED.
8. REPAIR ALL LANDSCAPING WHERE NEW CONSTRUCTION MEETS EXISTING.
9. PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF CONDITIONS OF POOR DRAINAGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS.
11. SEE L-500 SERIES SHEETS FOR LANDSCAPE DETAILS.

TYPICAL IRRIGATION EASEMENT RESTRICTIONS:

A. NO PERMANENT STRUCTURES, INCLUDING PERMANENT SHEDS, PERMANENT SWIMMING POOLS, PERMANENT SPAS, OR OTHER SIMILAR STRUCTURES.
B. NO PLANTING OF TREES WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 2 FEET BELOW THE PLANTING SURFACE.
C. NO FILLS OR PLACEMENT OF SOIL OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE.
D. NO INSTALLATION OF POLES, BASKETBALL STANDARDS, POSTS, OR OTHER SUCH INSTALLATIONS WHICH WOULD REQUIRE SUPPORTS OR PLACEMENT OF CONCRETE BELOW 2 FEET BELOW THE EXISTING GRADE. IN ANY EVENT, THERE SHALL REMAIN 6 INCHES OF COVER BETWEEN ANY STRUCTURE AND THE PIPE.
E. NO TRENCHING, TUNNELING, OR SIMILAR EXCAVATION IN EXCESS OF 1.5 FEET BELOW EXISTING GRADE. ANY MODIFICATION TO THE ABOVE RESTRICTION REQUIRES WRITTEN AUTHORIZATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
TREES						
	MS	6	Malus x `Spring Snow` / Spring Snow Crabapple listed on Weber Basin plant list	B & B	2"	
	PU	9	Picea pungens `Baby Blue Eyes` / Baby Blue Eyes Colorado Blue Spruce listed on Weber Basin plant list	B & B		8` Height
	PA	6	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine Pinus nigra listed on Weber Basin plant list	B & B		6` Height
	ZG	12	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova listed on Weber Basin plant list	B & B	2"	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SHRUBS				
	CM	29	Charnaebatiaria millefolium / Fernbush listed on Weber Basin plant list	5 gal
	PE2	31	Perovskia atriplicifolia `Sage Advice` / Sage Advice Russian Sage listed on Weber Basin plant list	5 gal
	PB	30	Physocarpus opulifolius `Monlo` / Diabolo® Ninebark listed on Weber Basin plant list	5 gal
	PP2	27	Pinus mugo 'Pumilio' / Dwarf Mugo Pine listed on Weber Basin plant list	5 gal
	PG	27	Potentilla fruticosa 'Gold Star' / Gold Star Bush Cinquefoil listed on Weber Basin plant list	5 gal
	PP3	41	Prunus besseyi 'P011S' / Pawnee Buttes® Sand Cherry Prunus besseyi listed on Weber Basin plant list	5 gal
	SS	39	Spiraea japonica `Little Princess` / Little Princess Japanese Spirea listed on Weber Basin plant list	5 gal
	VM	30	Viburnum dentatum `Blue Muffin` / Blue Muffin Arrowwood Viburnum listed on Weber Basin plant list	5 gal
GRASSES				
	BB	45	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama listed on Weber Basin plant list	2 gal
	PH2	42	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass listed on Weber Basin plant list	2 gal
	SB	40	Schizachyrium scoparium `MinnblueA` / Blue Heaven® Little Bluestem Schizachyrium scoparium listed on Weber Basin plant list	2 gal
PERENNIALS				
	CF	40	Coreopsis x 'Full Moon' / Big Bang™ Full Moon Tickseed Coreopsis listed on Weber Basin plant list	1 gal
	EU	50	Echinacea x 'PAS702918' / PowWow® White Coneflower Echinacea listed on Weber Basin plant list	1 gal
	RE	49	Rudbeckia fulgida `Goldblitz` / Goldblitz Coneflower Rudbeckia fulgida listed on Weber Basin plant list	1 gal
	ST	44	Salvia nemorosa `Sensation Deep Rose` / Sensation Deep Rose Meadow Sage listed on Weber Basin plant list	1 gal

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS				
	PP	5,859 sf	Poa pretensis / Kentucky Bluegrass listed on Weber Basin plant list	Sod

LEGEND

SYMBOL	DESCRIPTION	QTY	DETAIL
LANDSCAPE LEGEND			
	BOULDER - 2-3` DIAMETER	29	D5/L-503
	BOULDER - 3-4` DIAMETER	8	D5/L-503

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

CONSTRUCTION DOCUMENTS

Approved 9/16/2026 by Planning Department - WB

DESIGN WEST

LOGAN, UTAH
(435) 752-7031

SALT LAKE CITY, UTAH
(801) 539-8221

LAYTON LEGACY G300 MEETINGHOUSE

200 NORTH SAND RIDGE PARKWAY
LAYTON, UT 84041
THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS

MARK: DESCRIPTION:
DATE:

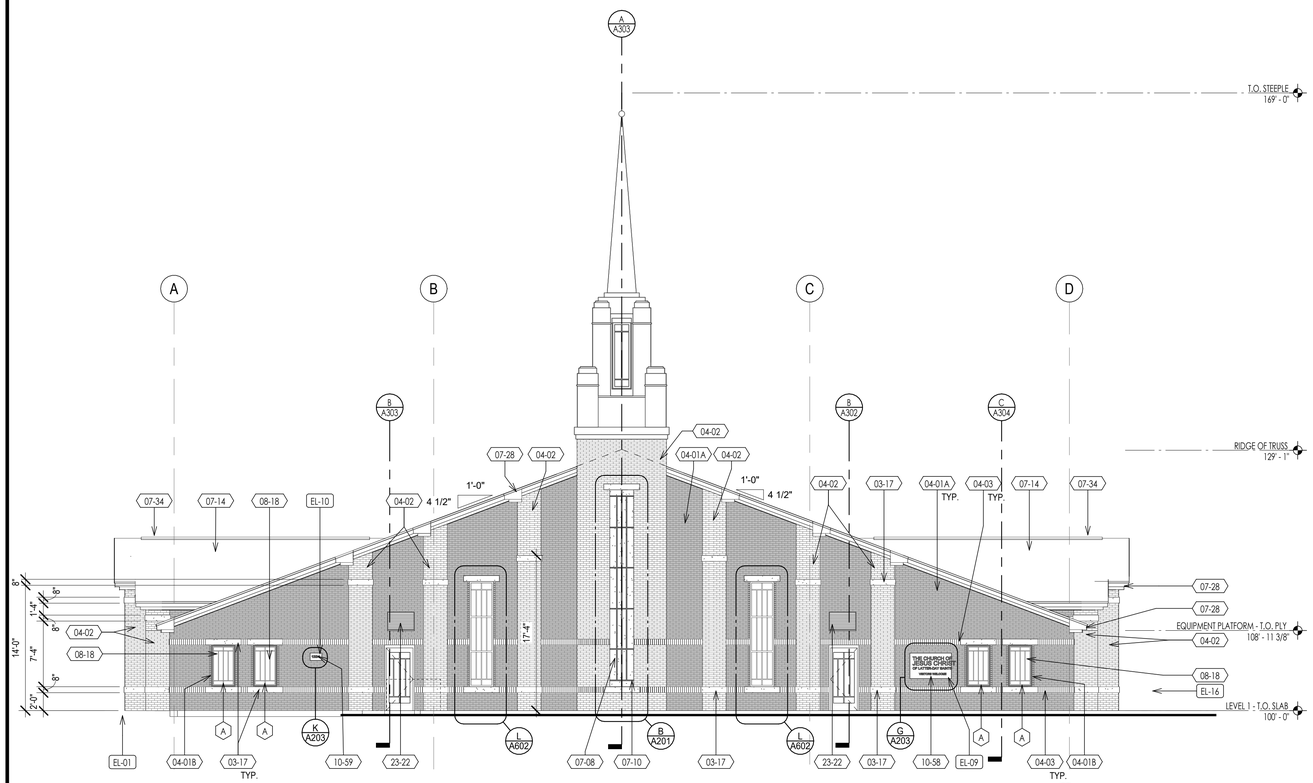
PROJECT #: 225100
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 08.20.2026

STATE OF UTAH
BLAKE C. WRIGHT
08.20.2026
105101-5301
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN

L-104

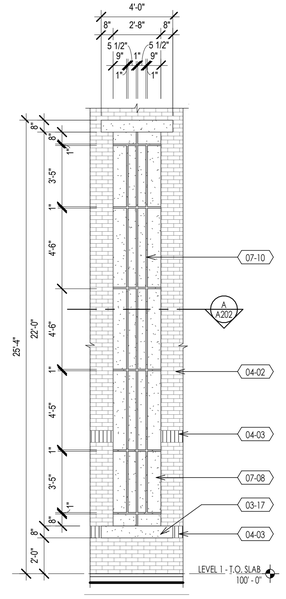
© COPYRIGHT DESIGN WEST ARCHITECTS 2026



WEST ELEVATION

1/8" = 1'-0"

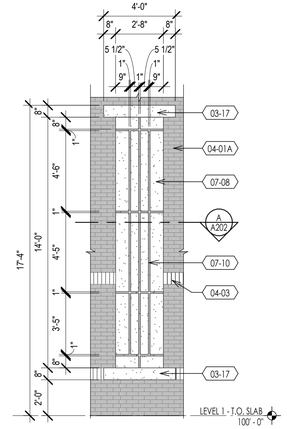
A A201



EIFS DETAIL TYPE 1

1/4" = 1'-0"

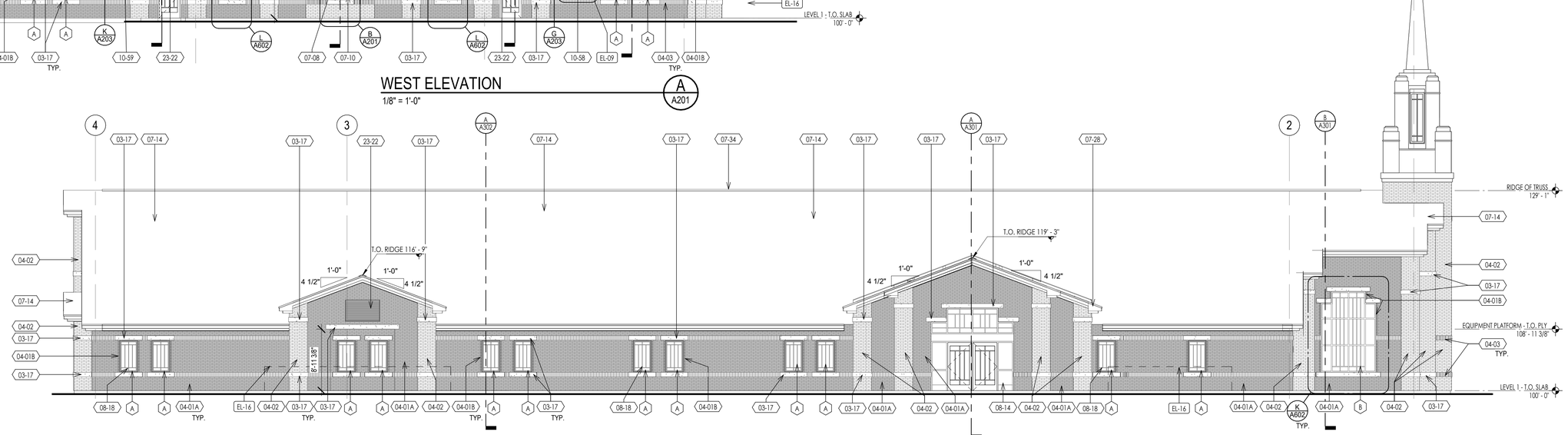
B A201



EIFS DETAIL TYPE 2

1/4" = 1'-0"

C A201



NORTH ELEVATION

1/8" = 1'-0"

D A201

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01A	BRICK VENEER MASONRY, RUNNING BOND, INTERSTATE BRICK IN MOCHA, SEE DETAILS & SPECIFICATIONS
04-01B	BRICK VENEER MASONRY, STACK BOND, INTERSTATE BRICK IN MOCHA, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, RUNNING BOND, INTERSTATE BRICK IN PEWTER, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, INTERSTATE BRICK IN SMOKEY MOUNTAIN, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-10	WATER-MANAGED EIFS ARCHITECTUAL SCORING JOINT, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
10-58	ENGRAVED STONE LDS PANEL SIGN, SEE DETAILS & SPECIFICATION
10-59	ENGRAVED ADDRESS STONE SIGN, SEE DETAILS & SPECIFICATION
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX ← KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

EL-01	VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 6" SLOPE IN FIRST 10'-0"
EL-09	STONE MEETINGHOUSE SIGN MOUNTED ON LEFT OR RIGHT AS SELECTED BY ARCHITECT. SEE DETAILS
EL-10	BUILDING ADDRESS SIGN. MOUNT AT LOCAITON AS SELECTED BY ARCHITECT AND VISIBLE FROM THE STREET. SEE DETAILS
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:

DESIGN WEST

LOGAN, UTAH
(435) 752-7031

SALT LAKE CITY, UTAH
(801) 539-8221

Stamp:

STATE OF UTAH
LARRY N HEPWORTH
NO. 134843
REGISTERED ARCHITECT

LAYTON LEGACY
GRANGER 300
MEETING HOUSE

197 SAND RIDGE PKWY

Project for:
THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS

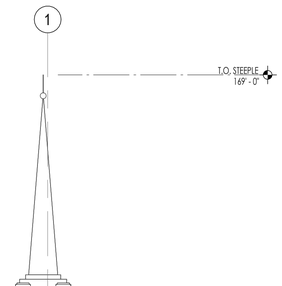
Mark	Date (D-M-Y)	Description

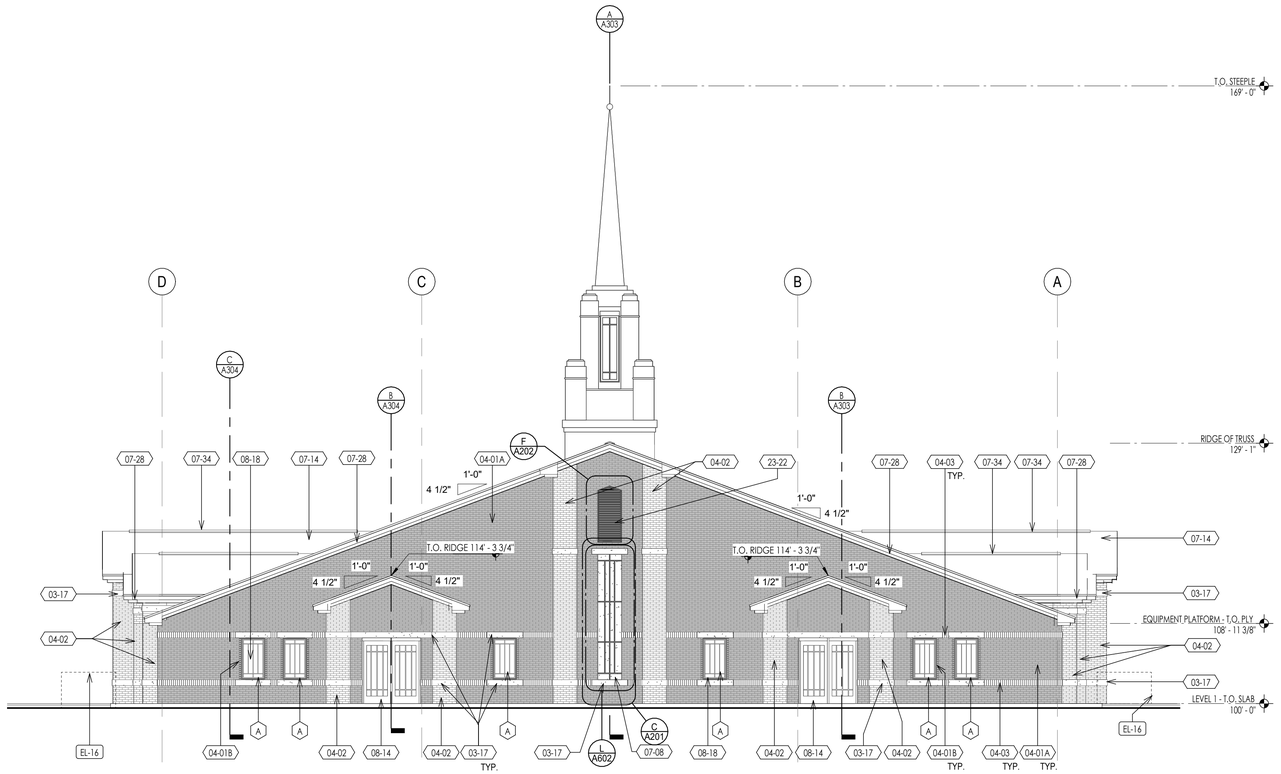
Project Number: 225100
Plan Series: G300-MH-11
Property Number: 5014016

Sheet Title:
BUILDING ELEVATIONS

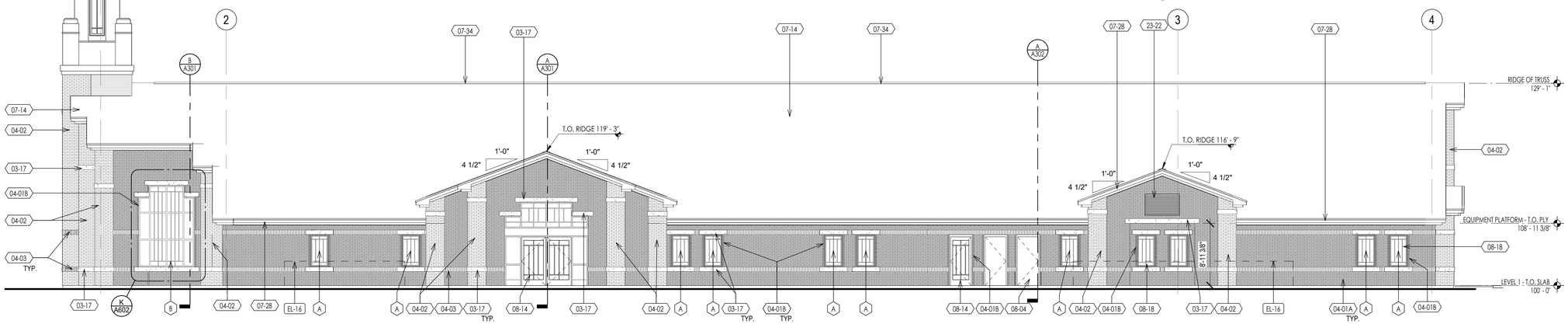
Sheet:
A201

4/15/2026 10:55:18 AM

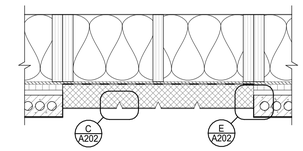




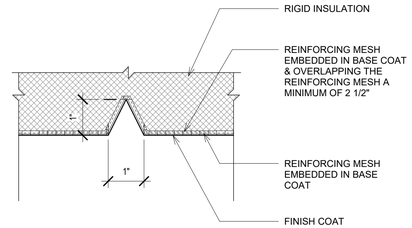
EAST ELEVATION
1/8" = 1'-0"
B
A202



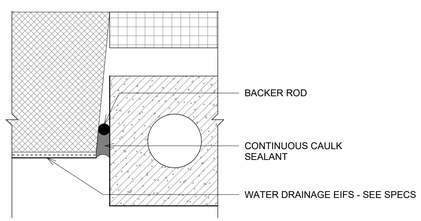
SOUTH ELEVATION
1/8" = 1'-0"
D
A202



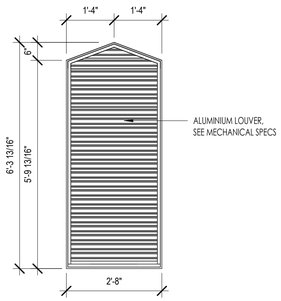
EIFS - SECTION
1" = 1'-0"
A
A202



EIFS - ENLARGED REVEAL DETAIL
6" = 1'-0"
C
A202



EIFS - ENLARGED EDGE DETAIL
6" = 1'-0"
E
A202



ALUMINIUM LOUVER DETAIL
1/2" = 1'-0"
F
A202

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES	
03-17	ARCHITECTURAL PRE-CAST CONCRETE, SEE DETAILS & SPECIFICATIONS
04-01A	BRICK VENEER MASONRY, RUNNING BOND, INTERSTATE BRICK IN MOCHA, SEE DETAILS & SPECIFICATIONS
04-01B	BRICK VENEER MASONRY, STACK BOND, INTERSTATE BRICK IN MOCHA, SEE DETAILS & SPECIFICATIONS
04-02	BRICK VENEER MASONRY, RUNNING BOND, INTERSTATE BRICK IN PEWTER, SEE DETAILS & SPECIFICATIONS
04-03	BRICK VENEER MASONRY, SOLDIER COURSE, INTERSTATE BRICK IN SMOKEY MOUNTAIN, SEE DETAILS & SPECIFICATIONS
07-08	WATER-MANAGED EIFS EXTERIOR WALL FINISH SYSTEM, SEE DETAILS & SPECIFICATIONS
07-14	COMPOSITE ASPHALT SHINGLES, SEE DETAILS & SPECIFICATIONS
07-28	METAL SOFFIT PANELS & TRIM, SEE DETAILS & SPECIFICATION
07-34	ROOF RELIEF VENTS, SEE DETAILS & SPECIFICATION
08-04	EXTERIOR HOLLOW METAL INSULATED DOOR FRAME, SEE SCHEDULE & SPECIFICATION
08-14	EXTERIOR & INTERIOR ALUMINIUM STOREFRONT ENTRANCES, SEE SCHEDULE & SPECIFICATION
08-18	VINYL FRAMED FIXED WINDOWS, SEE SCHEDULE, DETAILS & SPECIFICATIONS
23-22	HVAC ALUMINIUM LOUVER, SEE MECHANICAL SPECS

FP-XX ← KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES	
EL-16	MECHANICAL ENCLOSURE WALL (SHOWN DASHED FOR CLARITY). SEE CIVIL & MECHANICAL DRAWINGS

Architect / Engineer:
DESIGN WEST
LOGAN, UTAH
(435) 752-7031
SALT LAKE CITY, UTAH
(801) 539-8221

Stamp:
STATE OF UTAH
LARRY N HEPWORTH
NO. 134843
REGISTERED ARCHITECT

LAYTON LEGACY
GRANGER 300
MEETING HOUSE
197 SAND RIDGE PKWY

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

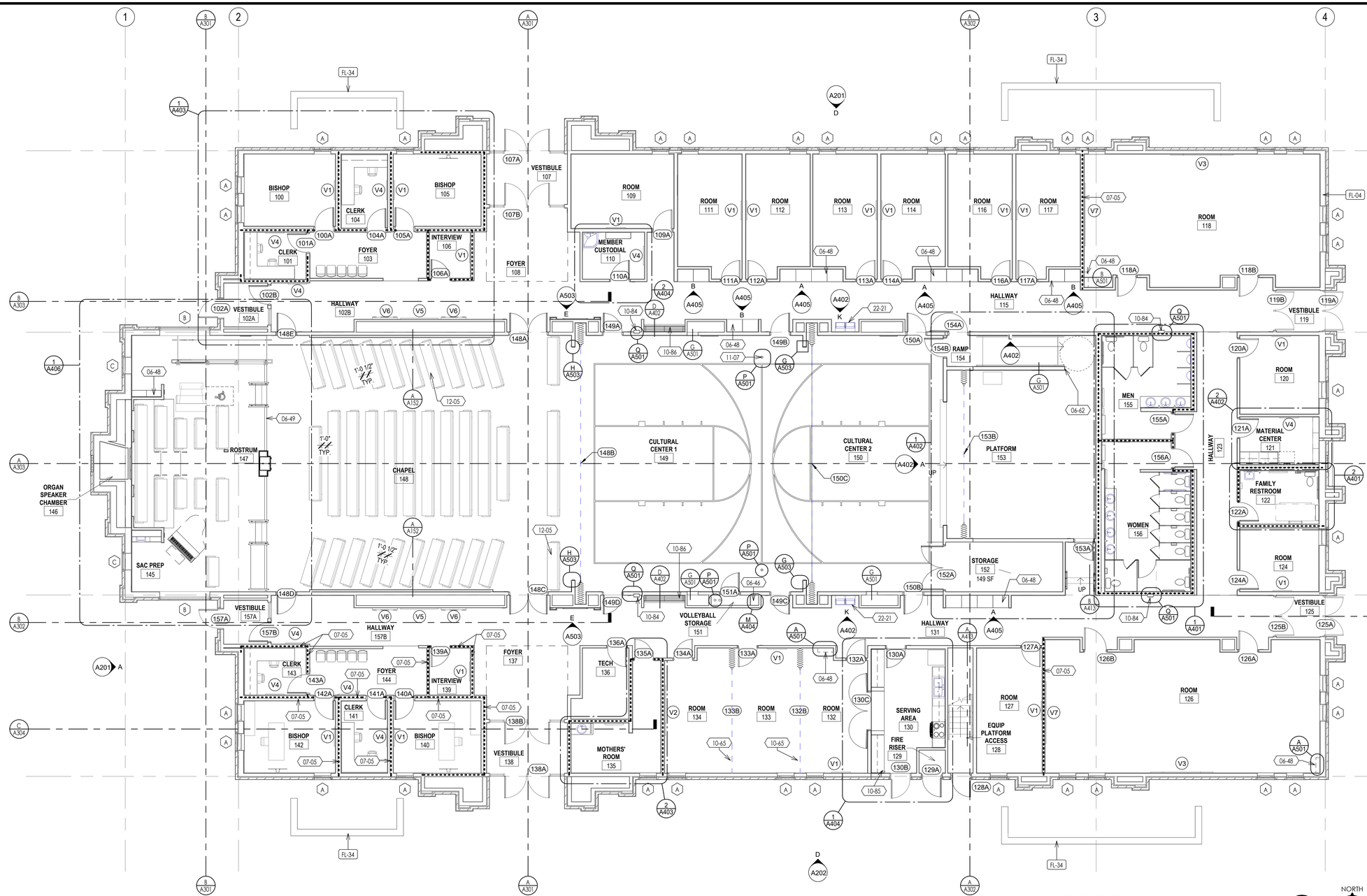
Mark	Date (D-M-Y)	Description

Project Number: 225100
Plan Series: G300-MH-11
Property Number: 5014016

Sheet Title:
BUILDING ELEVATIONS

Sheet:
A202

4/15/2026 10:55:34 AM



MAIN FLOOR PLAN

1/8" = 1'-0"

1 A101

NORTH

KEYNOTES

XX-XX ← KEYNOTE MATERIAL

MATERIAL / SPECIFICATION KEYNOTES

06-46	SHELVING, SEE DETAILS
06-48	WOOD VENEER FACED ARCHITECTURAL CABINETS, SEE DETAILS & SPECIFICATION
06-49	ROSTRUM CASEWORK, SEE DETAILS & SPECIFICATION
06-62	SOLID WOOD TRIM BOARD STAINED TO MATCH WOOD TRIM COVERING END FACE OF WALL FROM FLOOR TO CEILING
07-05	BLANKET SOUND INSULATION
10-65	FOLDING ACCORDION DOOR, SEE DETAILS & SPECIFICATION
10-84	FIRE PROTECTION CABINET, SEE SPECIFICATION
10-85	FIRE EXTINGUISHER, SEE SPECIFICATION
10-86	HAT & COAT RACK, SEE SPECIFICATION
11-07	VOLLEYBALL POST HOLE, SEE DETAILS & SPECIFICATIONS
12-05	CUSHIONED PEW SEATING, SEE F101
22-21	ELECTRICAL WATER COOLER, SEE PLUMBING DRAWINGS & SPECIFICATION

FP-XX ← KEYNOTE INSTRUCTION

INSTRUCTIONAL KEYNOTES

FL-04	SEE ARCHITECTURAL WALL TYPES PLAN FOR ALL WALL TYPES
FL-34	MECHANICAL ENCLOSURE WALL, SEE CIVIL & MECHANICAL DRAWINGS

FLOOR PLAN GENERAL NOTES

1. SEE SHEET A103 FOR DIMENSIONS.
2. SEE SHEET A111, A112 & A113 FOR WALL TYPES
3. INSULATE ATTIC SPACE ABOVE AND INTERIOR WALLS AROUND ENTRY 107, 119, 125 AND 138.
4. PROVIDE SOLID BLOCKING IN THE WALLS AT ALL DOOR STOPS, VISUAL DISPLAY BOARDS, TOILET COMPARTMENTS, LAVATORY SUPPORTS, WALL HUNG CABINETS, AND AT ALL OTHER EQUIPMENT AND ACCESSORY LOCATIONS.
5. FOR ELEVATIONS OF VISUAL DISPLAY BOARDS, SEE SHEET F103.
6. VAPOR RETARDER UNDER CONCRETE SLAB - SEE STRUCTURAL AND SPECIFICATION.
7. FOR LOCATION OF RETURN AIR DUCT IN STUD WALLS, SEE MECHANICAL DRAWINGS.
8. PROVIDE A 2x FIRE BLOCKING IN ALL WALLS AT CEILING AND FLOOR LEVELS.
9. ALL WALLS EXCEEDING 10 FEET IN HEIGHT, PROVIDE 2x FIRE BLOCKING NOT TO EXCEED 10'-0" O.C. VERTICALLY.
10. FOR DOOR SCHEDULES, SEE SHEET A601.
11. SEE CIVIL SHEETS FOR CONTINUATION OF CONCRETE SIDEWALK AT ENTRIES AND ALL OTHER SITE CONCRETE.
12. GRID LINES ARE TO BE TO FACE OF STUD UNLESS NOTED OTHERWISE.
13. IF AUTHORITY HAVING JURISDICTION REQUIRES A "KNOX BOX, ARCHITECT WILL INDICATE THE LOCATION PER THE AUTHORITY HAVING JURISDICTION'S REQUIREMENT. IF NOT REQUIRED, REMOVE REFERENCES TO A "KNOX" BOX AND DO NOT PROVIDE ONE.
14. LIGHT COVE AND SLOPED WALL, SEE A/A152.

Architect / Engineer:

DESIGN WEST

LOGAN, UTAH
(435) 752-7031

SALT LAKE CITY, UTAH
(801) 539-8221

Stamp:

STATE OF UTAH
LARRY N HEPWORTH
NO. 134843
REGISTERED ARCHITECT

LAYTON LEGACY
GRANGER 300
MEETING HOUSE

197 SAND RIDGE PKWY

Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Mark	Date (D-M-Y)	Description

Project Number: 225100
Plan Series: G300-MH-11
Property Number: 5014016

Sheet Title: MAIN FLOOR PLAN

Sheet: A101

4/15/2026 10:54:41 AM

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Conditional Use – Reception Center – Pulse Parties – 50 North Main Street

Staff Contact: Jeffrey Montague, Planner I

Background:

Haley Mower (Applicant), is requesting a conditional use permit for a Reception Center. The proposed business, Pulse Parties, will provide a private event venue that hosts reservation-based gatherings. Events include birthday parties, game-show style activities, murder mystery events, educational camps, and other organized entertainment activities. There is sufficient public parking in front of the business to accommodate the parking needs of the proposed Reception Center and existing neighboring uses.

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

Recommendation: Staff recommends the Planning Commission grant conditional use approval of the Reception Center, subject to the applicant meeting all conditions listed in the Staff Report.

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

To: Planning Commission

From: Jeffrey Montague, Planner I

Date: October 13, 2026

Re: Conditional Use Permit for a Reception Center – Pulse Parties

---

Location: 50 North Main Street

Zoning: MU-TOD (Mixed-Use - Transit Oriented Development)

Background:
Haley Mower (Applicant), owner of Pulse Parties, is requesting a conditional use permit for a Reception Center, which is conditional use within the MU-TOD (Mixed-Use - Transit Oriented Development) zoning district.

Staff Review:
Pulse Parties intends to provide a private event venue that hosts reservation-based gatherings for children, teens, families, and adults. Events include birthday parties, game-show style activities, murder mystery events, educational camps, and other organized entertainment activities.

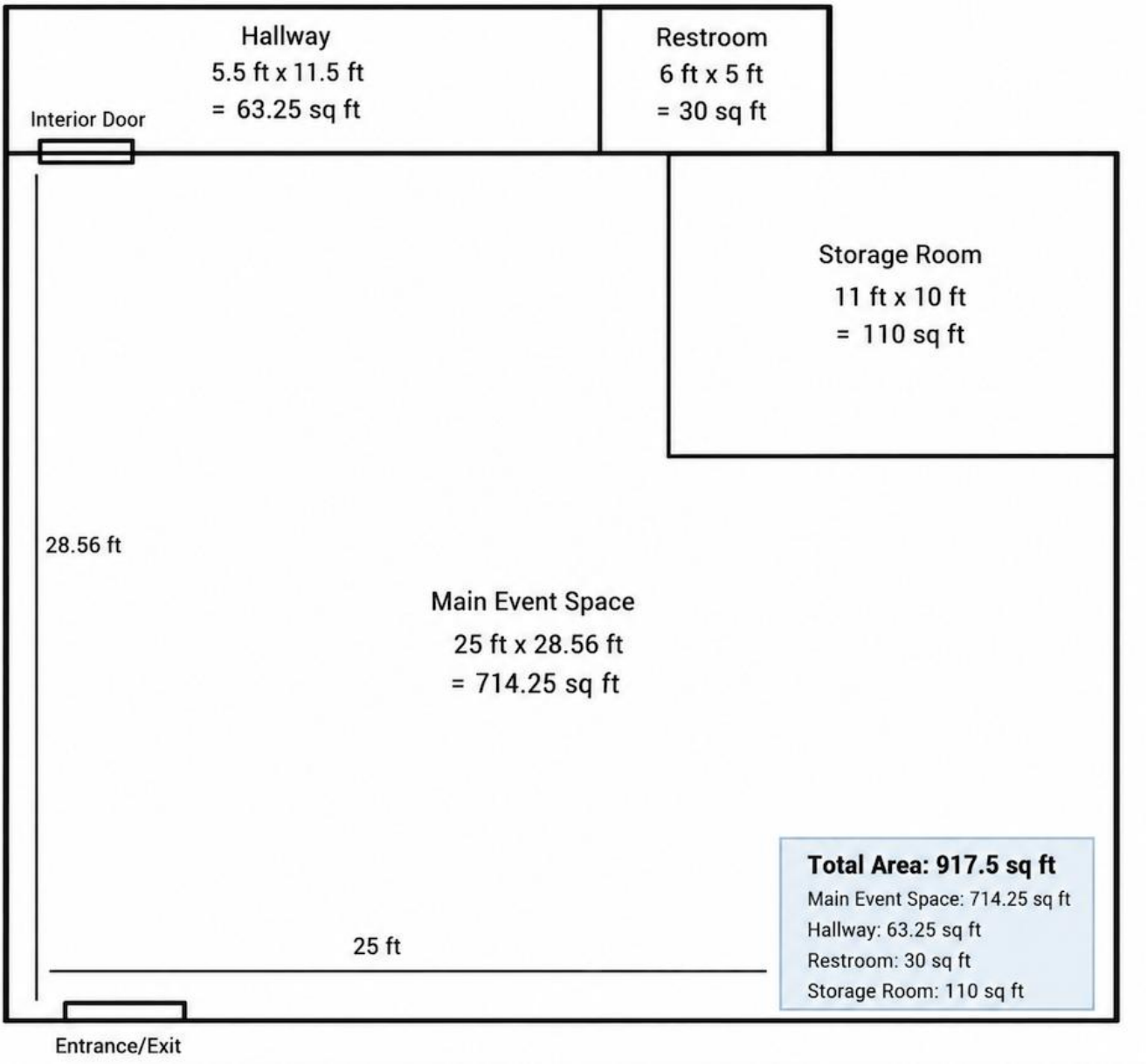
The proposed business will occupy the northernmost suite of the building which fronts onto Main Street. The suite consists of a 917.5 sq. ft. area, of which 714.25 sq. ft. will be utilized as the event space (see Pulse Parties Floor Plan). Any expansion of the Reception Center space will require additional review and approvals, including a conditional use permit expansion.

Parking
The site at 50 North Main Street lies within the Historic Downtown Urban District. Per Municipal Code 19.12.090 (8.) no additional motor vehicle parking is required for a new land use within an existing building in the Historic Downtown Urban District, so long as the owner or operator can accommodate the parking needs of customers and employees. The business fronts the public parking area along Main Street, which has 55 parking stalls, which is sufficient for accommodating the parking needs of the proposed Reception Center and existing neighboring uses.

Staff Recommendation:
Staff recommends approval of the conditional use permit for a Reception Center subject to the following conditions:

1. Building Division, Planning Division, and Fire Department requirements shall be met before receiving a Layton City Business License.

Pulse Parties Floor Plan:



Layton City

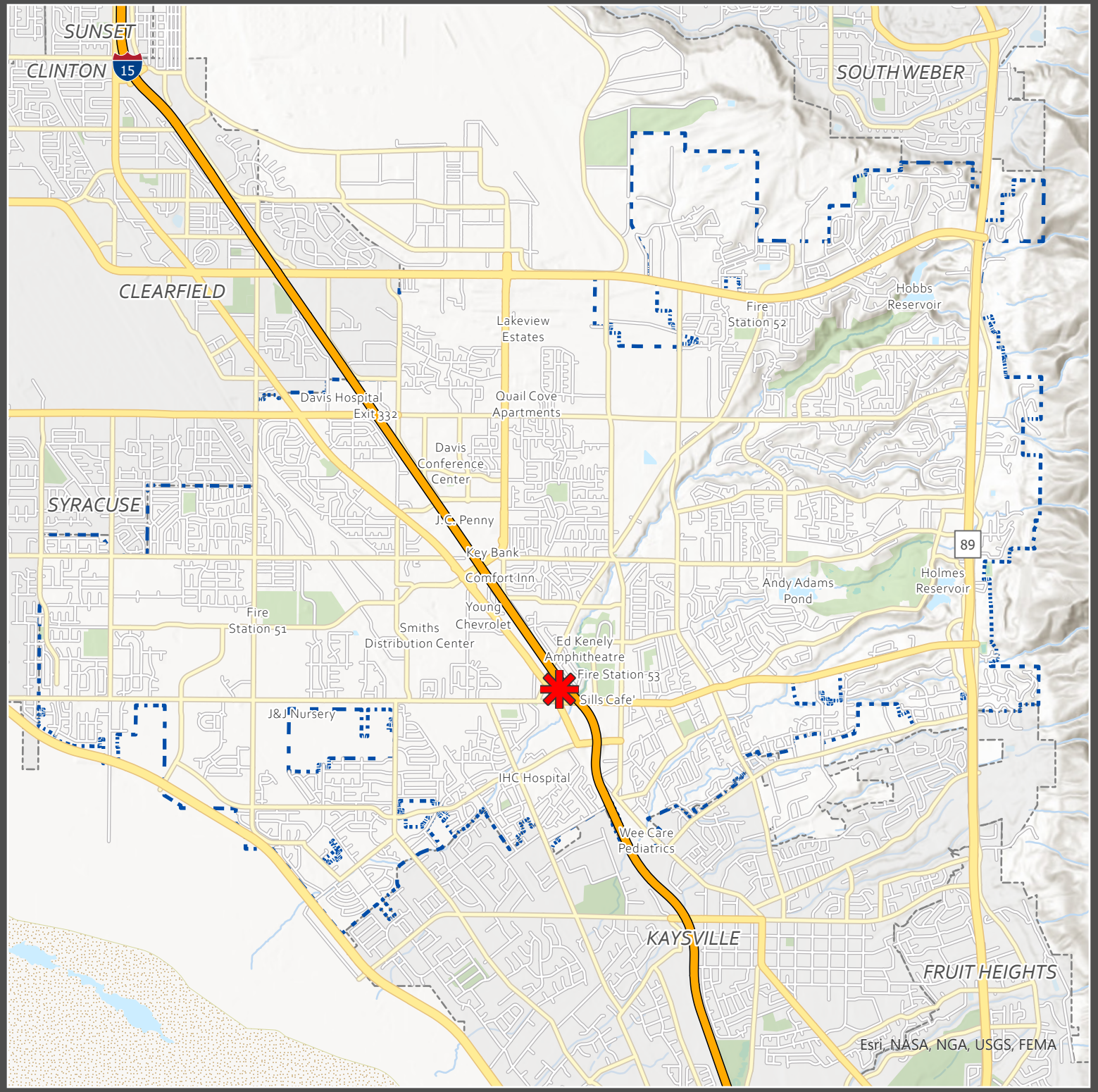
PULSE PARTIES

50 NORTH MAIN STREET

CONDITIONAL USE PERMIT FOR A RECEPTION CENTER

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

* - PROJECT SITE



Map 1

Layton City

PULSE PARTIES

50 NORTH MAIN STREET

CONDITIONAL USE PERMIT FOR A RECEPTION CENTER



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

- PROJECT AREA

Map 2

Layton City

PULSE PARTIES

50 NORTH MAIN STREET

CONDITIONAL USE PERMIT FOR A RECEPTION CENTER

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

- PROJECT AREA



Map 3

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Preliminary Plat – Hines at Three Farms Subdivision – Approximately 2746 West Gentile Street

Contact: Kem Weaver, Planner II

Background: Greg Timothy (Applicant), representing Ivory Development LLC, is requesting preliminary plat approval for the subject property. The preliminary plat has been designed to provide 98 single-family lots under the R-1-10 zoning guidelines. The preliminary plat shows street connections from existing subdivisions to the west and to the newly constructed 2700 West street and Gentile Street.

On February 5, 2026, the Council approved the rezone from A (Agriculture) and R-S PRUD (Residential Suburban with the Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential) to prepare for the development of this subdivision.

Alternatives: Alternatives are to: 1) Grant approval of the preliminary plat of Hines at Three Farms Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for Hines at Three Farms 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

DATE: October 13, 2026

RE: Hines at Three Farms Preliminary Plat

LOCATION: Approximately 2746 West Gentile Street

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

DESCRIPTION

The property proposed to be subdivided contains 30.5 acres of vacant land located in west Layton. The property is located north of Gentile Street and west of 2700 West with street frontage on both Gentile Street and 2700 West. The subject property is adjacent to R-S (Residential Suburban) zoning to the west and A (Agriculture) zoning to the north, south and east.

BACKGROUND

On February 5, 2026, the Council approved the rezone from A (Agriculture) and R-S PRUD (Residential Suburban with the Planned Residential Unit Development Overlay) to R-1-10 (Single Family Residential) to prepare for the development of this subdivision.

Greg Timothy (Applicant), representing Ivory Development LLC, is requesting preliminary plat approval for the subject property. The preliminary plat has been designed to provide 98 single-family lots under the R-1-10 zoning guidelines. The preliminary plat shows street connections from existing subdivisions to the west and to the newly constructed 2700 West street and Gentile Street.

Existing cul-de-sacs in the Sierra Bella Subdivision to the west will be removed to extend the public streets into the proposed subdivision. The street classified as 150 north will be extended to 2700 West and 75 North will have the cul-de-sac extended into the proposed subdivision and create 5 single-family lots. Gravity fed utilities such as the sewer and storm drain systems for the proposed subdivision will connect into these existing utilities to the west by use of the street

extensions. These same utilities will connect into Gentile Street and 2700 West to facilitate those areas of the proposed subdivision.

Applicant is required to provide landscape buffers along both 2700 West and Gentile Street, which will include water-wise street trees, bushes, plants, ground coverings, and 6-foot fencing. A homeowner's association will need to be created for the proposed subdivision to maintain the landscaping, ground coverings, fencing, and irrigation in these landscape buffer areas.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for the Hines at Three Farms 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 submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.***

MEMORANDUM

TO: Planning Commission/City Council

CC: CED Department; Fire Marshal

FROM: Ryan Bankhead, Senior Staff Engineer

DATE: September 14, 2026

SUBJECT: Hines at Three Farms
2794 W Gentile Street

I have reviewed the plans submitted and received in Engineering on September 1, 2026 for the proposed Hines at Three Farms located at 2794 West Gentile Street. The Engineering Department recommends the approval of the development. The Engineering Department has found that the development plans meet the requirements set forth in the Municipal Code and Engineering Standards and Design Guidelines.

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: Hines at Three Farms Subdivision 4th Submittal

CC: 1) Engineering
2) Greg Timothy, gregt@ivorydevelopment.com
3) Nick Mingo, nick@edmpartner.com

DATE: September 24, 2026

I have reviewed the site plan submitted on September 1, 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.

GM\#1 subdivision site plan:sh
Plan #S26-149 District #40
Project Tracker #LAY2604163525

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

Memorandum

To: Greg Timothy, Nick Mingo

CC: Community Development, Fire, & Engineering

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

Date: September 11, 2026

Re: Hines at Three Farms Subdivision, Preliminary – 2794 W. Gentile St.

Review: Review 4

The proposed Hines at Three Farms Subdivision, to be located at 2794 West Gentile Street lies within the City's existing Harmony Place Park service area.

The Parks & Recreation Department has reviewed the plans re-submitted on September 1st has no other comments or concerns regarding preliminary approval of Hines at Three Farms Subdivision.

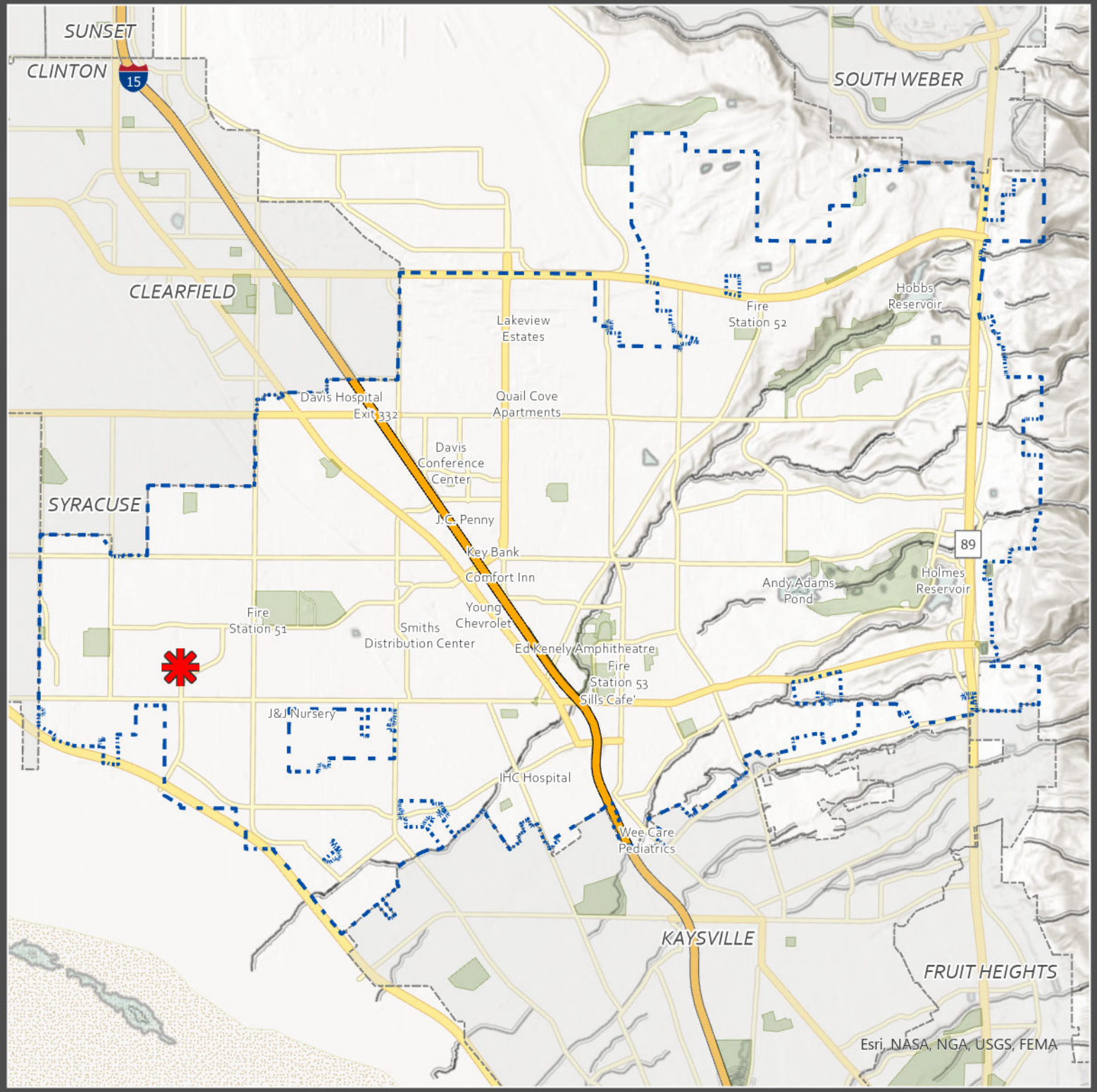
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

HINES AT THREE FARMS

APPROXIMATELY 2725 WEST GENTILE STREET

PRELIMINARY PLAT



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

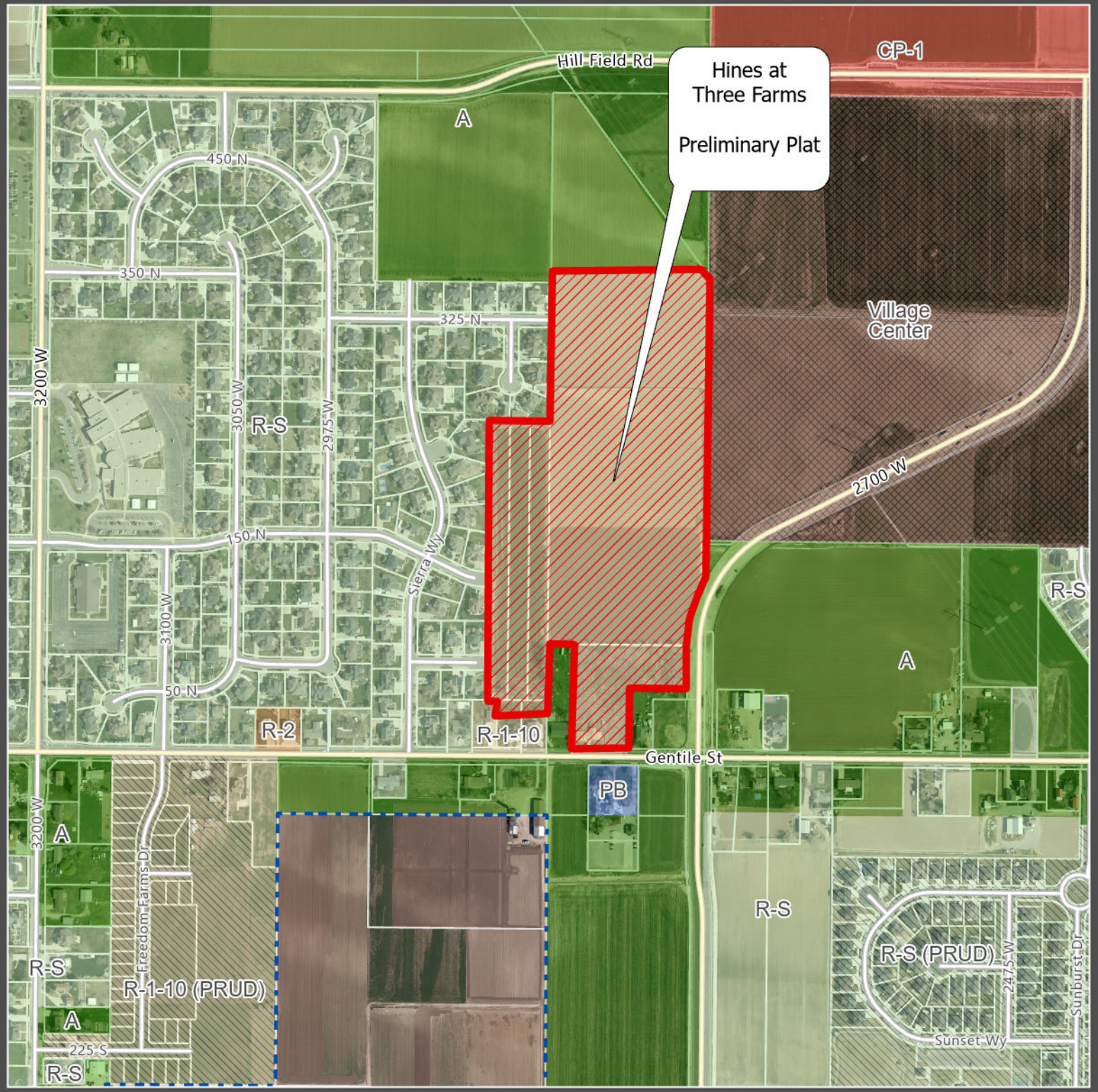
Map 1

Layton City

HINES AT THREE FARMS

APPROXIMATELY 2725 WEST GENTILE STREET

PRELIMINARY PLAT



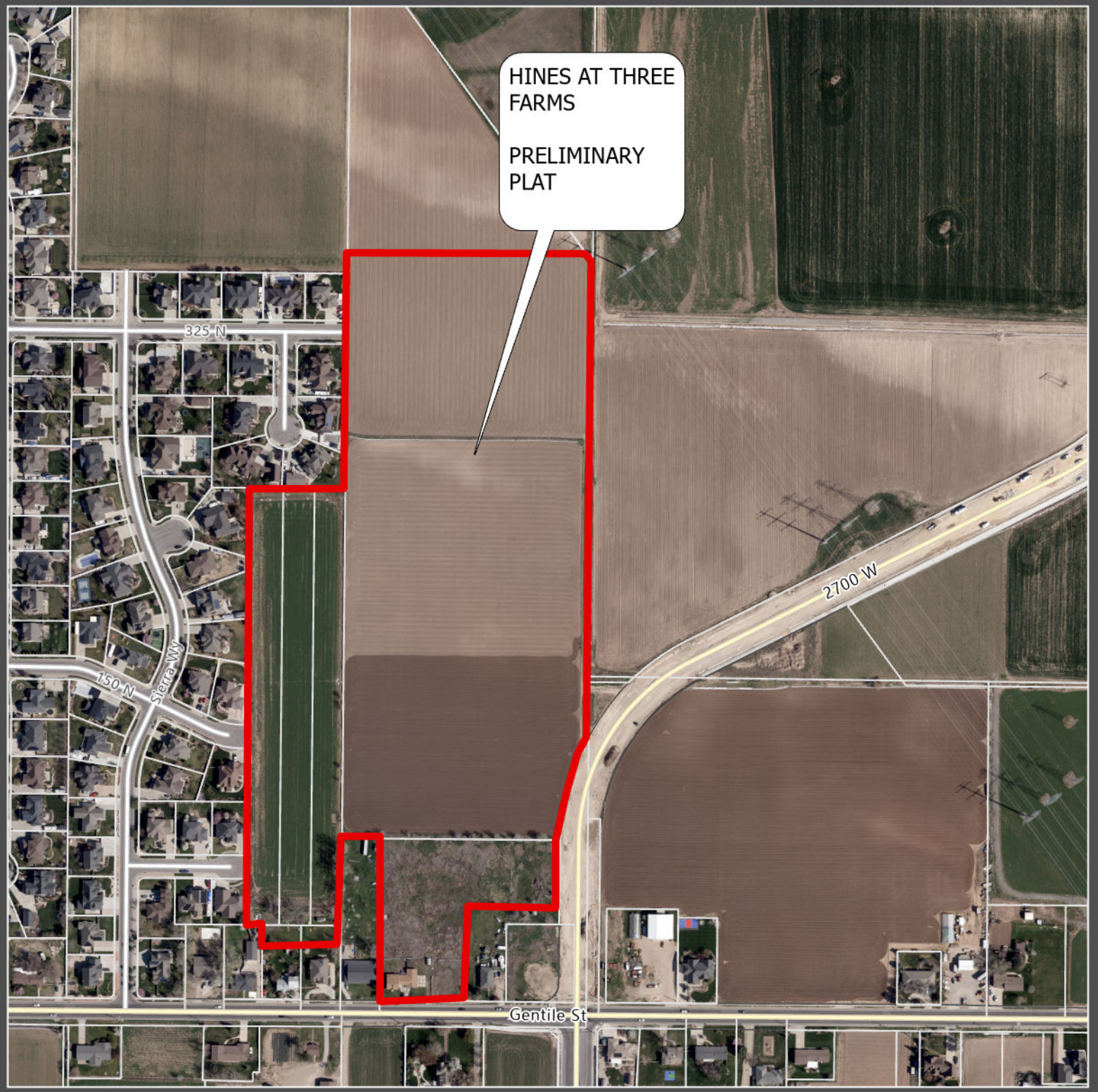
Map 2

Layton City

HINES AT THREE FARMS

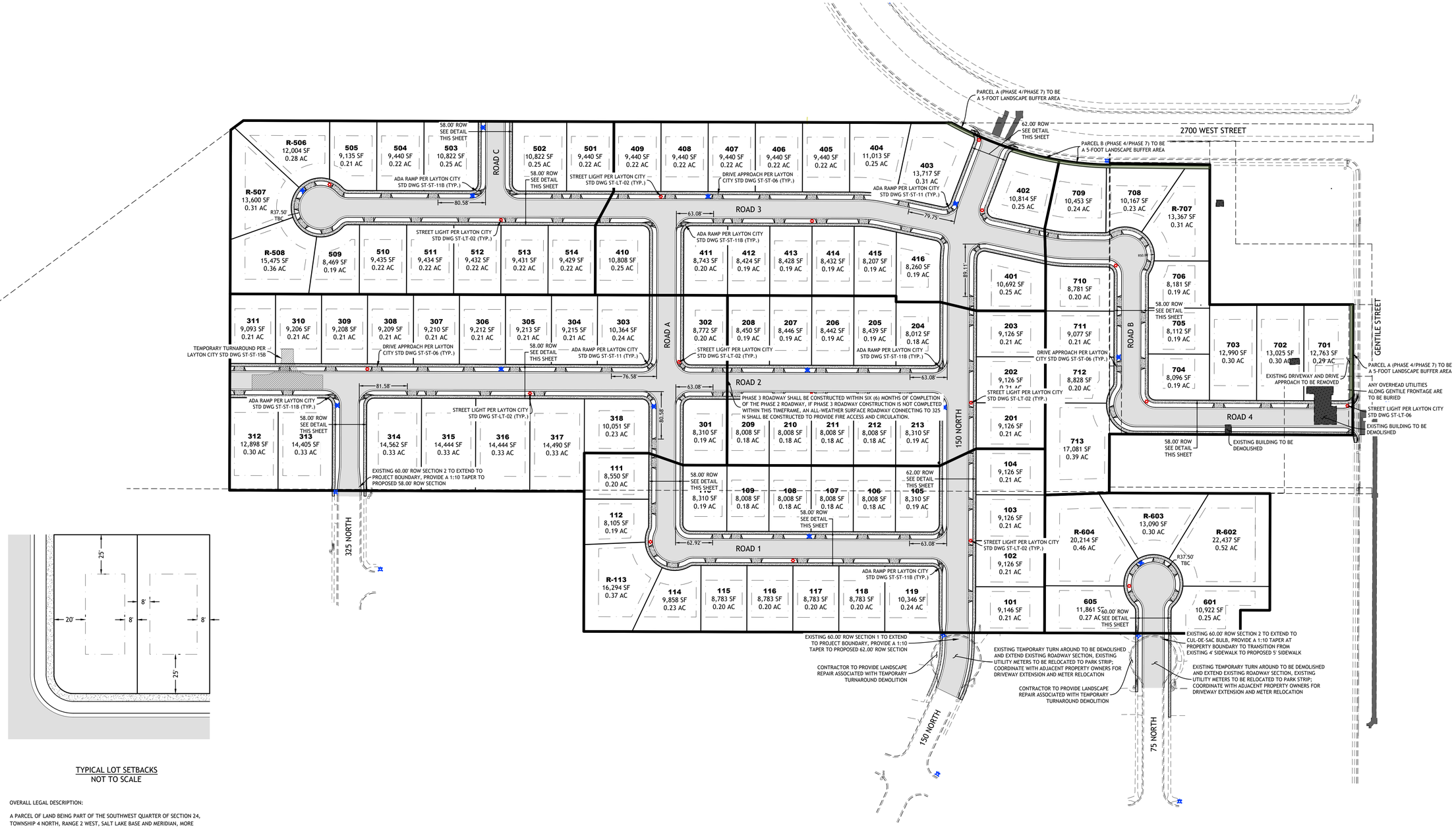
APPROXIMATELY 2725 WEST GENTILE STREET

PRELIMINARY PLAT



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

Map 3



TYPICAL LOT SETBACKS
NOT TO SCALE

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GENTILE STREET (A LAYTON CITY STREET), SAID POINT OF BEGINNING BEING N89°50'34"W 305.90 FEET AND N00°00'00"E 33.00 FEET FROM SOUTH QUARTER CORNER OF SAID SECTION 24 AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N89°50'34"W 221.49 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0359; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL AND PARCELS #12-109-0286 AND #12-109-0288 THE FOLLOWING FOUR (4) COURSES: 1.) N00°14'33"E 412.68 FEET; 2.) N89°50'39"W 99.95 FEET; 3.) S00°10'50"W 272.87 FEET; 4.) N89°49'10"W 198.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF PARCEL #12-109-0348; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: 1.) N00°10'50"E 49.75 FEET; 2.) N89°49'10"W 39.60 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SIERRA BELLA ESTATES SUBDIVISION, RECORDED AS ENTRY #2076520 IN BOOK 3796 ON PAGE 286 AT THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID EASTERLY BOUNDARY LINE AND THE EASTERLY BOUNDARY OF SIERRA BELLA ESTATES SUBDIVISION PHASE 2 RECORDED AS ENTRY #2179775 IN BOOK 4064 ON PAGE 1008 AT THE DAVIS COUNTY RECORDER'S OFFICE THE FOLLOWING (3) THREE COURSES: 1.) N00°10'50"E 1113.75 FEET; 2.) S89°49'10"E 237.60 FEET; 3.) N00°10'50"E 601.44 FEET; THENCE S89°49'10"E 610.99 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL #12-109-0089; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSE: 1.) S36°29'27"E 26.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF PARCEL #12-109-0377; THENCE ALONG SAID WESTERLY BOUNDARY LINE S00°10'50"W 1201.24 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF 2700 WEST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES: 1.) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 584.00 FEET, A DISTANCE OF 280.92 FEET, A CHORD DIRECTION OF S14°53'18"W, AND A CHORD DISTANCE OF 278.22 FEET; 2.) S89°50'39"E 2.68 FEET; 3.) S00°37'10"W 169.11 FEET TO A POINT AT THE NORTHEAST CORNER OF PARCEL #12-109-0376; THENCE ALONG THE BOUNDARY LINE OF SAID PARCEL THE FOLLOWING (2) COURSES: 1.) N89°55'56"W 237.82 FEET; 2.) S00°04'17"E 243.22 FEET TO THE POINT OF BEGINNING. ROTATE BEARINGS 0°20'39" CLOCKWISE TO ACHIEVE NAD83 BEARINGS

EXISTING 60' ROW ROAD SECTION 1
NOT TO SCALE

NOTE:
PROVIDE A 1:10 TAPER AT PROPERTY BOUNDARY TO TRANSITION FROM EXISTING 4' SIDEWALK TO PROPOSED 5' SIDEWALK, PARK STRIP TO REDUCE TO 6.5'

EXISTING 60' ROW ROAD SECTION 2
NOT TO SCALE

RESIDENTIAL ROAD SECTION
NOT TO SCALE

RESIDENTIAL COLLECTOR ROAD SECTION
NOT TO SCALE

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

NORTH

SCALE: 1" = 80'
0 40 80 160 240

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of Layton City.
2. All culinary water improvements shall conform with the standards and specifications of Layton City.
3. All secondary water improvements shall conform with the standards and specifications of Layton City.
4. All land drain improvements shall conform with the standards and specifications of Layton City.
5. All storm drain improvements shall conform with the standards and specifications of Layton City.
6. All improvements in the public right of way shall conform with the standards and specifications of Layton City.
7. All private improvements shall conform to Layton city standards and APWA standards and specifications.
8. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

SITE PLAN NOTES:
1. Any existing broken curb and gutter or sidewalk immediately abutting the project shall be replaced with the development.

LICENSED PROFESSIONAL ENGINEER
No. 366611
NICHOLAS M. MINGO
10/01/2026
STATE OF UTAH

Hines at Three Farms - Preliminary

Site Plan

PROJECT:	
DRAWN BY:	BAG
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: October 1, 2026

SHEET NUMBER: O-3

C:\Users\BlakeGuiver\EDM Partners Dropbox\Projects\Hines at Three Farms\Drawings\PRELIM\3.O-3 - Site Plan.dwg

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 4

Subject: Preliminary Plat – Amber Lane Subdivision – Approximately 75 North 1550 West

Contact: Kem Weaver, Planner II

Background: Tom Day (Applicant) is requesting preliminary plat approval for the subject property. The property proposed to be subdivided contains 1.73 acres of vacant land located in west Layton. The property is located north of Gentile Street and east of an existing R-S (Residential Suburban) zoned subdivision known as Pinehurst Place. The subdivision currently under construction to the north is Amber Fields with R-1-10 (Single Family Residential) zoning. Existing parcels to the south are zoned R-S and vacant land to the east is zoned A (Agriculture).

On August 6, 2026, the Council approved the rezone from A to R-S to prepare for the development of this subdivision. The preliminary plat has been designed to provide 2 single-family lots under the R-S zoning guidelines. The preliminary plat shows street connections from existing subdivisions to the west and to the north.

Alternatives: Alternatives are to: 1) Grant approval of the preliminary plat of Amber Lane Subdivision subject to meeting all City requirements; or 2) Deny the preliminary plat.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for Amber Lane 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

DATE: October 13, 2026

RE: Amber Lane Preliminary Plat

LOCATION: Approximately 75 North 1550 West

ZONING: R-S (Residential Suburban)

DESCRIPTION

The property proposed to be subdivided contains 1.73 acres of vacant land located in west Layton. The property is located north of Gentile Street and east of an existing R-S zone subdivision known as Pinehurst Place. The subdivision currently under construction to the north is Amber Fields with R-1-10 (Single Family Residential) zoning. Existing parcels to the south are zoned R-S and vacant land to the east is zoned A (Agriculture).

BACKGROUND

On August 6, 2026, the Council approved the rezone from A to R-S to prepare for the development of this subdivision.

Tom Day (Applicant) is requesting preliminary plat approval for the subject property. The preliminary plat has been designed to provide 2 single-family lots under the R-S zoning guidelines. The preliminary plat shows street connections from existing subdivisions to the west and to the north.

The existing cul-de-sac on 75 North in the Pinehurst Place Subdivision to the west will be removed to extend the public street into the proposed subdivision. The street will right angle to the north and connect into the future Amber Fields Subdivision as 1550 West. Gravity fed utilities such as the sewer and storm drain systems for the proposed subdivision will connect into these existing utilities to the west by use of the street extension. The street connections in this proposed subdivision will help facilitate utilities for the Amber Fields Subdivision to the north.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for the Amber Lane 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 resubmittal. Thank you.***

MEMORANDUM

TO: Planning Commission

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: September 16, 2026

SUBJECT: Amber Lane Subdivision
Preliminary Plan – 2nd submittal
1558 West Gentile

I have reviewed the preliminary plan and supporting received in engineering on September 8, 2026 for the proposed Amber Lane subdivision located at approximately 1558 West Gentile. The Engineering Department recommends the approval of the development. The Engineering Department has found that the development plans meet the requirements as set forth in the Municipal Code and Engineering Standards and Design Guidelines.

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: Amber Lane Subdivision

CC: 1) Engineering
2) Matt Christensen, mchristensen@focus-es.com
3) Tom Day, tomday2013@gmail.com

DATE: September 28, 2026

I have reviewed the site plan submitted on September 8, 2026, for the above-mentioned 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)**

2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4 ½" connection facing the point of access for Fire Department Apparatus. Provide written assurance that this will be

met. This shall be noted on the site and civil plans. This note is required on the final plans. **(2021 IFC 507.5 as Amended)**

3. Prior to beginning construction of any buildings, a fire flow test of the new hydrants shall be conducted to verify the actual fire flow available for this project. The Fire Prevention Division of this department shall witness this test and shall be notified a minimum of 48 hours prior to the test. This shall be noted on the site and civil plans. This note is required on the final plans. **(2021 IFC 3313.1)**

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.

GM\#1 subdivision site plan:sh
Plan #S26-156 District #41
Project Tracker #LAY2606243547

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

Memorandum

To: Matt Christensen, Tom Day

CC: Community Development, Fire, & Engineering

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

Date: September 11, 2026

Re: Amber Lane Subdivision, Preliminary Approval – 1558 W. Gentile St.

Review: Review 2

Amber Lane Subdivision located at 1558 West Gentile Street lies within existing Ellison Park service area.

The Parks and Recreation Department has reviewed the plans re-submitted on September 8th and has no comments or concerns for Amber Lane Subdivision.

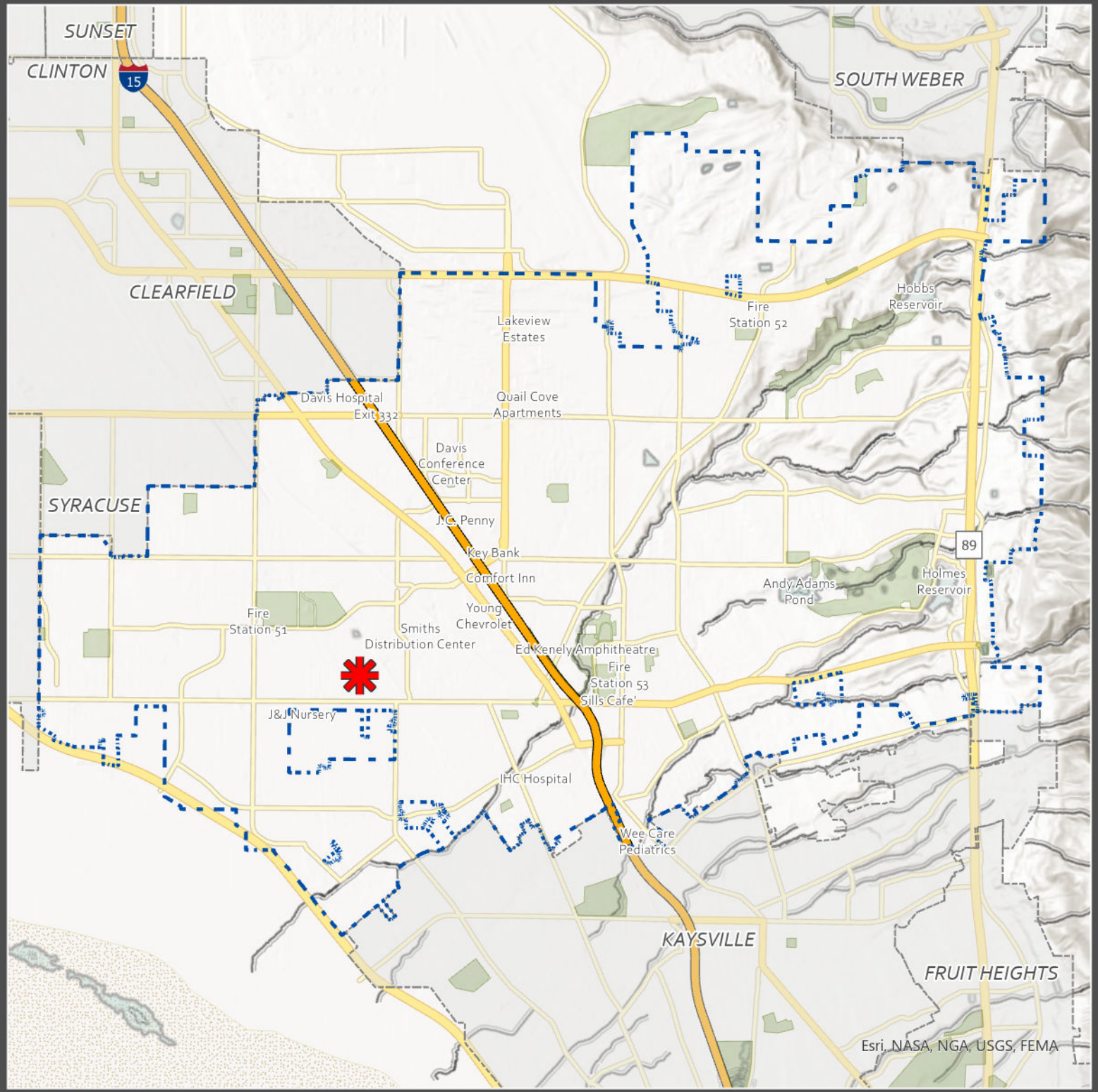
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

PRELIMINARY PLAT



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

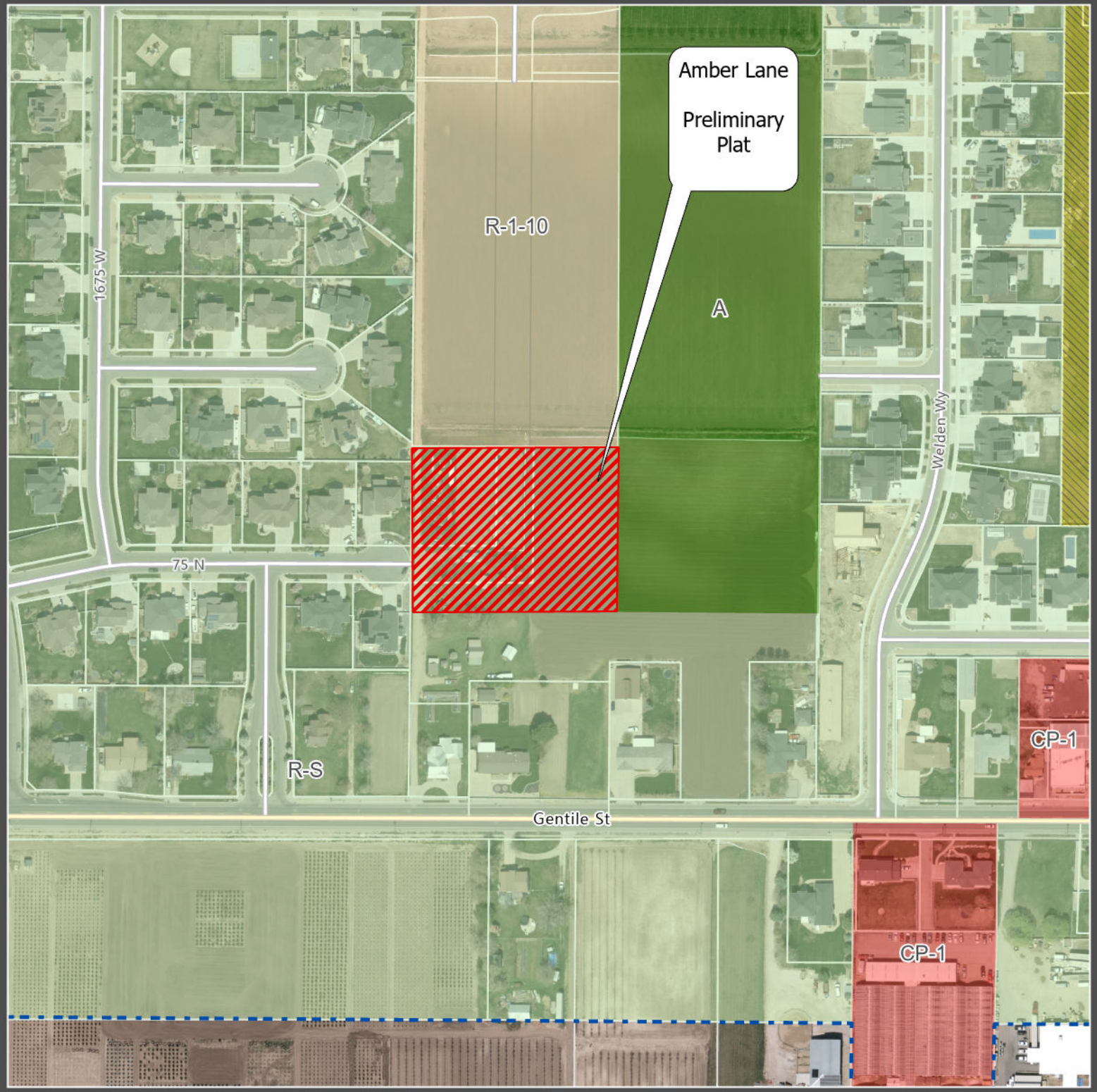
Map 1

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

PRELIMINARY PLAT



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

Map 2

Layton City

AMBER LANE

APPROXIMATELY 75 NORTH 1550 WEST

PRELIMINARY PLAT



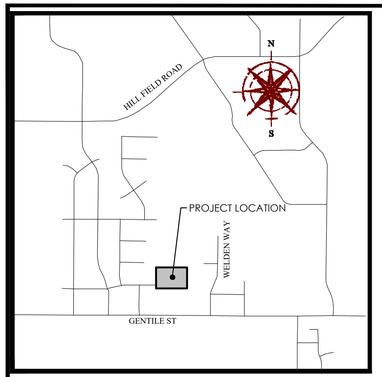
- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

Map 3

AMBER LANE

SUBDIVISION PLAT

LOCATED IN THE SE 1/4 OF SECTION 19, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°05'35"	23.59	S45°01'56"E	21.23
C2	15.00	89°54'25"	23.54	N44°58'04"E	21.20

AGRICULTURE OPERATION AREA

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

NOTES

1. CENTERLINE MONUMENT TO BE SET AS SHOWN HEREON.
2. #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
3. REAR LOT BERMS ARE PART PART OF THE OVERALL GRADING AND DRAINAGE PLAN AND WILL NEED TO BE PROTECTED. CHANGES TO THE GRADING WILL NEED TO BE APPROVED BY THE CITY.

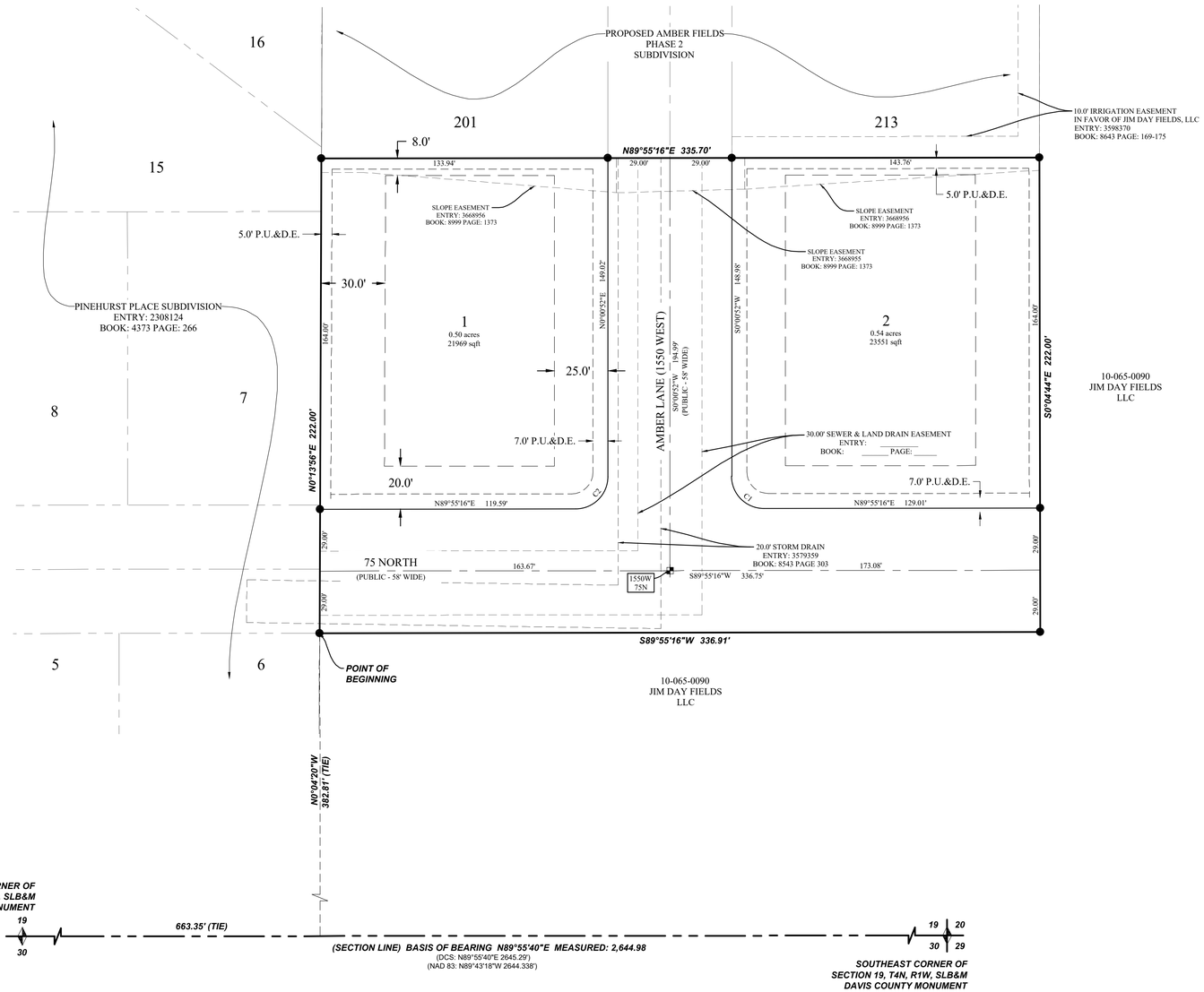
FEMA NOTE

- THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS 49011C0236E AND 49011C0228E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SHEET 1 OF 1

SURVEYORS CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-73-504 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

PROFESSIONAL LAND SURVEYOR
09/04/26
No. 12554439
JUSTIN LUNDBERG
STATE OF UTAH

Justin Lundberg
Professional Land Surveyor
License No. 12554439

09/04/26
Date

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N89°55'40"E between the South 1/4 corner and the Southeast Corner of said Section), located in Layton City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located on the easterly line of Pinehurst Place Subdivision recorded September 24, 2007 as Entry No. 2308124 in Book 4373 at Page 266 in the Davis County Recorder's Office, said point also being located N89°55'40"E 663.35 feet along the Section line and N0°04'20"W 382.81 feet from the South Quarter Corner of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian; running thence along said Subdivision N00°13'56"E 222.00 feet; thence N89°55'16"E 335.70 feet; thence S00°04'44"E 222.00 feet; thence S89°55'16"W 336.91 feet to the point of beginning.

Containing 74,660 square feet or 1.71 acres, more or less.
Contains 2 Lots.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) TO HEREAFTER BE KNOWN AS

AMBER LANE
SUBDIVISION PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

SIGNED THIS _____ DAY OF _____, 20___

BY:_____ BY:_____

ITS:_____ ITS:_____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_____ _____
A NOTARY PUBLIC

COMMISSIONED IN UTAH RESIDING IN _____
COUNTY

MY COMMISSION No._____
PRINTED FULL NAME OF
NOTARY

EASEMENTS

UTAH POWER AND LIGHT COMPANY DATE

STEVENSON IRRIGATION CO. DATE

FOCUS©
CONSULTING
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-es.com

PLANNING COMMISSION

APPROVED AS TO FORM THIS ____ DAY OF 20___ BY THE LAYTON CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20___.

LAYTON CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20___.

LAYTON CITY ATTORNEY

LAND USE AUTHORITY

PRESENTED TO THE LAYTON CITY COUNCIL THIS _____ DAY OF _____, 20_____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST:_____
CITY RECORDER

RECORDED # _____

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

_____

DATE_____ TIME _____ BOOK _____ PAGE _____

$_____
FEE

_____
COUNTY RECORDER

Z:_2025\25-0354 Amber Lane Road Design\design 25-0354\dwg\sheets\C2.0 ROAD DEDICATION PLAT.dwg

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 5

Subject: Plat Amendment – KAGO Commercial Subdivision Phase 2 – Approximately 470 North Main Street

Contact: Whittney Black, Planner II

Background: PJF Corporation (Applicant) is requesting to vacate the Chuck E. Cheese Commercial Subdivision, amend Lots 1 through 5 of the Gill Subdivision, and Lots 1 and 2 of the Hill Villa Subdivision. The subject properties are all zoned C-H (Planned Highway Commercial). The purpose of this plat amendment is to consolidate 18 irregularly shaped parcels into five properly divided lots. This amendment will resolve property line issues and make future development on the site less difficult.

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

Recommendations: Staff recommends the Planning Commission approve the plat amendment for the KAGO Commercial Subdivision Phase 2, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

DATE: August 25, 2026

RE: Plat Amendment – KAGO Commercial Subdivision Phase 2 – Approximately 470 North Main Street

---

LOCATION: Approximately 470 North Main Street

CURRENT ZONING: C-H (Planned Highway Commercial)

DESCRIPTION

PJF Corporation (Applicant) is requesting to vacate the Chuck E. Cheese Commercial Subdivision, amend Lots 1 through 5 of the Gill Subdivision, and Lots 1 and 2 of the Hill Villa Subdivision. The subject properties are all zoned C-H (Planned Highway Commercial). Adjacent zoning districts include MU-TOD (Mixed-Use – Transit Oriented Development) to the south, R-MH (Mobile Home Parks & Subdivisions) to the west, and C-H to the north. A new subdivision name will be given as this amendment involves multiple existing subdivisions.

BACKGROUND

The purpose of this plat amendment is to consolidate 18 irregularly shaped parcels into five properly divided lots. This amendment will resolve property line issues including buildings that cross existing boundaries. The small size of some of these parcels combined with the property line issues makes further development of the properties difficult. The property owner would like to further develop the site sometime in the future and is taking the steps now to address these issues.

Several utilities, access, and other private easements exist on the subject properties. This amendment will not vacate or change any of those easements. A typical 7-foot public utility and drainage easement will be established along the front property line of each lot.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission approve the plat amendment for the KAGO Commercial Subdivision Phase 2, 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 preliminary submittal and within 20 business days of a final submittal. Thank you.***

MEMORANDUM

TO: Planning Commission/City Council

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: September 30, 2026

SUBJECT: KAGO Commercial Subdivision Phase 2– 2nd Submittal
470 North Main Street

I have reviewed the Dedication Plat and title report received in Engineering on September 18, 2026 for the KAGO Commercial Subdivision Phase 2 located at approximately 470 North Main Street. The Engineering Department recommends the approval of the amended dedication plat. The Engineering Department has found that the plat meets the requirements as set forth in the Municipal Code and Engineering Standards and Design Guidelines.

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: KAGO Commercial Subdivision PH 2 (Young) @ 470 N Main St

CC: 1) Engineering
2) Scott Argyle, sargyle@entellus.com
3) Trevor Gold, tgold@pjfcorp.com
4) G42- Curtis Groft, curtis.groft@youngauto.net

DATE: October 1, 2026

I have reviewed the plat submitted on September 18, 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.

GM\#1 subdivision site plan:sh
Plan #S26-166 District #45
Project Tracker #LAY2510143477

Layton
Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen

• Parks and Recreation •
David R. Price • Director
Telephone: (801) 336-3900
Fax: (801) 336-3909

Memorandum

To: Scott Argyle, Trevor Gold, G42 – Curtis Groft

CC: Community Development, Fire, & Engineering

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

Date: September 25, 2026

Re: KAGO Commercial Subdivision PH2, Final Approval – 470 N. Main St.

Review: Review 2

The Parks and Recreation Department will not be adversely impacted by the KAGO Commercial Subdivision to be located at 470 North Main Street.

The Parks and Recreation Department has no comments or concerns regarding the application re-submitted on September 18th by Young Automotive Group.

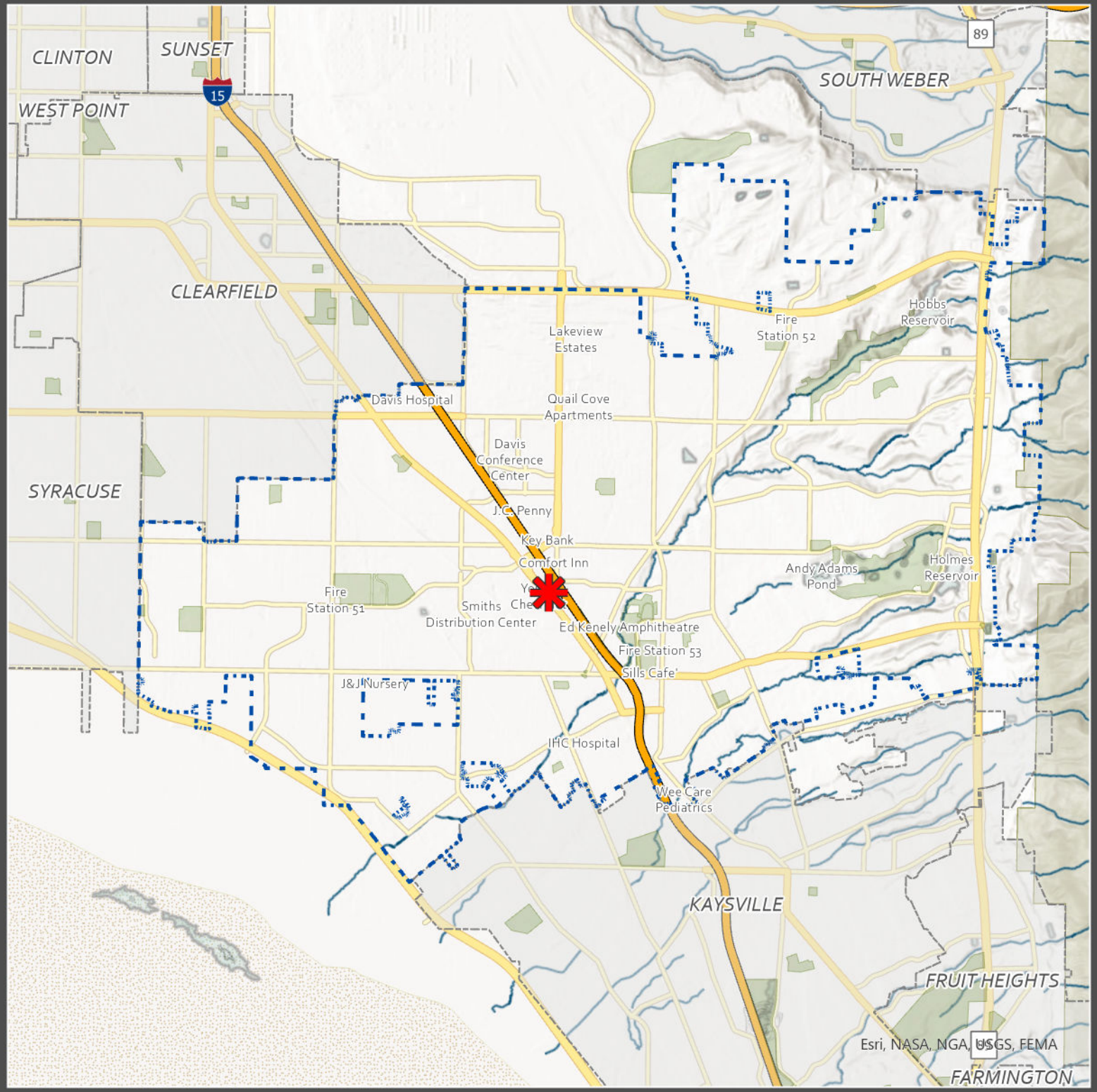
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

KAGO COMMERCIAL SUBDIVISION PHASE 2

APPROXIMATELY 470 NORTH MAIN STREET

PLAT AMENDMENT



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

Map 1

Layton City

KAGO COMMERCIAL SUBDIVISION PHASE 2

APPROXIMATELY 470 NORTH MAIN STREET

PLAT AMENDMENT



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

Map 2

Layton City

KAGO COMMERCIAL SUBDIVISION PHASE 2

APPROXIMATELY 470 NORTH MAIN STREET

PLAT AMENDMENT



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

Map 3

KAGO COMMERCIAL SUBDIVISION PHASE 2

A COMMERCIAL DEVELOPMENT VACATING THE CHUCK E. CHEESE COMMERCIAL SUBDIVISION, AMENDING LOTS 1 THRU 4 AND A PART OF LOT 5 OF THE GILL SUBDIVISION, AND AMENDING LOTS 1 AND 2 OF THE HILL VILLA SUBDIVISION LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2026

EASEMENT LEGEND

- UTILITY EASEMENTS
- CROSS ACCESS EASEMENT (TO BE VACATED (SEE NOTE 11))
- DRAINAGE EASEMENT (SEE NOTE 12)
- UDOT CROSS ACCESS EASEMENT (SEE NOTE 13)

LINE WORK LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ADJACENT PROPERTY ROW
- INTERIOR LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE

LEGEND

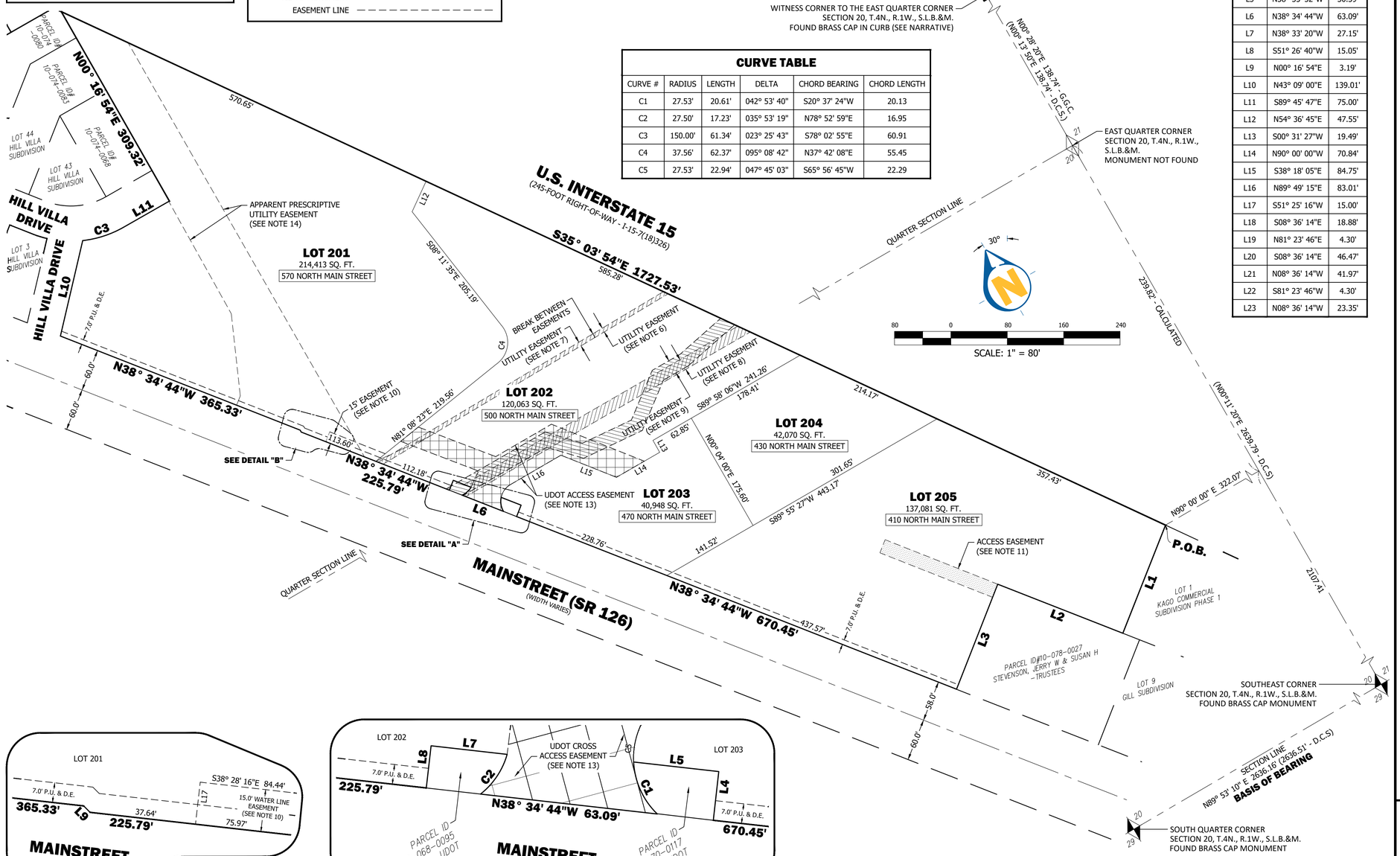
- RECORD CALLS ( )
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

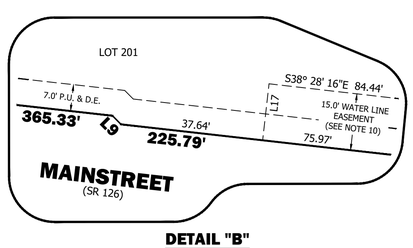
CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.53'	20.61'	042° 53' 40"	S20° 37' 24"W	20.13
C2	27.50'	17.23'	035° 53' 19"	N78° 52' 59"E	16.95
C3	150.00'	61.34'	023° 25' 43"	S78° 02' 55"E	60.91
C4	37.56'	62.37'	095° 08' 42"	N37° 42' 08"E	55.45
C5	27.53'	22.94'	047° 45' 03"	S65° 56' 45"W	22.29

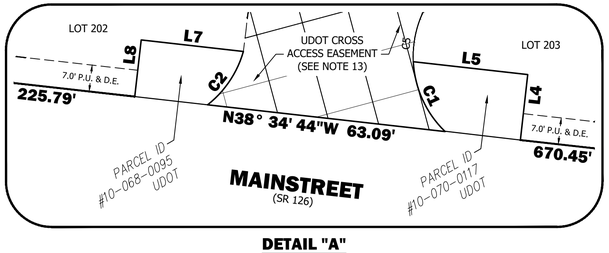
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S51° 33' 00"W	164.91'
L2	N38° 34' 44"W	190.61'
L3	S51° 25' 16"W	160.00'
L4	N51° 24' 27"E	17.38'
L5	N38° 35' 52"W	30.39'
L6	N38° 34' 44"W	63.09'
L7	N38° 33' 20"W	27.15'
L8	S51° 26' 40"W	15.05'
L9	N00° 16' 54"E	3.19'
L10	N43° 09' 00"E	139.01'
L11	S89° 45' 47"E	75.00'
L12	N54° 36' 45"E	47.55'
L13	S00° 31' 27"W	19.49'
L14	N90° 00' 00"W	70.84'
L15	S38° 18' 05"E	84.75'
L16	N89° 49' 15"E	83.01'
L17	S51° 25' 16"W	15.00'
L18	S08° 36' 14"E	18.88'
L19	N81° 23' 46"E	4.30'
L20	S08° 36' 14"E	46.47'
L21	N08° 36' 14"W	41.97'
L22	S81° 23' 46"W	4.30'
L23	N08° 36' 14"W	23.35'





DETAIL "B"
SCALE: NOT TO SCALE



DETAIL "A"
SCALE: NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS AS PART OF SURVEY FILE NO. 8697 IN THE DAVIS COUNTY SURVEYOR'S OFFICE. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS THE KAGO COMMERCIAL SUBDIVISION PHASE 2.

STEPHEN M. BURT, P.L.S. UT #7098776-2201

AS-SURVEYED DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH, SAID PARCEL ENCOMPASSES ALL OF THE CHUCK E. CHEESE COMMERCIAL SUBDIVISION RECORDED AS ENTRY NO. 2419056 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), ALL OF LOTS 1-4 AND THE NORTHERLY 11.0 FEET OF LOT 5 OF THE GILL SUBDIVISION RECORDED AS ENTRY NO. 101753 (D.C.R.), LOT 1 AND PART OF LOT 2 OF THE HILL VILLA SUBDIVISION RECORDED AS ENTRY NO. 77657 (D.C.R.), AND THOSE PROPERTIES CONVEYED IN A DEEDS RECORDED AS ENTRY NO. 1116924, 1179698, 2774463, 2853287, 2989283, 3097922, AND 3568070 (D.C.R.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF THE KAGO COMMERCIAL SUBDIVISION PHASE 1, SAID CORNER IS ON THE SOUTHWESTERLY LINE OF U.S. INTERSTATE 15, SAID POINT IS NORTH 00°11'20" EAST 2107.41 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" WEST 322.07 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SAID SECTION 20 BASED ON SURVEY NO. 8392 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE, AND RUNNING THENCE SOUTH 51°33'00" WEST 164.91 FEET ALONG A NORTH BOUNDARY LINE OF SAID SUBDIVISION TO THE NORTHEASTERLY LINE OF THE GILL SUBDIVISION; THENCE NORTH 38°34'44" WEST 190.61 FEET (NORTH 38°27'00" WEST BY RECORD) ALONG SAID BOUNDARY TO A LINE PARALLEL TO AND DISTANT 15.00 FEET SOUTHEASTWARDLY FROM THE NORTHWEST LINE OF LOT 5 OF THE GILL SUBDIVISION; THENCE SOUTH 51°25'16" WEST 160.00 FEET (SOUTH 51°33'00" WEST BY RECORD) ALONG SAID LINE TO THE EXISTING NORTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET IN LAYTON (ALSO KNOWN AS STATE ROAD 126); THENCE NORTH 38°34'44" WEST (NORTH 38°27'00" WEST BY RECORD) 670.45 FEET ALONG SAID EXISTING RIGHT OF WAY TO THE BOUNDARY OF A PARCEL OWNED BY THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) COURSES: 1) NORTH 51°24'27" EAST 17.38 FEET; 2) NORTH 38°35'52" WEST 30.39 FEET TO A POINT ON A NON-TANGENT, 27.53-FOOT-RADIUS CURVE TO THE LEFT; 3) SOUTHWESTERLY 20.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°08'24" (CHORD BEARING SOUTH 20°37'24" WEST 20.13 FEET) TO A POINT OF NON-TANGENCY ON SAID ROAD RIGHT OF WAY; THENCE NORTH 38°34'44" WEST 63.09 FEET ALONG SAID RIGHT OF WAY TO A POINT ON A NON-TANGENT, 27.50-FOOT-RADIUS CURVE TO THE LEFT ON THE BOUNDARY OF A PARCEL OWNED BY THE UTAH DEPARTMENT OF TRANSPORTATION; THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING (3) COURSES: 1) NORTHEASTERLY 17.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°53'19" (CHORD BEARING NORTH 78°52'59" EAST 16.95 FEET) TO A POINT OF NON-TANGENCY; 2) NORTH 38°33'20" WEST 27.15 FEET; 3) SOUTH 51°26'40" WEST 15.05 FEET TO SAID ROAD RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING (3) COURSES: 1) NORTH 38°34'44" WEST 225.79 FEET; 2) NORTH 00°16'54" EAST 3.19 FEET; 3) NORTH 38°34'44" WEST 365.33 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HILL VILLA DRIVE; THENCE ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD THE FOLLOWING (3) COURSES: 1) NORTH 43°09'00" EAST 139.01 FEET TO A POINT ON A NON-TANGENT, 150.00-FOOT-RADIUS CURVE TO THE LEFT; 2) SOUTHERLY 61.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGEL OF 23°25'43" (CHORD BEARING SOUTH 78°02'55" EAST 60.91 FEET) TO A POINT OF TANGENCY; 3) SOUTH 89°45'47" EAST 75.00 FEET; THENCE NORTH 00°16'54" EAST 309.32 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID U.S. INTERSTATE 15; THENCE SOUTH 35°03'54" EAST 1727.53 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

THIS SUBDIVISION CONTAINS 12.740 ACRES WITHIN.

NOTES

1. PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U.&D.E.).
2. COMMON AREAS, PRIVATE ROAD & PRIVATE ACCESS EASEMENT AREAS, AND PARKING EASEMENT AREAS ARE ALSO P.U.&D.E.
3. BASEMENTS ARE NOT PERMITTED AS PART OF THIS DEVELOPMENT.
4. ALL LANDSCAPE BUFFERS, DETENTION BASIN(S), AND/OR OTHER AMENITIES SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE OWNERS.
5. AS PRIVATE PROPERTY, THE OWNERS SHALL HAVE THE FIRE HYDRANTS ANNUALLY MAINTAINED, AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT HTTP://WWW.THECOMPLIANCEENGINE.COM.
6. A 6-FOOT-WIDE EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY ENCUMBERS PARCEL NO. 10-068-0060 (ENTRY NO. 712584, D.C.R., BOOK: 1051, PAGE: 674).
7. A 6-FOOT-WIDE EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY ENCUMBERS PARCEL NO. 10-068-0094 (ENTRY NO. 712585, D.C.R., BOOK: 1051, PAGE: 674)
8. A 16-FOOT-WIDE EASEMENT IN FAVOR OF MOUNTAIN FUEL GAS COMPANY ENCUMBERS PARCEL NO. 10-068-0060 AND 10-068-0094 (ENTRY NO. 711138, D.C.R.).
9. A 20-FOOT-WIDE EASEMENT IN FAVOR OF THE ENBRIDGE GAS LINE COMPANY RECORDED AS ENTRY NO. 3672312 (D.C.R.).
10. A 15.00-FOOT-WIDE WATER LINE EASEMENT OVER LOT 201 IN FAVOR OF LOT 202 TO BE DEDICATED BY THIS PLAT.
11. AN ACCESS EASEMENT DEDICATED BY THE GILL SUBDIVISION TO BE VACATED BY THIS PLAT.
12. A BLANKET CROSS ACCESS EASEMENT FOR INGRESS AND EGRESS TO BE DEDICATED BY THIS PLAT OVER ALL SUBDIVISION LOTS FOR THE BENEFIT OF ALL SUBDIVISION LOTS.
13. A CROSS ACCESS AGREEMENT BETWEEN THE PROPERTY OWNERS AND THE UTAH DEPARTMENT OF TRANSPORTATION RECORDED AS ENTRY NO. _____ (D.C.R.).
14. AN APPARENT PRESCRIPTIVE UTILITY EASEMENT FOR EXISTING UNDERGROUND UTILITIES. DIMENSIONS TO BE DETERMINED.

LAYTON CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF LAYTON CITY, UTAH, THIS _____ DAY OF _____, 20_____.

TITLE: _____
ATTEST: _____
MAYOR: _____

SHEET 1 OF 2

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1034036 2026/09/14 SMB
2025/08/20 JJS
2025/11/05 JJS
2026/02/25 JJS

CITY ENGINEER

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

_____
LAYTON CITY ENGINEER

PLANNING COMMISSION

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

_____
CHAIRMAN

CITY ATTORNEY

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

_____
LAYTON CITY ATTORNEY

LAYTON CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF LAYTON CITY, UTAH, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____.

_____
MAYOR

_____
CITY RECORDER ATTEST

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY

KAGO COMMERCIAL SUBDIVISION PHASE 2

A COMMERCIAL DEVELOPMENT VACATING THE CHUCK E. CHEESE COMMERCIAL SUBDIVISION,
AMENDING LOTS 1 THRU 4 AND A PART OF LOT 5 OF THE GILL SUBDIVISION,
AND AMENDING LOTS 1 AND 2 OF THE HILL VILLA SUBDIVISION
LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2026

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS KAGO COMMERCIAL SUBDIVISION PHASE 2 SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF_____, 20_____.

_____ YOUNG FAMILY INVESTMENTS, INC

_____ G42, LLC

_____ YOUNG FAMILY RACING PROPERTIES, LTD

_____ SUB S & S, LLC

_____ ALPENGLOW PROPERTY HOLDING, LLC

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF YOUNG FAMILY INVESTMENTS, INC. COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF YOUNG FAMILY RACING PROPERTIES, LTD. COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF ALPENGLOW PROPERTY HOLDING, LLC COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF G42, LLC COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF SUB S & S, LLC COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF COMERICA BANK COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A LEASE AGREEMENT ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 07/09/2001 AND RECORDED AT BOOK 4809 ON PAGES 370-371 AS ENTRY NUMBER 2464082 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
REPRESENTING: R.O.A. GENERAL, INC D.B.A. REAGAN OUTDOOR ADVERTISING — DATE

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF R.O.A. GENERAL, INC. DBA REAGAN OUTDOOR ADVERTISING COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A LEASE AGREEMENT ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 04/04/2014 AND RECORDED AT BOOK 5990 ON PAGES 45-48 AS ENTRY NUMBER 2797324 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
REPRESENTING: SAUNDERS OUTDOOR ADVERTISING, INC — DATE

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF SAUNDERS OUTDOOR ADVERTISING, INC COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 09/20/2017 AND RECORDED AT BOOK 6870 ON PAGES 1235-1239 AS ENTRY NUMBER 3051520 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
NAME: COMERICA BANK — DATE

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 04/17/2024 AND RECORDED AT BOOK 8484 ON PAGES 97-108 AS ENTRY NUMBER 3568071 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
REPRESENTING: GOLDENWEST FEDERAL CREDIT UNION — DATE

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF GOLDENWEST FEDERAL CREDIT UNION COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 10/13/2017 AND RECORDED AT BOOK 6870 ON PAGES 1213-1234 AS ENTRY NUMBER 3051519 (EX. 24) OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
REPRESENTING: MOUNTAIN VIEW TITLE AND ESCROW — DATE

CORPORATE ACKNOWLEDGMENT

ON THIS ___ DAY OF _____, 20_____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____ _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____OF MOUNTAIN VIEW TITLE AND EXCROW, INC. COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____
NOTARY PUBLIC NAME: _____
COMMISSIONED IN THE STATE OF: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED 10/08/2021 AND RECORDED AT BOOK 7863 ON PAGES 2992-2998 AS ENTRY NUMBER 3426640 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

_____ _____
NAME: COMERICA BANK — DATE

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

PROJECT #1034036 2026/09/14 SMB
2025/08/20 JJS
2025/11/05 JJS
2026/02/25 JJS

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____
DEPUTY

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 6

Subject: Rezone Request – 608 South Main Street – Rezone from MU (Mixed-Use) to C-H (Planned Highway Commercial)

Staff Contact: Whittney Black, Planner II

Background: Bret Watts (Applicant) is requesting to rezone the subject property from the MU (Mixed-Use) zone to the C-H (Planned Highway Commercial) zone. The subject property is surrounded by MU and C-H zoning. Neighboring uses include two used car dealerships, a car wash, an auto repair shop, an apartment building, and a few single-family homes. A pool contractor currently operates from the site.

The purpose of this rezone request is to allow for a dealership use on the subject property. Dealerships are not permitted in the MU zoning district. They are a conditional use in the C-H zoning district. The General Plan designates the subject property for Business Park/Mixed Use uses. This designation is primarily used for office campuses, technology centers, research centers, and traditional mixed-use developments. However, the General Plan does allow for some limited commercial retail uses in these areas.

While Staff supports the rezone request from MU to C-H, the parcel's prominent location on Main Street serves as a key gateway into the City. To protect the visual character of this primary corridor, Staff recommends a development agreement outlining architectural and site design criteria be considered with the rezone request.

Alternatives to the Motion: Alternatives are to: 1) Recommend the City Council approve the rezone request with the accompanying development agreement; or 2) Recommend the City Council deny the rezone request.

Recommendations: Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed rezone request with the accompanying development agreement, subject to meeting all City requirements and General Plan guidelines.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Whittney Black, Planner II

DATE: October 13, 2026

RE: Rezone Request – 608 South Main Street – Rezone from MU (Mixed-Use) to C-H (Planned Highway Commercial)

LOCATION: 608 South Main Street

CURRENT ZONING: MU (Mixed-Use)

PROPOSED ZONING: C-H (Planned Highway Commercial)

DESCRIPTION

Bret Watts (Applicant) is requesting to rezone the subject property from the MU (Mixed-Use) zone to the C-H (Planned Highway Commercial) zone. The subject property is surrounded by MU and C-H zoning. Neighboring uses include two used car dealerships, a car wash, an auto repair shop, an apartment building, and a few single-family homes. A pool contractor currently operates from the site.

The purpose of this rezone request is to allow for an auto dealership use on the subject property. Dealerships are not permitted in the MU zoning district. They are a conditional use in the C-H zoning district. Applicant owns a dealership and customization shop in Utah County and would like to open a second location here. Applicant intends to demolish the existing building and redevelop the entire site.

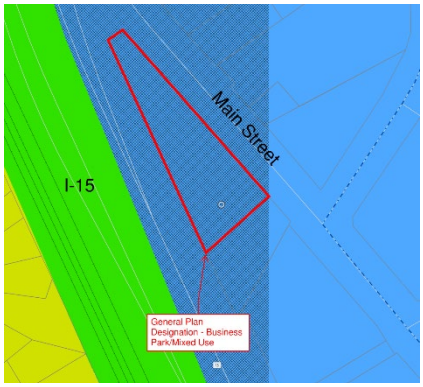


Figure 1 - Layton City General Plan Map

STAFF REVIEW

General Plan

The General Plan identifies the subject property for Business Park/Mixed Use (see Figure 1) and is intended to provide for corporate office campuses, technology centers, and research facilities. The General Plan clarifies that limited commercial retail should also be considered and that the walkable urban design format and architectural characteristics described for Town

Centers should apply. The subject property is located between Main Street and I-15. The property is triangular in shape, consists of approximate 40,336 square feet and includes a billboard. Given the size, configuration, location between Main Street and the freeway, and existing billboard easement constraints, the opportunity for office or mixed-use redevelopment on this site is highly limited.

Considering these constraints, the General Plan's consideration of limited retail uses and the surrounding automotive commercial uses near the subject property, the proposed dealership is a reasonable commercial use for the subject property. To comply with the walkable design and architectural characteristics outlined in the General Plan, the applicant has agreed to incorporate enhanced design elements which are outlined within the Development Agreement.

Development Agreement

The Development Agreement has been included with the packet for this agenda item, however, below is a summary of the main requirements of the agreement.

Building Design Standards

- Building shall be setbacks a minimum of seven feet and a maximum of 12 feet from the front property line;
- Building shall be oriented towards the street;
- 75% of each building façade shall be brick, stone, Engineered Wood Siding, or Fiber Cement Board;
- 25% of each building façade shall be metal, cast stone, fiber cement board panels, textured or patterned concrete, CMU block, or Stucco or EIFS (not to exceed 15% of each façade, not permitted on office portion of building);
- Office and sales floor portion of the building shall be a minimum of two stories. First story is required to be at least 12 feet tall;
- At least 55% of the total ground floor façade shall incorporate windows, display windows, and/or doors. This transparency requirement shall not be concentrated on a single façade, but must be reasonably distributed along each façade;
- All windows and doors shall consist of clear, non-reflective, transparent glass that allows view into and out of the building. Mirrored, opaque, tinted, or spandrel glass shall not count towards the transparency requirements;
- A pedestrian entrance from the street shall be incorporated into the building design; and
- The building design shall incorporate arcades, roofs, alcoves, porticos, or awnings to protect pedestrians from the outdoor elements.

Landscaping Requirements

- Landscaping plan shall be compliant with water-wise landscaping standards and all applicable requirements outlined in the municipal code;
- A decorative fence with a minimum height of three feet shall be installed along the back of the frontage landscaping to prevent vehicles from parking on the landscaping;
- All areas of the property not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped; and
- A landscaping inspection shall be completed before the final building inspection.

Site Design Standards

- Trash areas, mechanical equipment, transformers, air conditioning units, meters, and similar devices are not permitted to be visible from the street;
- No drive-through service areas are permitted between the building and the public street;
- Detached signs are required to be monument signs. Pole signs and box panel cabinet signs are not permitted;
- Parking and display vehicles may not be located between the building and the street. Parking areas must be located behind or to the side of the building;
- Vehicles are not permitted to be parked or displayed in landscaping areas;
- Shipping containers, tires, IBC toes, wood pallets, vehicle parts, and other items are not permitted to be stored outdoors. Outdoor storage is limited to motor vehicles in working condition, licensed for street use; and
- Loading and unloading equipment and vehicles is not permitted in the street.

A majority of these elements stem from the design standards and guidelines of the MU zoning district. Applicant is agreeable to the terms outlined in the Development Agreement.

RECOMMENDATIONS

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed rezone request for the property located at 608 South Main Street, with the accompanying Development Agreement, 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: David Peterson; david@excelcivil.com
Bret Watts; wattsbret@hotmail.com

CC: CED Dept/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: July 7, 2026

SUBJECT: Watts Auto North Rezone
608 South Main Street

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of land containing approximately 0.92 acres of property located at approximately 608 South Main Street. The applicant is requesting a zoning change from MU to C-H. The Engineering Department has no comments regarding the rezone of the property.

Site improvements will be addressed in a separate memo after the developer submits a site plan application to the City for approval. The plans will need to address the requirements listed in the Development Guidelines and Design Standards.

The following is provided for informational purposes only and may not be inclusive. Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

Street – This section of Main Street is a Layton City road. All improvements will need to be in line with City standards. Five-foot sidewalk with a 4.5-foot park strip will need to be installed along the entire frontage. (MC 18.36.070)

Any existing broken or damaged sidewalk or curb & gutter along the property frontage is to be replaced as part of this project. Any existing drive approach that is not used for the project will need to be removed and standard high back curb shall be constructed. (MC 12.28.030) Drive approach location and widths shall be per City Standards and Guidelines. (MC 19.12.180)

Culinary Water – There is a 4-inch main along the northeast side of Main Street with a 5/8-inch meter on the parcel. Any existing connection not used with the project will need to be disconnected at the main. (DG 1.08.Culinary Water.8).

Based on the water model, the available fire flow in front of the property is approximately 1,200 gpm with a static pressure of 85 psi. The Fire Marshal shall determine the required fire flow as well as the requirement for additional fire hydrants. If additional fire flow is required, an 8-inch main will likely need to be extended from one of the existing 8-inch mains in Knowlton Street to the north or Rosewood Drive to the south.

Sanitary Sewer – There is an 12-inch City main on the northeastern side of Main Street. The connection point of the existing sewer lateral to the main is unknown. Any existing connection not used with the project will need to be disconnected at the main. (DG 1.08.Sanitary Sewer.7)

Storm Drain – There is a 27-inch City main on the southwestern side of Main Street. Detention will be required with redevelopment of the parcel for all storm water. Subsurface detention will be allowed in this project and will need to follow the standards and guidelines outlined in Section 6.12. Any detention basin shall be located 10 feet from any street, building, and property line. (DG 6.12.A.1.f (4))

Because this parcel is under an acre, the Low Impact Development standards found in DG 6.14, 6.16, and 6.18 are not required with the redevelopment of the parcel

Miscellaneous –

1. Layton City street lighting within the public right of way may be required. The existing Rocky Mountain cobra head street light may be required to be replaced with a street light that meets City standards (MC 18.36.190) and the existing power buried along the frontage. (DG 1.08.Telephone & Power)
2. Water exaction requirements will need to be met should the existing meter be removed and replaced with a larger meter. A credit will be given for any existing, used meters that are removed from service. The water exaction for a commercial building is based on the meter size as determined by the required demand. The fixture units will need to be submitted with the site plan application to aid in the calculations. (MC 19.23.010)
3. Secondary water is not available to this parcel.
4. The developer shall contact and coordinate with Enbridge, Rocky Mountain Power, Utopia, Lumen, and other utility companies to determine their requirements for development as well as the location of their facilities within the project.

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: Watts Auto North- Rezone

CC: 1) Engineering
2) David Peterson, david@excelcivil.com
3) Ryan Litke, arborrealtyutah@gmail.com
4) Bret Watts, wattsbret@hotmail.com
5) Dustin Kuttler, kuttdustin@gmail.com

DATE: August 31, 2026

I have reviewed the rezone application received on August 3, 2026, for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments currently. 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. **(2024 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. **(2024 IFC Section 503)**

3. Where applicable, two means of egress may be required. **(2024 IFC Appendix D as Amended)**

4. On site fire hydrants may be required. **(2024 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 #S26-128 District #71
Project Tracker #LAY2606233546

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

Memorandum

To: David Peterson, Bret Watts, Ryan Litke, Dustin Kuttler

CC: Community Development, Fire, & Engineering

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

Date: August 14, 2026

Re: Watts Auto North Rezone – 608 S. Main St.

Review: Review 2

Watts Auto North to be located at 608 South Main Street lies within Chapel Park service area. The applicant's proposed rezone from MU to C-H would not impact the Parks & Recreation Department.

The Parks and Recreation Department has reviewed the concept plan submitted on August 3rd for the Watts Auto North Rezone to be located at 608 South Main Street 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.***

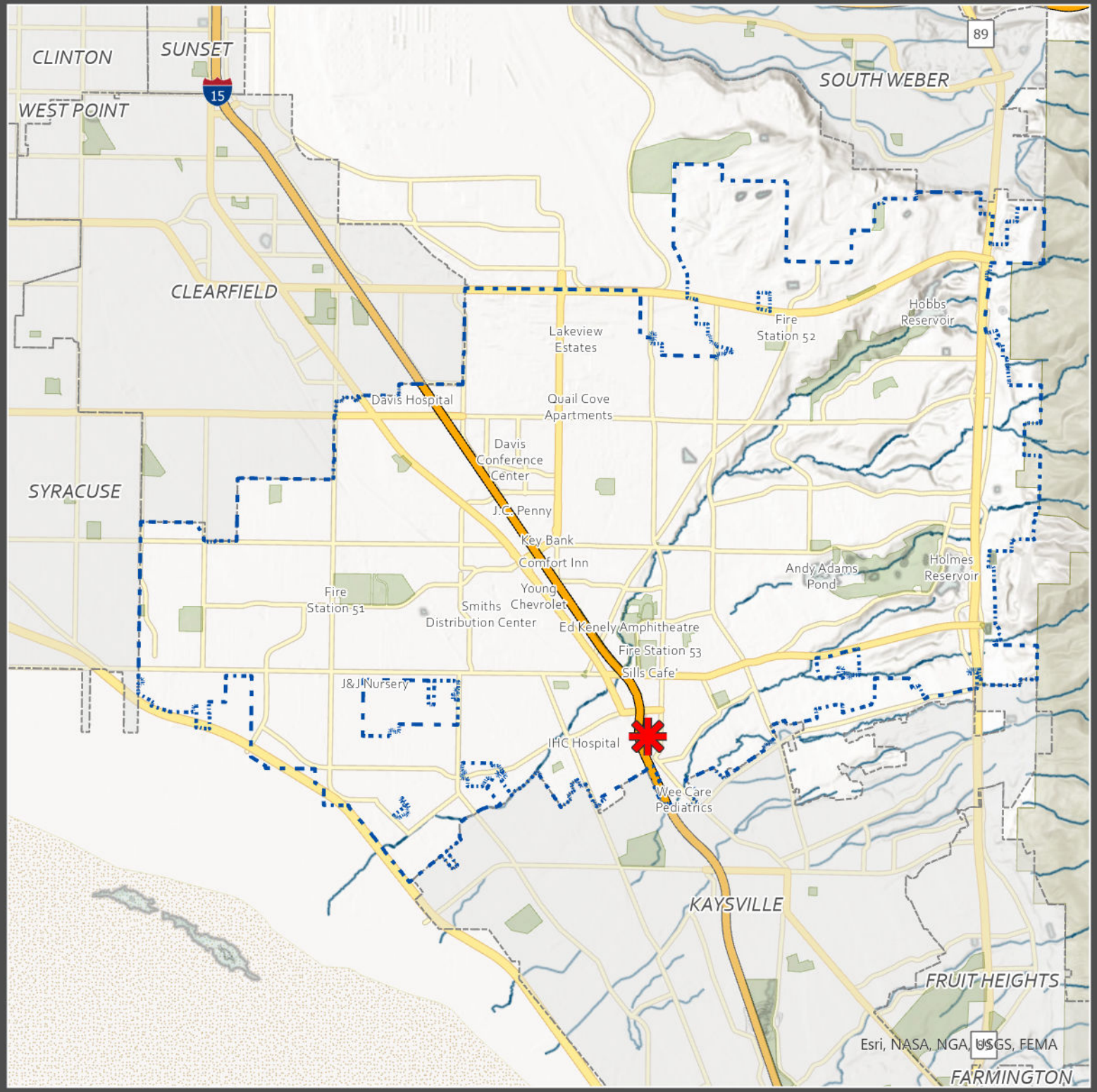
Layton City

APPROXIMATELY 608 SOUTH MAIN STREET

PARCEL ID 11-063-0077

PROPOSED REZONE FROM MU TO C-H

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



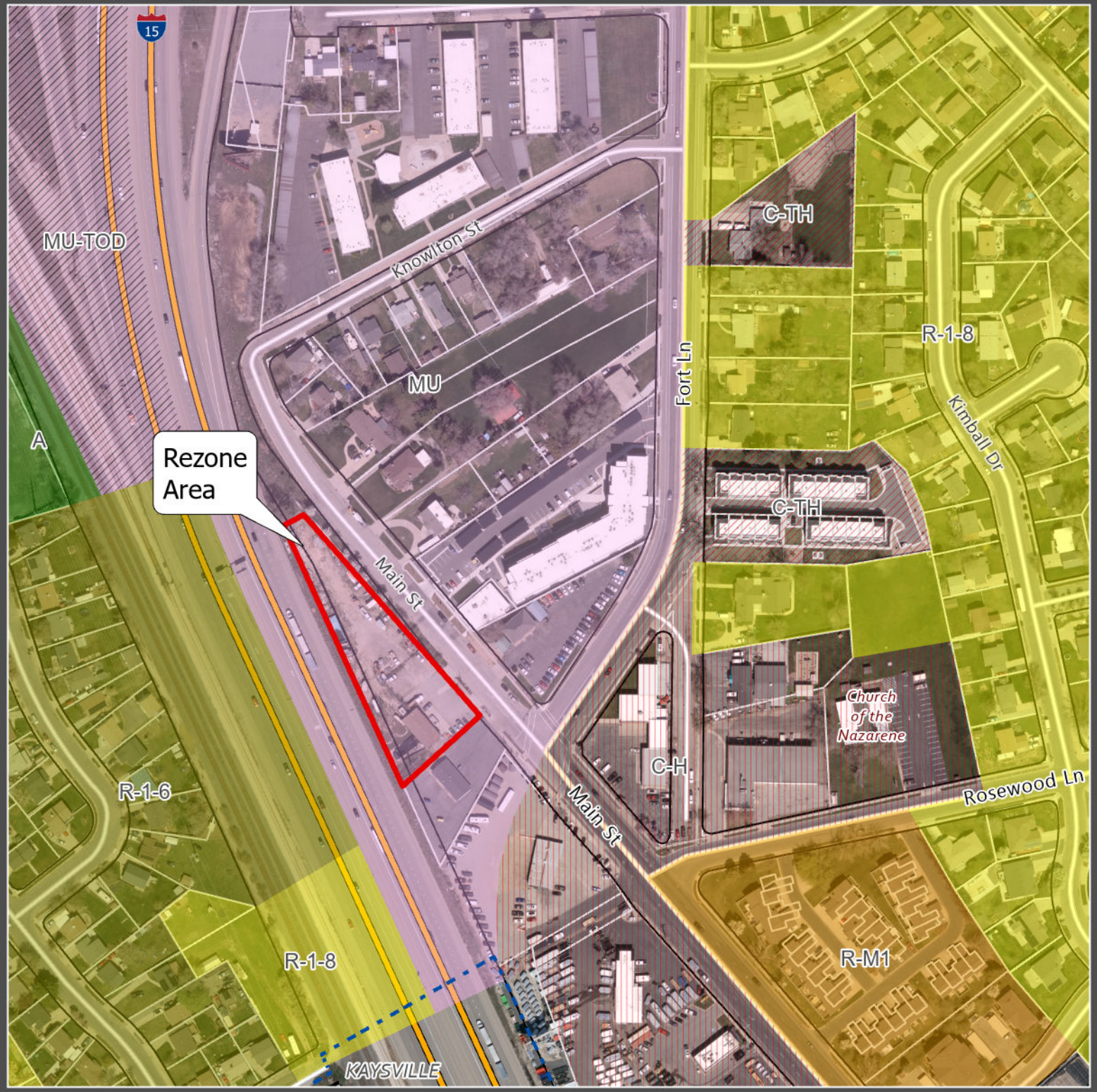
Map 1

Layton City

APPROXIMATELY 608 SOUTH MAIN STREET

PARCEL ID 11-063-0077

PROPOSED REZONE FROM MU TO C-H



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

Map 2

Layton City

APPROXIMATELY 608 SOUTH MAIN STREET

PARCEL ID 11-063-0077

PROPOSED REZONE FROM MU TO C-H

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



Map 3

WHEN RECORDED, RETURN TO:

LAYTON CITY CORPORATION
437 North Wasatch Drive
Layton, Utah 84041
Attn: City Manager

AGREEMENT FOR ZONE CHANGE AND DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND 2W, LLC

FOR

WATTS AUTO NORTH

THIS AGREEMENT FOR ZONE CHANGE AND DEVELOPMENT OF LAND FOR WATTS AUTO NORTH (herein referred to as "**Agreement**") is made and entered into this ____ day of _____, 2026, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "**City**"), and 2W, LLC, a Utah limited liability company (hereinafter referred to as "**Owner**"), with City and Owner collectively referred to herein as "**Parties**" and separately as "**Party**."

RECITALS

WHEREAS, in furtherance of the objectives of the Layton City General Plan ("**General Plan**"), City has considered an application for a zone change for the property located at approximately 608 South Main Street (hereinafter the "**Subject Property**") from MU (Mixed-Use) to C-H (Planned Highway Commercial) as depicted in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, Owner desires to establish an automotive dealership on the Subject Property, consisting of approximately 0.926 acres, as more particularly described and depicted on Exhibit A; and

WHEREAS, City is willing to consider approval of the requested zone change to C-H for the Subject Property, subject to Owner agreeing to certain limitations and undertakings described herein, which Agreement is intended to address potential impacts of the proposed development and promote compatibility with surrounding properties; and

WHEREAS, Parties desire to enter into this Agreement to define, regulate, and limit the future development and use of the Subject Property in connection with the proposed development, in a manner consistent with the City's General Plan and applicable land use regulations; and

WHEREAS, City finds that entering into this Agreement with the Owner promotes the orderly development of the City, supports appropriate land use planning, and serves the public health, safety, and welfare of City residents.

DRAFT

NOW, THEREFORE, in consideration of the City's review and approval of the requested zone change and the Owner's compliance with the land-use restrictions and undertakings set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I
CONDITIONS PRECEDENT

1.1 **Approval by Resolution**. This Agreement shall not take effect until City has approved this Agreement pursuant to a resolution of the Council (the "**Effective Date**").

1.2 **Approval of C-H Zone.** This Agreement shall not take effect until City has approved adoption of the C-H zoning designation applicable to the Subject Property. This Agreement is expressly subject to legislative City Approval of the C-H zoning as of the Effective Date;

ARTICLE II
OWNER'S UNDERTAKINGS AND RIGHTS

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

2.1 **Development Size**. The Subject Property contains approximately 0.926 acres consisting of the entirety of the following parcel: Parcel ID: 11-063-0077.

2.2 **Zoning.** Zoning and development of the Subject Property shall comply with Article I. Once the Subject Property is zoned in accordance with Article I, development of the Subject Property shall comply with all applicable rules, regulations, and codes.

2.3 **Building Design Standards.** All buildings shall comply with the requirements outlined in Layton City Municipal Code 19.25.060 Specific Design Standards, unless otherwise stated.

2.3.1 The primary building shall be setback a minimum of seven (7') feet and a maximum of 12' from the front property line.

2.3.2 The primary building shall be oriented towards the street.

2.3.3 **Building Materials.** All principal buildings shall include the following materials.

2.3.3.1 Primary building materials shall be used on 75% of each building façade. Primary building materials include:

- Brick
- Stone
- Engineered Wood Siding (lapped, board and batten, or shingled)
- Fiber Cement Board (lapped, board and batten, or shingled)

DRAFT

2.3.3.2 Secondary building materials shall be used on 25% of each building façade. Secondary building materials include:

- Metal for beams, lintels, trim, panels, and cladding
- Cast stone
- Fiber cement board panels
- Textured or patterned concrete
- Stucco or EIFS (limited to 15% on each façade, not permitted on office portion)
- CMU block (only permitted around the service bays)

2.3.4 **Office and Sales Floor Design Requirements**. The office and sales floor portion of the building shall include the following components.

2.3.4.1 The office and sales floor portion of the building shall be constructed to have a minimum of two stories in height. The first story is required to have a minimum height of 12'.

2.3.4.2 At least 55% of the total ground floor façade shall incorporate windows, display windows, and/or doors. The required transparency percentage shall not be concentrated on a single façade, but must be reasonably distributed along each façade of the office portion of the building.

2.3.4.3 At least 35% of each second-floor façade shall incorporate transparent windows.

2.3.4.4 All windows and doors shall consist of clear, non-reflective, transparent glass that allows views into and out of the building. Mirrored, opaque, tinted, or spandrel glass shall not be counted towards transparency requirements.

2.3.5 **Pedestrian Entrance Requirement.** A pedestrian entrance from the street shall be incorporated into the building design. This entrance will need to be a distinctive, functional, and prominent element of the overall architectural design. The entrance shall be open to the public during all business hours.

2.3.5.1 The building design shall incorporate arcades, roofs, alcoves, porticos, or awnings to protect pedestrians from the outdoor elements.

2.4 **Landscaping Requirements.** A detailed landscaping and irrigation plan prepared and stamped by Licensed Landscape Architect shall be provided during the site plan review.

DRAFT

2.4.1 The landscaping plan shall be compliant with the water-wise landscaping standards and all applicable requirements outlined in 19.16 of the municipal code.

2.4.2 A decorative fence with a minimum height of three feet (3') to four feet (4') shall be installed along and at the back of the frontage landscaping to prevent vehicles from parking on the landscaping.

2.4.3 All areas of the property not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped.

2.4.4 The City shall conduct a landscaping inspection to verify compliance with the approved landscape plan. Certificate of occupancy shall not be granted until the landscaping inspection has been approved. Alternatively, if between November 1 and March 31, or if inclement weather or other acts of God, such as severe drought, precludes the installation of landscaping, a cash bond covering 125% of the total landscaping costs may be submitted to the City to secure the completion of the landscaping. The deferral period shall not extend beyond six (6) months or until secondary water providers approve the installation of new landscaping.

2.5 **Site Design Standards.** A site plan application shall be submitted following the execution of this agreement. The submitted site plan shall comply with all applicable standards outlined in the Layton City Municipal Code, Development Guidelines & Design Standards, and incorporate the following components:

2.5.1 Trash storage areas, mechanical equipment, transformers, air conditioning units, meters, and similar devices are not permitted to be visible from the street.

2.5.2 No drive-through service areas are permitted between the building and the public street. Service bays must be located in the rear of the property.

2.5.3 Detached signs are required to be monument signs. Pole signs and/or box panel cabinet signs are not permitted.

2.5.4 Parking and/or display vehicles may not be located between the building and the street. Parking areas must be located behind or to the side of the building.

2.5.5 Vehicles are not permitted to be parked or displayed in landscaping areas.

2.5.6 Shipping containers, tires, IBC toes, wood pallets, vehicle parts, and other items are not permitted to be stored outdoors. Outdoor storage is limited to motor vehicles in working condition, licensed for street use.

2.6 **Loading and Unloading Zones.** Loading and unloading equipment and vehicles is not permitted in the street. Deliveries, including vehicles and/or materials are required to

DRAFT

occur entirely on the site per the approved delivery plan as depicted in Exhibit B attached hereto.

2.7 **Not Considered Approvals.** Except as otherwise provided herein, these enumerations are not to be construed as approvals thereof, as any required approval process must be pursued independent hereof.

2.8 **Precedence of this Agreement**. This agreement shall take precedence over any contrary provisions of any City staff memorandums or representations.

ARTICLE III
GENERAL REQUIREMENTS AND RIGHTS OF CITY

3.1 **Issuance of Permits – Owner**. Owner, or its assignee, shall have the sole responsibility for obtaining all necessary building permits and/or occupancy permits in connection with Owner's Undertakings and shall make application for such permits directly to the appropriate departments and agencies having authority to issue such permits in connection with the performance of Owner's Undertakings. City shall not unreasonably withhold or delay the issuance of its permits.

3.2 **Completion Date**. Owner shall, in good faith, diligently pursue completion of the development of any portion of the Subject Property where construction is commenced.

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

ARTICLE IV
REMEDIES

4.1 **Remedies for Breach.** In the event of any default or breach of this Agreement or any of its terms or conditions, the defaulting Party or any permitted successor to such Party shall, upon written notice from the other, proceed immediately to cure or remedy such default or breach, and in any event cure or remedy the breach within thirty (30) days after receipt of such notice. In the event that such default or breach cannot reasonably be cured within said thirty (30) day period, the Party receiving such notice shall, within such thirty (30)-day period, take reasonable steps to commence the cure or remedy of such default or breach, and shall continue diligently thereafter to cure or remedy such default or breach in a timely manner. In case such action is not taken or diligently pursued, the aggrieved Party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance by the Party in default or breach of its obligations.

4.2 **Enforced Delay Beyond Parties Control.** For the purpose of any other provisions of this Agreement, neither City nor Owner, as the case may be, nor any successor in interest, shall be considered in breach or default of its obligations with respect to its

DRAFT

construction obligations pursuant to this Agreement, in the event the delay in the performance of such obligations is due to unforeseeable causes beyond its fault or negligence, including, but not restricted to, acts of God or of the public enemy, acts of the government, acts of the other Party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes or unusually severe weather, or delays of contractors or subcontractors to the extend caused by an event that would constitute force majeure hereunder. Unforeseeable causes shall not include the financial inability of the Parties to perform under the terms of this Agreement.

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

4.4 **Rights of Owner.** In the event that Owner's assignee defaults, Owner may, at its sole discretion, choose to cure the assignee's default; in such case, the period for Owner to cure shall be extended by thirty (30) days.

4.5 **Appeals.** If Owner desires to appeal a determination made hereunder by Staff, said appeal shall be to the Planning Commission, whose decision shall be final. If the appeal is regarding the interpretation of this Agreement the appeal shall be to the Council with a recommendation from the Planning Commission and Staff.

ARTICLE V
GENERAL PROVISIONS

5.1 **Amendments**. This Agreement may amended or modified only by a written instrument duly authorized and executed by the Parties.

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

5.3 **Notices.** All notices, demands, and requests required or permitted to be given under this Agreement (collectively the "**Notices**") must be in writing and addressed to the Parties at their respective addresses set forth below. The addresses of the Parties shall be:

DRAFT

Owner: 2W, LLC
716 South 500 East
American Fork, Utah 84003
Attn: Bret Watts, Manager

City: LAYTON CITY CORPORATION
437 North Wasatch Drive
Layton, Utah 84041
Attn: Alex R. Jensen, City Manager
801/336-3800, 801/336-3811 (FAX)

Upon at least ten days prior written notice to the other Party, either Party shall have the right to change its address to any other address within the United States of America.

If any Notice is transmitted by facsimile or similar means, the same shall be deemed served or delivered upon confirmation of transmission thereof, provided a copy of such Notice is deposited in regular mail on the same day of such transmission.

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

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

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

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

5.8 **Attorney's Fees.** In the event of any action or suit by a Party against the other Party for reason of any breach of any of the covenants, conditions, agreements, or provisions on the part of the other Party arising out of this Agreement, the prevailing Party in such action or suit shall be entitled to have and recover from the other Party all costs and expenses incurred therein, including reasonable attorneys' fees.

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

DRAFT

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives as of the Effective Date.

LAYTON CITY CORPORATION

By: _____
JOY PETRO, Mayor

ATTEST:

By: _____
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

By: _____
CLINTON DRAKE, City Attorney

SUBMITTING DEPARTMENT

By: _____
WESTON APPLONIE, Director
Community & Econ. Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ___ day of _____, 20___, personally appeared before me_____, who being duly sworn, did say that he/she is the Mayor of LAYTON CITY, a municipal corporation of the State of Utah, and that the foregoing Agreement was signed in his/her capacity as Mayor on behalf of the City for approval of the Agreement.

_____
Notary Public

DRAFT

OWNER SIGNATURE AND ACKNOWLEDGMENT

OWNER:

2W, LLC, a Utah limited liability company

By:_____
Name: Bret Watts
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

On this ___ day of _____, 2026, personally appeared before me _____ _____, who being duly sworn, did say that they are the _____ of the _____as the legal property owner of record of the property subject to this Agreement and that he has executed this Agreement with full authority to do so.

_____
Notary Public

DRAFT

EXHIBIT A

Legal Description of the Subject Property

608 S Main St. legal description

BEG ON THE E'LY LINE OF STATE HWY (FREEWAY) R/W AT A PT 705.66 FT S & E 89.47 FT & S 48^04' W 166.64 FT FR THE CENTER OF SEC 28-T4N-R1W, SLM; TH N'LY 214 FT, M/L, ALG SD HWY TO AN ANGLE PT; TH N 48^28' E 24 FT ALG SD HWY TO THE SW'LY LINE OF HWY 106; TH S 41^32' E 250 FT ALG THE SW'LY LINE SD HWY TO A PT N 48^04' E OF THE POB; TH S 48^04' W 166.64 FT, M/L, TO THE POB. CONT. 0.547 ACRES ALSO: SIT IN THE NE 1/4 SW 1/4 OF SEC 28-T4N-R1W, SLM: BEG ON THE NE'LY R/W & NO-ACCESS LINE OF FREEWAY KNOWN AS PROJECT # I-15-7(18)326 AT A PT 818 FT, S 34.5 FT W 262.33 FT N 24^49' W FR THE NE COR OF THE SW 1/4 OF SEC-28; TH N 24^49' W 157.87 FT ALG SD R/W & NO-ACCESS LINE TO A PT OF TANGENCY WITH AN 1804.86 FT RAD CURVE TO THE RIGHT; TH NW'LY 44.94 FT ALG THE ARC OF SD CURVE; TH N 48^28' E 32.06 FT TO THE SW'LY R/W LINE OF STATE HWY # U-106; TH S 41^32' E 194.07 FT ALG SD R/W LINE TO THE NE COR OF A TRACT OF LAND OWNED BY D.L. COOK; TH S 48^28' W 90.93 FT TO THE POB. CONT. 0.26 ACRES ALSO: A PARCEL OF LAND IN THE NE 1/4 OF THE SW 1/4 OF SEC 28-T4N-R1W, SLM; BEG AT A PT ON THE NE'LY R/W & NO-ACCESS LINE OF A FREEWAY I-15; SD PT IS 818 FT S & 34.5 FT W & 84.0 FT N 24^49' W FR THE NE COR OF THE SW 1/4 OF SD SEC 28; TH N 24^44' W 178.33 FT; TH N 48^28' E 66.93 FT TO A PT ON A 1384.7 FT RAD CURVE TO THE LEFT; TH S'LY 208 FT, M/L, TO THE POB. (NOTE: TANGENCY TO SD CURVE AT ITS POB BEARS S 11^05' W) CONT. 0.119 ACRES TOTAL ACREAGE 0.926 ACRES (COMB 11-064-0028,0022,0038)

DRAFT

EXHIBIT B

Delivery Plan

