Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, October 27, 2026

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, October 27, 2026**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:30 PM** for review of the agenda items listed below.

PUBLIC MEETING

1. Black Stage Plaza – CONDITIONAL USE (5 min)

2. Lindquist Memorial Park Subdivision – PLAT AMENDMENT (5 min)

3. East Gate Business Park Subdivision – 4th Amendment – PLAT AMENDMENT (5 min)

4. Strong Office Subdivision – PRELIMINARY PLAT (5 min)

ADJOURNMENT

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

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

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

Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, 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 27, 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 – October 13, 2026.

PUBLIC MEETING

1. **Black Sage Plaza – CONDITIONAL USE**
   Brian Holt (Applicant) is requesting conditional use permit for Tattooing, so tenant may operate a tattooing business on the property. The property is located at approximately 1975 North Main Street.

2. **Lindquist Memorial Park Subdivision – PLAT AMENDMENT**
   Washington Heights Corporation (Applicant) is requesting to amend Lot 5 of the Mount Air Estates Subdivision to combine it with the existing Lindquist mortuary and cemetery property and separate the mortuary and cemetery properties into separate parcels. The property is located at 1072 North Fairfield Road.

3. **East Gate Business Park Subdivision – 4th Amendment – PLAT AMENDMENT**
   Hunter Blake (Applicant), representing JL Ventures LLC, is requesting to amend the northern portion of the East Gate Business Park Subdivision affecting Lot 111. The property is located at approximately 3900 North Fairfield Road.

4. **Strong Office Subdivision – PRELIMINARY PLAT**
   Chase Strong (Applicant) is requesting preliminary plat approval for a single-lot commercial subdivision under the M-1 (Light Manufacturing/Industrial) zoning district. The property is located at approximately 2085 North Fort Lane.

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

OCTOBER 13, 2026

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

Commissioners elected Commissioner Scott Carter to act as Interim Chair for the evening.

Interim Chair Carter called the meeting to order at 6:15 p.m.

PUBLIC MEETING

1. **Layton Legacy Meetinghouse – CONDITIONAL USE**

Planner Black presented the conditional use permit request for an LDS meetinghouse on the City's west side. Church meetinghouses are a conditional use in residential areas because of the potential impacts the use may have on the surrounding neighborhood. This property is zoned R-S (Residential Suburban). The Commission considered the preliminary plat approval a few months ago.

The site plan was shown. All parking and landscaping requirements have been met. The building will be masonry. There will be two access points onto Sand Ridge Parkway.

Staff recommends approval.

Commissioner Freebairn asked if a photometric plan was required. Planner Black affirmed and stated it would be reviewed with the site plan.

Director Applonie shared that a citizen emailed Staff stating that the City was allowing too many church buildings to be built. The citizen was responded to with the explanation that the property owner was permitted to develop the land and that the use was allowed with conditional use approval in the R-S zone and under the General Plan.

Interim Chair Carter asked if any neighbor feedback was received. Planner Black said none had been received.

2. **Pulse Parties – CONDITIONAL USE**

Planner Montague presented the request for a conditional use permit for a reception center in the MU-TOD (Mixed-Use, Transit Oriented Development) zoning district in historic downtown Layton. This will be a private event venue that hosts reservation-based gatherings and events for children, teens, and families.

The proposed business would occupy the northernmost suite of 50 North Main Street. The suite has a total of 917 square feet, of which 714 square feet would be utilized for the event space.

The applicant has acknowledged that any expansion would require additional reviews and approvals.

The parking code gives an exemption from the parking requirement because the business would be located within the Historic Downtown area. No additional motor vehicle parking is required for new land uses within existing buildings if the owner/operator can accommodate the business customers and employees. There are 55 parking stalls located in front of the business along Main Street.

Staff recommends approval subject to conditions outlined in the Staff report.

Commissioner McDonough asked what other businesses are in the area. Planner Montague responded that Tony's Sushi, a massage business, an office supply store, a game shop, a salon, a retail shop, and Young Powersports were in the same area.

Commissioner Pierce noted that there was already a sign for the business at the location. Planner Montague stated that they are preparing for business, but they don't have a business license yet.

Commissioner Freebairn asked if they had a cross-access agreement. Planner Montague responded that there was an agreement, but one was not provided to the City for review.

3. **Hines at Three Farms Subdivision – PRELIMINARY PLAT**

Planner Weaver presented the preliminary plat for Hines at Three Farms in west Layton. The development doesn't have immediate connection to Gentile Street; however, there is access through the adjacent development via stub streets to the west. One will continue through the development to 2700 West. This development was presented to the Commission in January for a rezone from A (Agriculture) and R-S PRUD (Residential Suburban, Planned Residential Unit Development) to R-1-10 (Single Family Residential). The development would include 98 single-family lots under the R-1-10 guidelines.

There are three stub streets from Sierra Bella Subdivision to the west that will connect into this new subdivision. The existing cul-de-sacs will be removed and extended. The street layout meets the block length requirements for the subdivision. The utilities will connect to the existing subdivision to the west and to Gentile Street.

There will be landscaping required along Gentile Street and 2700 West, which only impacts 5 lots.

DRAFT

Commissioner Heslop asked if the existing home along Gentile Street would be demolished. Planner Weaver affirmed that the home at 2794 West Gentile Street will be demolished and noted that the homeowner to the west did not want to sell and therefore will remain separate from the development. Commissioner Heslop asked if that hold-out homeowner decided to sell in the future, would the lot be large enough to develop like the subdivision. Planner Weaver affirmed.

Commissioner Freebairn asked if the developer was planning a community monument sign. Planner Weaver responded that it hadn't been brought up but that it would be addressed during final plat review.

4. **Amber Lane Subdivision – PRELIMINARY PLAT**

Planner Weaver presented the Amber Lane Subdivision preliminary plat for a 2-lot subdivision. This subdivision is adjacent to the Pinehurst Subdivision to the west, with the Amber Fields Subdivision to the north, which is currently under construction.

This subdivision creates a connection to 75 North and 1550 West while also creating two lots, which will allow the utilities from Amber Fields Subdivision to get out to 7500 North to the west.

Commissioner McDonough asked for the size of the two lots. Commissioner Pierce responded that they are over 20,000 square feet. Planner Weaver added that they meet the R-S zoning standards.

5. **KAGO Commercial Subdivision Phase 2 – PLAT AMENDMENT**

Planner Black presented the KAGO Commercial Subdivision Phase 2 plat amendment. This is a plat amendment of the Young Automotive Group properties on Main Street. The proposal is meant to consolidate 18 odd-shaped lots into 5 lots. A map of the area was shown to demonstrate the lot line changes along with the new proposed plat identifying the 5 new lots.

This proposal will vacate the Chuck E. Cheese Subdivision, amend lots 1-5 of the Gill Subdivision, and amend lots 1 and 2 in the Hill Villa Subdivision.

Existing easements will remain the same, and a new 7-foot-wide PU&DE along Main Street will be created.

Staff recommends approval subject to conditions identified in the Staff Report.

DRAFT

PUBLIC HEARING

6. **Watts Auto North – REZONE**

Planner Black presented the Watts Auto North rezone proposal. This property is located at 608 South Main Street. Currently, there is a pool contractor on the lot. The parcel is surrounded by auto-centered businesses such as another dealership and a car wash.

The MU (Mixed Use) zone doesn't allow dealerships. The applicant is requesting a rezone to C-H (Planned Commercial Highway), which would allow for the dealership and customization shop.

The General Plan calls for Business Park and mixed uses, which generally implies office-type businesses. However, the General Plan does specify that some retail would be appropriate if it met the design criteria for a town center. Considering the surrounding uses of the property, Staff believes this is an appropriate use of the property. Staff recommends approval of the rezone with a Development Agreement to dictate design criteria for the site and building.

Commissioner McDonough noted that this is just a used car lot. Planner Black responded that it is a dealership with a customization shop. Commissioner McDonough noted that it was pointed out that this is a gateway to the City and asked if it was appropriate to have another used car lot in this location. Planner Black shared that it fits in with the surrounding businesses and that, with the use of the Development Agreement, the design would be dictated.

Commissioner Freebairn asked if there would be a new building constructed. Planner Black said there would be.

Director Applonie added that there are a couple of other things happening on the site. There is a billboard on the site which has view clearance restrictions. Also, it is oddly shaped. The realtor and property owner have tried to consolidate with neighboring lots but were unable to and development options became limited. The applicant recognizes that this is a gateway and is committed to improving the site and to adhering to the design criteria of the development agreement.

Commissioner McDonough shared that there are two closed car dealerships in town and this applicant could investigate those locations. Director Applonie stated that this site is not in good condition right now, and this applicant is willing to make significant improvements to the parcel.

Interim Chair Carter asked what the delivery plan was and whether they were going to be able to avoid using East Knowlton Street. Planner Black shared that all deliveries are required to be on-site. No vehicles can be dropped off on Main Street.

Commissioners discussed the delivery route, drop-off hours, and potential restrictions to ensure that semi-tractor trailers don't travel on East Knowlton Street. It was determined that an updated delivery plan should accompany the rezone presentation to the City Council.

Commissioner Felice asked if there were any encroachments on the property. Director Applonie stated those would be identified during the site plan review.

DRAFT

Commissioner Freebairn asked if Staff had received any public comment on this proposal. Planner Black responded that none had been received.

Commissioner Heslop noted that there is a car lot across the street and asked why this piece needed to be rezoned. Planner Black responded that the existing dealership existed before the properties were zoned MU and therefore it is considered legal, nonconforming. For the new dealership to be code compliant, the property needs to be rezoned.

ADJOURNMENT:

At 6:58 p.m. Interim Chair Carter 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
OCTOBER 13, 2026

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

PLEDGE OF ALLEGIANCE AND INVOCATION (7:00 PM)

Interim Chair Carter conducted the Pledge of Allegiance and Commissioner Freebairn offered the invocation.

APPROVAL OF MEETING MINUTES: PLANNING COMMISSION WORK AND REGULAR MEETING – September 22, 2026.

Interim Chair Carter called for a motion to approve the minutes. Commissioner Heslop moved to accept the minutes of the Planning Commission Work and Regular Meetings for September 22, 2026. Commissioner McDonough seconded the motion; following a roll-call vote, the meeting minutes were accepted and approved unanimously.

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.

Planner Black presented the item.

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.*

Planning Commission Comment:

None

Public Comment:

None

MOTION:

Commissioner McDonough motioned that the Planning Commission approve the conditional use permit for a church meetinghouse subject to meeting all conditions listed in the Staff Report. Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Montague presented the item.

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.*

Recommendations: *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.*

DRAFT

Planning Commission Comment:

Commissioner Heslop asked if the back parking was available. Planner Montague stated there is parking in the back, but the applicant did not provide a shared parking agreement or cross access agreement, so Staff was unable to calculate those slots into the total parking count.

Commissioner McDonough asked if they will have a liquor license. Planner Montague responded that they would have had to identify the use on the business license, and they did not.

Public Comment:

None

MOTION:

Commissioner Freebairn motioned that the Planning Commission grant conditional use approval of the Reception Center, subject to the applicant meeting all conditions listed in the Staff Report. Commissioner Felice seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Weaver presented the item.

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 (Single Family Residential) 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, Planned Residential Unit Development) to R-1-10 to prepare for the development of this subdivision.

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

Recommendations: *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.*

Planning Commission Comment:

None

DRAFT

Public Comment:

None

MOTION:

Commissioner Felice motioned that the Planning Commission approve the preliminary plat for Hines at Three Farms Subdivision subject to meeting all City requirements as outlined in Staff memorandums. Commissioner Heslop seconded the motion, which was approved unanimously following a roll-call vote.

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.

Planner Weaver presented the item.

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 to the Motion: *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.*

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

Planning Commission Comment:

None

Public Comment:

None

DRAFT

MOTION:

Commissioner McDonough motioned that the Planning Commission approve the preliminary plat for Amber Lane Subdivision subject to meeting all City requirements as outlined in Staff memorandums. Commissioner Freebairn seconded the motion, which was approved unanimously following a roll-call vote.

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.

Director Black presented the item.

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.*

Planning Commission Comment:

Commissioner McDonough asked if PJF Corporation owns all of the properties. Planner Black affirmed.

Public Comment:

None

MOTION:

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

DRAFT

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 (Planning Highway Commercial) for the purpose of operating an automotive dealership. The property is located at 608 South Main Street.

Planner Black presented the item.

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 use 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 from MU (Mixed-Use) to C-H (Planned Highway Commercial); or 2) Recommend the City Council deny the rezone request.*

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

Planning Commission Comment:

Commissioner Felice asked what the noise nuisance hours were. Planner Black stated that they are from 10:30 p.m. to 7:00 a.m.

Commissioner McDonough shared that the Commissioners' had a number of questions and comments relating to property access for deliveries and asked the applicant representative to address noise and delivery route concerns.

Dustin Kuttler, Watts Automotive, shared that most trucks would be delivered to the Utah County location, which is a larger facility. The vehicles that would be delivered to this location would likely be driven up from American Fork or dropped off by the use of a short, flatbed trailer. Mr. Kuttler noted that they have been working with an engineer to determine the best in and out of the lot for deliveries, which would be

DRAFT

clarified in the site plan. The parking of vehicles would be around the perimeter of the lot so the middle space would be left open for the delivery vehicle.

Commissioner McDonough stated that the Commission didn't have problems with the deliveries coming down Fort Lane; however, it would be preferred that the delivery driver could make the delivery and U-turn on the property so as to return to Main Street and Fort Lane without needing to use Knowlton Street.

Mr. Kuttler stated he didn't know what the turn radius would need to be on the site to ensure that request. Commissioner McDonough pointed out that the Development Agreement exhibit showed a delivery truck coming from the north end of the area, which implied that the truck would be coming from Knowlton Street. Mr. Kuttler stated he didn't know if they could enter and exit on Main Street.

Commissioner Felice stated that the consensus of the Commission was to restrict access on Knowlton Street as part of the Development Agreement. Mr. Kuttler responded that it was difficult to consistently get the same truck drivers, so although they may outline the route and Knowlton Street restriction, enforcement may be challenging.

Commissioner Felice shared that if it were ever to become an issue with repeated complaints, the City would have an enforcement mechanism through the Development Agreement for compliance. Commissioner Felice asked what the typical delivery hours were. Mr. Kuttler responded that they don't receive deliveries outside of business hours.

Commissioner Freebairn asked that an updated delivery exhibit be provided before the item is presented to the City Council to ensure that the business can operate successfully at this location.

Planner Black stated that if the Commission wanted to see the exhibit before it goes to Council, the item would need to be tabled. Commissioner Freebairn stated the item didn't need to be tabled, just that the exhibit needed to be updated with additional detail as part of the presentation to the Council. Planner Black reminded the Commission that there would be a site plan review to verify the functionality of the site. Staff was hesitant to limit the north access point because it would be helpful for them to enter from the south, drive through the lot to deliver inventory, and exit from the north. Commissioner Freebairn stated that everyone seems to agree this is an appropriate use; however, the concerns relate to noise, safety, and access.

Public Comment:

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

NONE

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

DRAFT

MOTION:

Commissioner Felice motioned 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 together with the accompanying Development Agreement, subject to meeting all City requirements and General Plan guidelines, and further subject to the following conditions being incorporated into the Development Agreement: 1) Truck Traffic Restrictions. Tractor-trailers associated with the use and operation of the property shall be prohibited from utilizing Knowlton Street for ingress to or egress from the property, and that an updated delivery plan be added showing the same; 2) Delivery Hours. The delivery and unloading of vehicles to the property shall be conducted in accordance with applicable City quiet hours to minimize noise impacts on surrounding properties. Commissioner McDonough seconded the motion, which was approved unanimously following a roll-call vote.

ADJOURNMENT

At 7:40 PM, Commissioner Heslop 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 – Tattooing – Black Sage Plaza – 1975 North Main Street

Staff Contact: Jeffrey Montague, Planner I

Background:

Black Sage Investments (Applicant) is requesting a conditional use permit for Tattooing, so that a tenant at 1975 North Main Street may operate a tattooing business. The proposed business, Snow Wolf Tattoo Parlor, will provide tattooing services. There is sufficient parking on the property to accommodate the parking needs of the proposed tattooing use and the existing land uses at the site.

Alternatives to the Motion: Alternatives are to: 1) Grant conditional use approval for Tattooing subject to the applicant meeting all conditions listed in the Staff Report; or 2) Grant conditional use approval for Tattooing 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 for Tattooing, 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 27, 2026

Re: Conditional Use Permit for Tattooing – Black Sage Plaza

Location: 1975 North Main Street

Zoning: C-H (Planned Highway Commercial)

Background:
Black Sage Investments (Applicant), owner of the property at 1975 North Main Street, is requesting a conditional use permit for Tattooing, which is conditional use within the C-H (Planned Highway Commercial) zoning district. This is being done so that one of the tenants may operate a tattooing business at the site.

Staff Review:
The tattooing business, Snow Wolf Tattoo Parlor, will occupy a 1,412 square foot suite located in the west end of the building. The business will offer tattooing services.

Any expansion of the tattooing business space will require additional review and approvals, including a conditional use permit expansion.

Parking
For personal services, code requires a minimum of 5 parking stalls per 1,000 square feet of the gross floor area. Based on the size of the occupied building area, a minimum of 7 stalls are required to be provided for the tattooing use. There are 24 stalls existing on the property, satisfying the minimum parking requirement for the tattooing business and the existing land uses at the site.

Staff Recommendation:
Staff recommends approval of the conditional use permit for Tattooing subject to the following conditions:

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

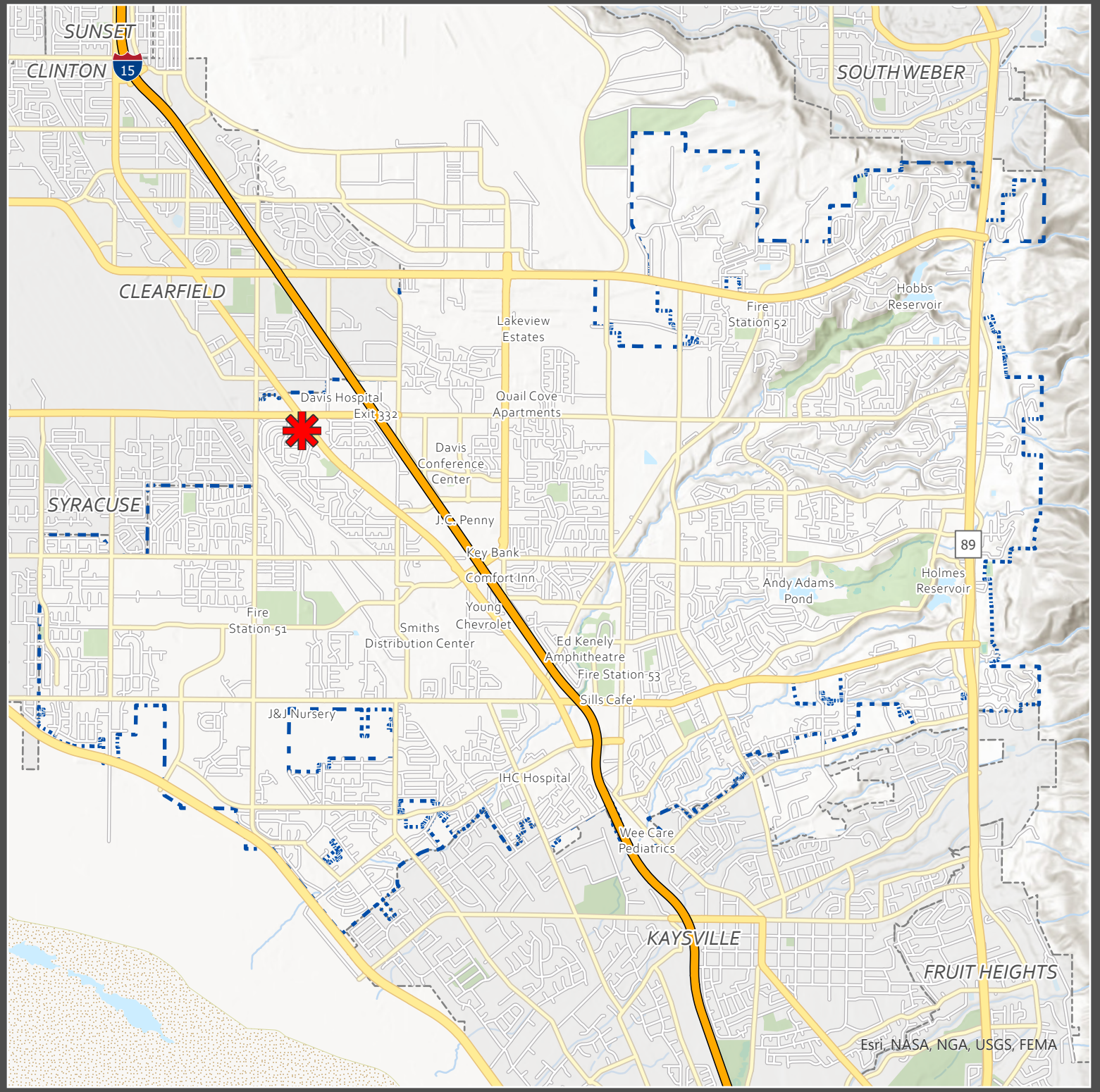
Layton City

BLACK SAGE PLAZA
1975 NORTH
MAIN STREET

CONDITIONAL USE PERMIT FOR A TATTOOING BUSINESS

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

* - PROJECT SITE



Map 1

Layton City

BLACK SAGE PLAZA
1975 NORTH
MAIN STREET

CONDITIONAL USE PERMIT FOR A TATTOOING BUSINESS

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

- PROJECT AREA

Map 2

Layton City

BLACK SAGE PLAZA
1975 NORTH
MAIN STREET

CONDITIONAL USE PERMIT FOR A TATTOOING BUSINESS

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

- PROJECT AREA

Map 3

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 2

Subject: Plat Amendment – Lindquist's Memorial Park at Layton – Approximately 1072 North Fairfield Drive

Contact: Whittney Black, Planner II

Background: Washington Heights Corporation (Applicant) is requesting to amend Lot 5 of the Mount Air Estates Subdivision together with other land. The purpose of this plat amendment is to combine Lot 5 with the existing Lindquist mortuary and cemetery property. This amendment will also separate the mortuary and the cemetery into separate properties.

Alternatives to the Motion: Alternatives are to: 1) Approve the plat amendment for the Lindquist's Memorial Park at Layton Subdivision; 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 Lindquist's Memorial Park at Layton Subdivision, 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: October 27, 2026

RE: Plat Amendment – Lindquist's Memorial Park at Layton – Approximately 1072 North Fairfield Drive

---

LOCATION: Approximately 1072 North Fairfield Drive

CURRENT ZONING: PB (Professional Business)

DESCRIPTION

Washington Heights Corporation (Applicant) is requesting to amend Lot 5 of the Mount Air Estates Subdivision together with other land. The subject properties are all zoned PB (Professional Business). Adjacent zoning districts include A (Agriculture) to the north and south, M-1 (Light Manufacturing/Industrial) to the west, and R-1-6 (Single Family Residential) to the east. A new subdivision name has been assigned at the applicant's request.

BACKGROUND

The purpose of this plat amendment is to combine Lot 5 with the existing Lindquist mortuary and cemetery property. Applicant has requested this combination to facilitate the construction of a maintenance storage structure on Lot 5. This amendment will also separate the mortuary and the cemetery into separate properties. Applicant has requested this because the ownerships of the mortuary and cemetery are kept separate for business purposes.

A typical 7-foot public utility and drainage easement (PU&DE) will be established along Antelope Drive, Church Street, and Fairfield Road. The existing 7-foot PU&DE along the south of Lot 5 will be vacated. Other easements including a 50-foot power line easement and a cross-access and utility easement will remain as existing.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission approve the plat amendment for the Lindquist's Memorial Park at Layton Subdivision, 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: Jason Felt; jasonf@reeve.com
Robert Lindquist; bobby@lindquistmortuary.com

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: October 5, 2026

SUBJECT: Lindquist Memorial Park of Layton Subdivision – 2nd Submittal
790 East Antelope Drive

I have reviewed the Dedication Plat and title report received in Engineering on September 15, 2026 for the Lindquist Memorial Park of Layton Subdivision located at approximately 790 East Antelope Drive. The plat has been stamped "Approved as Corrected." The following comments will need to be addressed on the final mylar submitted for City signatures and recording. All other comments from City staff will also need to be addressed.

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

1. ~~The title report boundary will need to be expanded to include Lot 5 of Mount Air Estates. Also, the boundary in Exhibit A of the report excludes Lot 2 of the subdivision. This area will also need to be included in the title report submitted with the next dedication plat. Any easements from the report will need to be included on the plat with signatures blocks for the respective easement holders.~~
2. ~~The APZ easement Entry 1192571 will need to be included on the plat. This is typically done with a note as well as the easement boundary line shown through the subdivision boundary. A signature block for the State of Utah for this easement is not required.~~
3. ~~A signature block for the Rocky Mountain Power easement Entry 1727831 will need to be added to the plat.~~
4. ~~The Davis Weber Canal property to the southwest has a parcel ID of 10-021-0019. The parcel ID will need to be added to the label.~~
5. ~~The plat will need to note that the 7 foot PU&DE along the south line of Lot 5 of Mount Air Estates will be vacated with the recording of this plat.~~
6. ~~A 7-foot wide PU&DE will need to be established along the right of ways of Fairfield Road and Antelope Drive. (MC 18.25.010)~~
7. ~~The Owner's Dedication includes "a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds, drainage easements, secondary water improvements and canal maintenance easement…" The plat does not/will not~~

~~designate any areas as storm water detention ponds, secondary water improvements or canal maintenance easements nor were there easements of this type included in the title report. The dedication will need to include the easements as included in the title report.~~

8. ~~The Boundary for Lot 2 will need to be removed from the Vicinity Map because it is a part of the subdivision and as shown, appears to be excluded from the subdivision.~~
9. The existing structure has been added to the plat, however the location and footprint cannot be duplicated based on the information provided. This may or may not cause a delay with recording the plat at the County. It is recommended that the surveyor contact the County Recorder prior to printing the mylar to determine if they will require additional information to record the plat.

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: Linquist Memorial Park of Layton Subdivision Amendment

CC: 1) Engineering
2) Jason Felt, jasonf@reeve.co
3) Robert Linquist, bobby@lindquistmortuary.com

DATE: October 14, 2026

I have reviewed the plat submitted on September 15, 2026, for the above referenced project. The Fire Prevention Division of this department has no comments or 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 #S26-162 District #22
Project Tracker #LAY2507093464

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: Jason Felt
Robert Lindquist

CC: CED Department/Fire Marshal/Engineering Department
FROM: Rob Higginson, Assistant City Attorney
DATE: October 14, 2026

Subject: Lindquist Memorial Park of Layton Subdivision Amendment
790 E Antelope Drive

I have reviewed the materials transmitted to my department for the subdivision noted above. In addition to any other Layton City Department reviews, I have not identified any issues.

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: Jason Felt, Robert Lindquist

CC: Community Development, Fire, & Engineering

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

Date: September 25, 2026

Re: Lindquist Memorial Park of Layton Subdivision Amendment, Final Approval – 790 E. Antelope Dr.

Review: Review 2

The Parks and Recreation Department has reviewed the plans re-submitted on September 15th for the Lindquist Memorial Park of Layton Subdivision Amendment located at 790 East Antelope Drive and has no comments or concerns regarding the plans submitted.

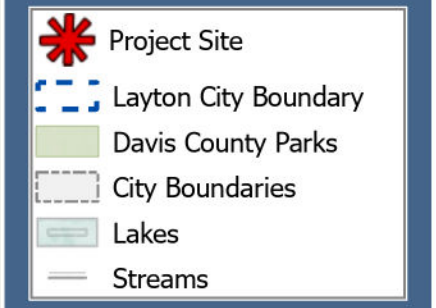
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

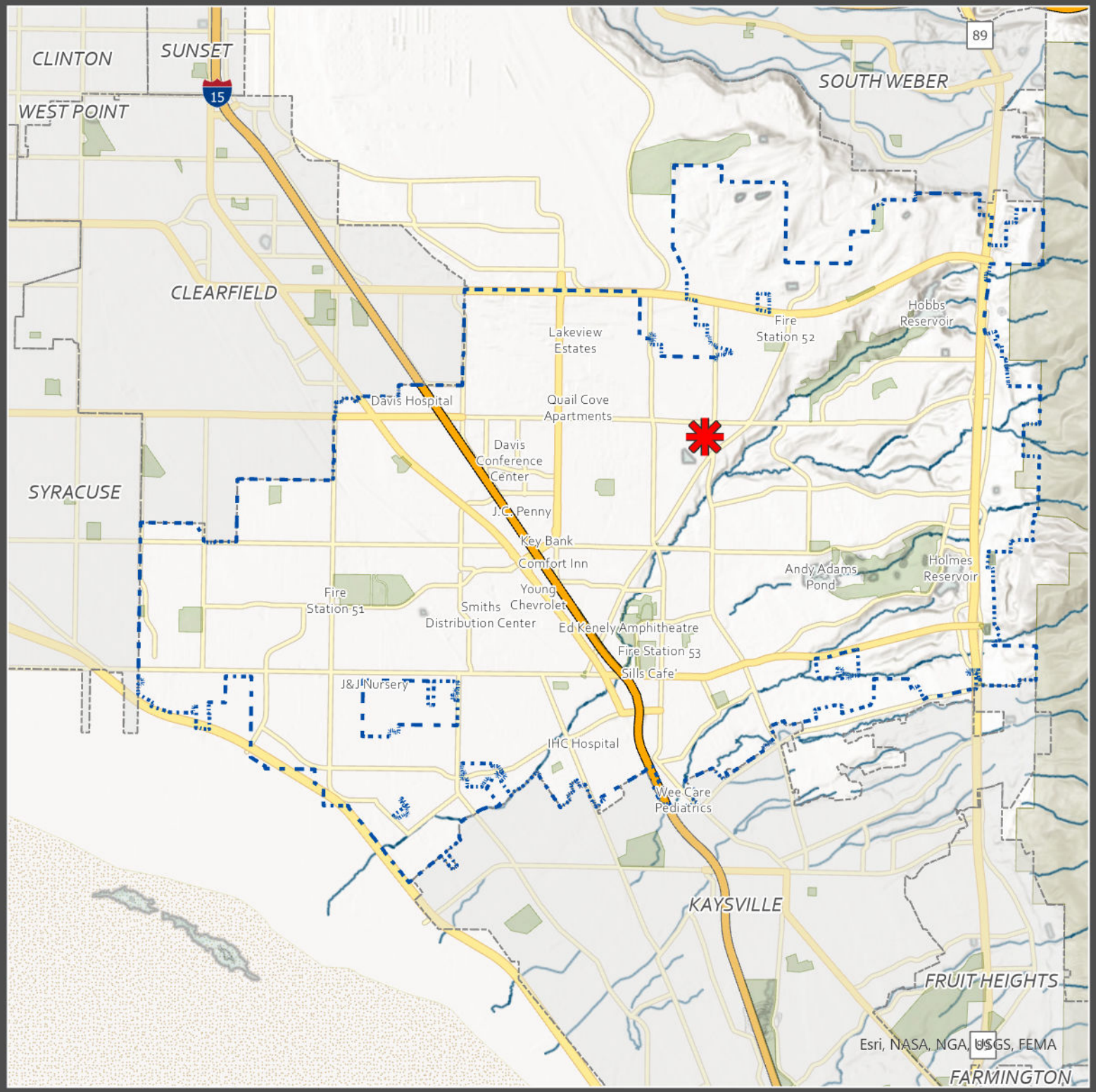
LINDQUIST'S MEMORIAL PARK AT LAYTON

APPROXIMATELY 1072 NORTH FAIRFIELD DRIVE AND 790 EAST ANTELOPE DRIVE

PLAT AMENDMENT



Map 1

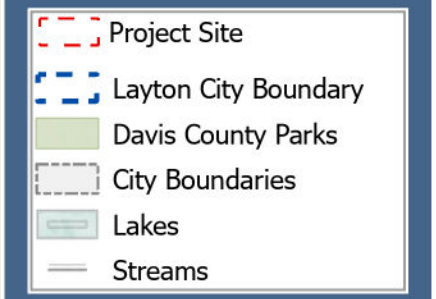


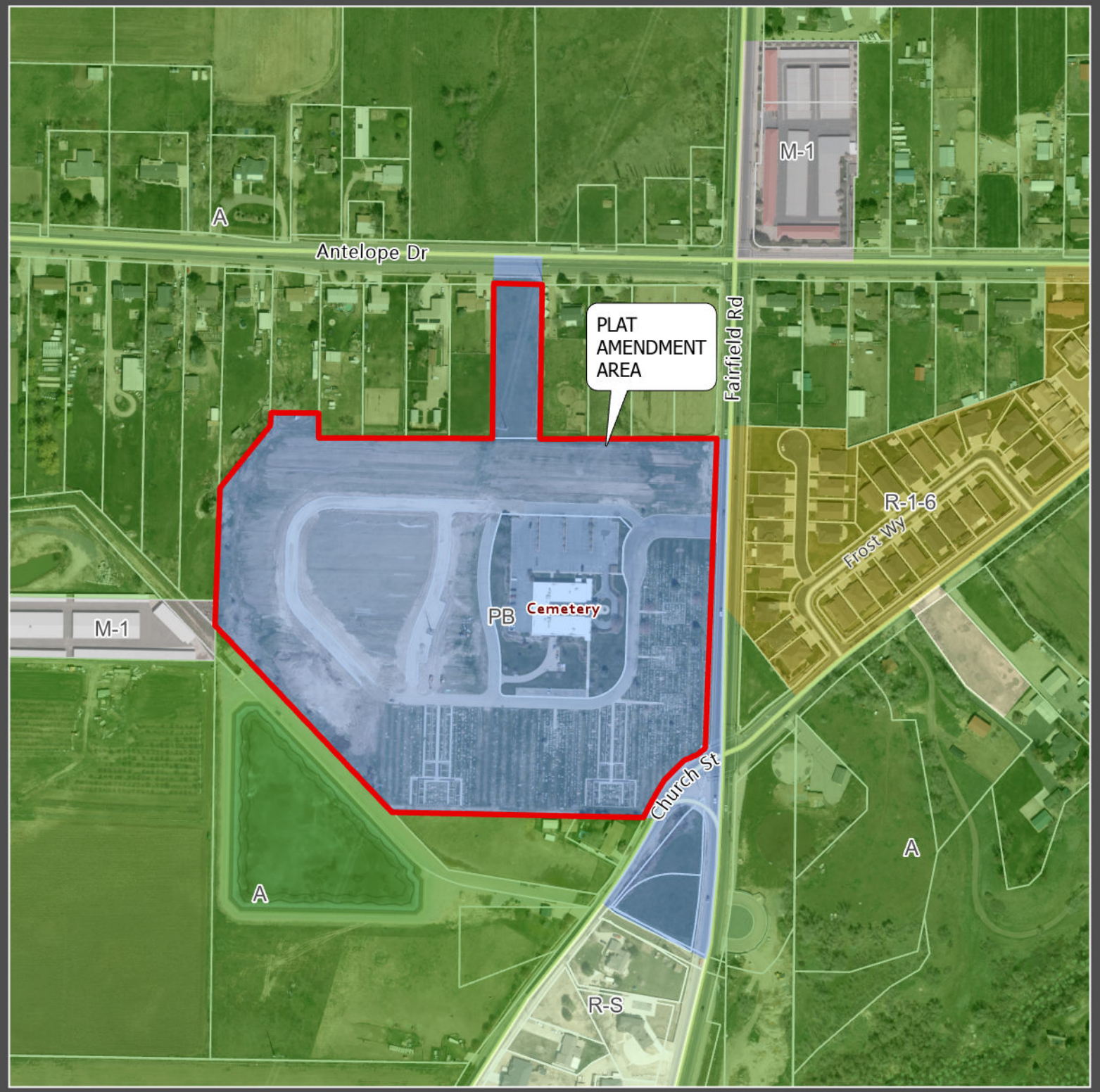
Layton City

LINDQUIST'S MEMORIAL PARK AT LAYTON

APPROXIMATELY 1072 NORTH FAIRFIELD DRIVE AND 790 EAST ANTELOPE DRIVE

PLAT AMENDMENT





Map 2

Layton City

LINDQUIST'S MEMORIAL PARK AT LAYTON

APPROXIMATELY 1072 NORTH FAIRFIELD DRIVE AND 790 EAST ANTELOPE DRIVE

PLAT AMENDMENT

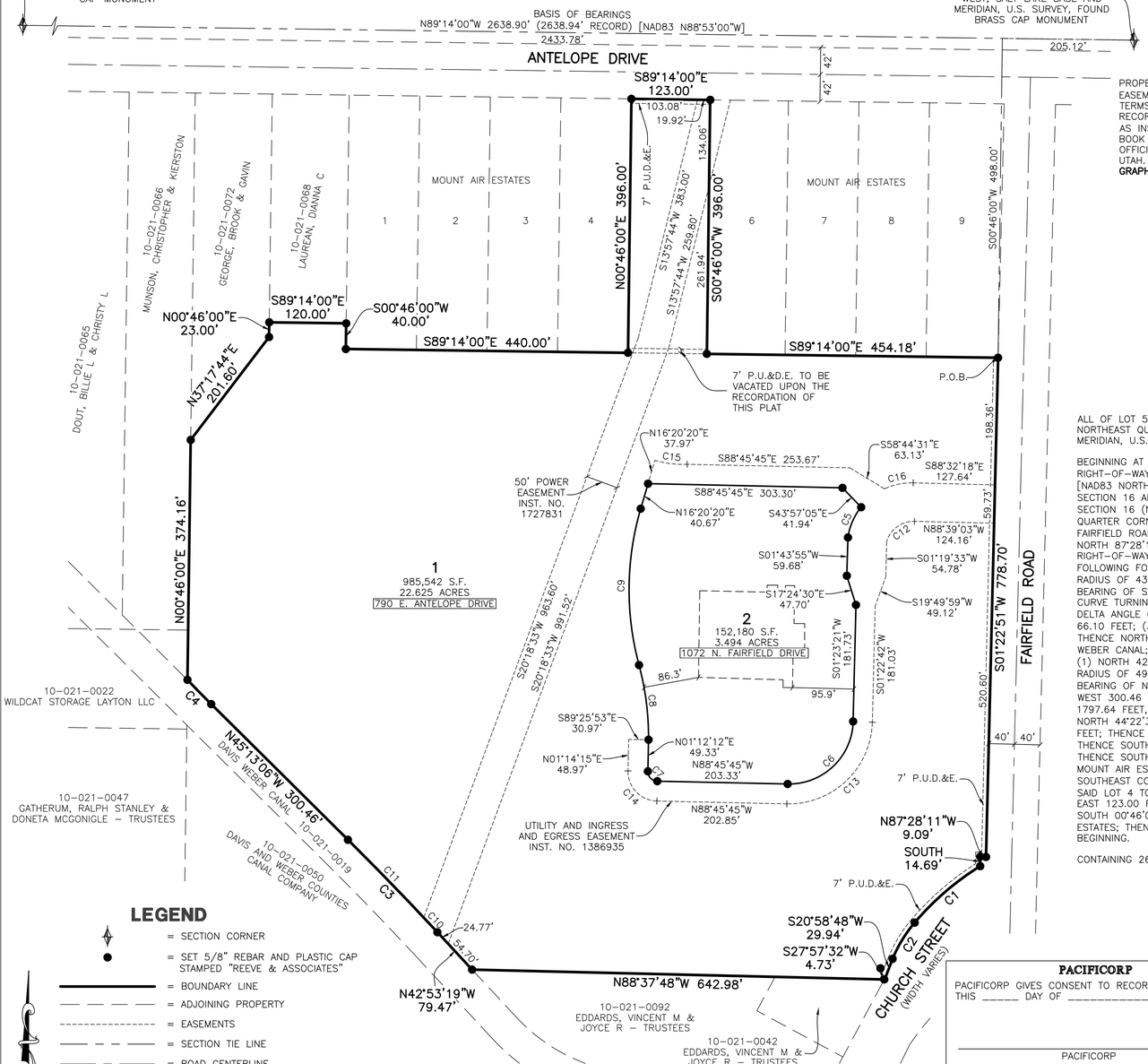
- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

Map 3

Reeve & Associates, Inc. - Solutions You Can Build On

LINDQUIST'S MEMORIAL PARK AT LAYTON

AMENDING LOT 5 OF MOUNT AIR ESTATES TOGETHER WITH OTHER LAND
PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2026



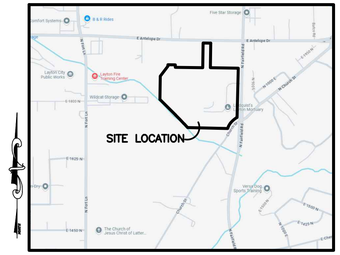
LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- = EXISTING STRUCTURE

100 0 100 200 300
Scale: 1" = 100'

NOTE

PROPERTY SUBJECT TO LAND USE EASEMENT (APZ 1), AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON AUGUST 7, 1995 AS INSTRUMENT #1192571 IN BOOK 1902, PAGE 479 IN THE OFFICIAL RECORDS, DAVIS COUNTY, UTAH. **CANNOT BE PLOTTED GRAPHICALLY.**



VICINITY MAP

NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	436.00'	135.51'	134.96'	68.30'	S49°12'55"W	17°48'26"
C2	214.10'	66.37'	66.10'	33.45'	S31°25'51"W	17°45'41"
C3	4933.81'	200.61'	200.60'	100.32'	N44°03'13"W	2°19'47"
C4	1797.64'	52.82'	52.82'	26.41'	N44°22'35"W	1°41'01"
C5	100.55'	52.05'	51.47'	26.62'	S23°33'57"W	29°39'31"
C6	100.00'	156.82'	141.24'	99.74'	S46°18'53"W	89°51'04"
C7	15.00'	23.56'	21.21'	15.00'	N43°45'58"W	89°59'33"
C8	430.50'	117.74'	117.37'	59.24'	N07°15'58"W	15°40'11"
C9	450.00'	246.93'	243.84'	126.66'	N00°37'09"E	31°26'24"
C10	4982.13'	31.20'	31.20'	15.60'	N43°04'08"W	0°21'32"
C11	4935.07'	169.42'	169.41'	84.72'	N44°14'05"W	1°58'01"
C12	44.37'	57.41'	53.49'	33.52'	S54°12'00"W	74°08'15"
C13	130.50'	204.67'	184.33'	130.18'	S46°18'27"W	89°51'38"
C14	46.00'	72.25'	65.05'	45.99'	N43°45'45"W	89°59'36"
C15	150.00'	51.04'	50.79'	25.77'	S82°54'58"E	19°29'45"
C16	100.56'	46.17'	45.77'	23.50'	N78°10'06"E	26°18'32"

BOUNDARY DESCRIPTION

ALL OF LOT 5 OF MOUNT AIR ESTATES TOGETHER WITH OTHER LAND BEING LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9 OF MOUNT AIR ESTATES AND THE WESTERLY RIGHT-OF-WAY LINE OF FAIRFIELD ROAD, SAID POINT BEING 205.12 FEET NORTH 89°14'00" WEST [NAD83 NORTH 88°53'00" WEST] ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND 498.00 FEET SOUTH 00°46'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 16 (NORTHEAST CORNER BEING SOUTH 89°14'00" EAST 2638.90 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 16); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FAIRFIELD ROAD THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°22'51" WEST 778.70 FEET; (2) NORTH 87°28'11" WEST 9.09 FEET; AND (3) SOUTH 00°00'00" WEST 14.69 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF CHURCH STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 436.00 FEET, AN ARC LENGTH OF 135.51 FEET, A DELTA ANGLE OF 17°48'26", A CHORD BEARING OF SOUTH 49°12'55" WEST, AND A CHORD LENGTH OF 134.96 FEET; (2) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 214.10 FEET, AN ARC LENGTH OF 66.37 FEET, A DELTA ANGLE OF 17°45'41", A CHORD BEARING OF SOUTH 31°25'51" WEST, AND A CHORD LENGTH OF 66.10 FEET; (3) SOUTH 20°58'48" WEST 29.94 FEET; AND (4) SOUTH 27°57'32" WEST 4.73 FEET; THENCE NORTH 88°37'48" WEST 642.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE DAVIS WEBER CANAL; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 42°53'19" WEST 79.47 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4933.81 FEET, AN ARC LENGTH OF 200.61 FEET, A DELTA ANGLE OF 02°19'47", A CHORD BEARING OF NORTH 44°03'13" WEST, AND A CHORD LENGTH OF 200.60 FEET; (3) NORTH 45°13'06" WEST 300.46 FEET; AND (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 1797.64 FEET, AN ARC LENGTH OF 52.82 FEET, A DELTA ANGLE OF 01°41'01", A CHORD BEARING OF NORTH 44°22'35" WEST, AND A CHORD LENGTH OF 52.82 FEET; THENCE NORTH 00°46'00" EAST 374.16 FEET; THENCE NORTH 37°17'44" EAST 201.60 FEET; THENCE NORTH 00°46'00" EAST 23.00 FEET; THENCE SOUTH 89°14'00" EAST 120.00 FEET TO THE WEST LINE OF LOT 1 OF MOUNT AIR ESTATES; THENCE SOUTH 00°46'00" WEST 40.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID MOUNT AIR ESTATES; THENCE SOUTH 89°14'00" EAST 440.00 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 4; THENCE NORTH 00°46'00" EAST 396.00 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ANTELOPE DRIVE; THENCE SOUTH 89°14'00" EAST 123.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE WEST LINE OF LOT 6; THENCE SOUTH 00°46'00" WEST 396.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID MOUNT AIR ESTATES; THENCE SOUTH 89°14'00" EAST 454.18 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 26.119 ACRES

SURVEYOR'S CERTIFICATE

I, **JASON T. FELT**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **LINDQUIST'S MEMORIAL PARK AT LAYTON** IN **LAYTON CITY, DAVIS COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **LAYTON CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20___.

9239283
UTAH LICENSE NUMBER *JASON T. FELT*

OWNERS DEDICATION AND CERTIFICATION

KNOW THAT ALL PEOPLE THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS:

LINDQUIST'S MEMORIAL PARK AT LAYTON

THE UNDERSIGNED OWNERS HEREBY CONVEY TO LAYTON CITY AND TO ANY AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES.

SIGNED THIS _____ DAY OF _____, 20___.

WASHINGTON HEIGHTS CORPORATION
NAME/TITLE

CJA LINDQUIST INCORPORATED
NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 5 OF MOUNT AIR ESTATES TOGETHER WITH OTHER LAND AS SHOWN HEREON. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS NORTH 89°14'00" WEST (NAD83 NORTH 88°53'00" WEST).

ROCKY MOUNTAIN POWER CONSENT

ROCKY MOUNTAIN POWER CONSENTS TO THE RECORDING OF THIS PLAT. THIS CONSENT INDICATES ONLY THAT THE PLAT APPROXIMATES THE LOCATION OF EXISTING EASEMENTS BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION, AND DOES NOT AFFECT ANY OF ITS RIGHTS UNDER TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES; A RECORDED EASEMENT OR RIGHT-OF-WAY; THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS; OR ANY OTHER PROVISION OF LAW.

_____
DATE: _____

PACIFICORP

PACIFICORP GIVES CONSENT TO RECORD THIS PLAT THIS _____ DAY OF _____, 20___.

PACIFICORP

LAYTON CITY PLANNING COMMISSION

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

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER

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

LAYTON CITY ENGINEER

LAYTON CITY COUNCIL

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

ATTEST: _____
LAYTON CITY MAYOR CITY RECORDER

LAYTON CITY ATTORNEY

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

LAYTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor: J. FELT
Designer: N. ANDERSON
Begin Date: 5-8-2025
Project Name: LIND. MEM. PARK AT LAYTON
Number: 8425-01
Scale: 1"=100'
Revision: 6-30-26 E.R.
Checked:

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

_____
DAVIS COUNTY RECORDER
_____ DEPUTY.

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Reeve & Associates, Inc. - Solutions You Can Build On

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 3

Subject: Plat Amendment – East Gate Business Park Subdivision 4th Amendment – Approximately 3900 North Fairfield Road

Contact: Kem Weaver, Planner II

Background: Hunter Blake (Applicant), representing JL Ventures LLC, is requesting to amend the northern portion of the East Gate Business Park Subdivision. This fourth amendment would affect Lot 111, which was created through the third subdivision amendment, and bring in recently annexed property adjacent to the north boundary of the subdivision into the East Gate Business Park Subdivision. The immediate surrounding area includes M-1 (Light Manufacturing/Industrial) zoning to the south and east and Hill Air Force Base to the north and west.

Alternatives to the Motion: Alternatives are to: 1) Approve the plat amendment for the East Gate Business Park Subdivision 4th Amendment; or 2) Identify that the plat amendment is not compliant with the Layton City Municipal Code and Development Standards and deny the request.

Recommendation: Staff recommends the Planning Commission approve the amendment for the East Gate Business Park Subdivision 4th Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION

STAFF REPORT

TO: Planning Commission

FROM: Kem Weaver, Planner II

DATE: October 27, 2026

RE: East Gate Business Park Subdivision 4th Amendment Plat

LOCATION: Approximately 3900 North Fairfield Road

ZONING: M-1 (Light Manufacturing/Industrial)

DESCRIPTION

Hunter Blake (Applicant), representing JL Ventures LLC, is requesting amended plat approval for Lot 111 of the East Gate Business Park Subdivision. The lots are surrounded by R-S (Residential Suburban) zoning to the north, east, west and south with US Forest Service lands to the southeast.

BACKGROUND

The purpose of the fourth amendment for the subdivision is to bring in recently annexed property along the north boundary of the subdivision by enlarging Lot 111 and creating a new lot, Lot 112. Through the amended plat process, the north public utility and drainage easements (PU&DE) on Lot 111 will be vacated.

All other existing utility and drainage easements will remain as established, including easements for Questar, Utah Power & Light, and Rocky Mountain Power. There is also a land use easement in favor of the Utah Department of Community and Economic Development that extends across the entirety of the property. This easement will remain as existing and is labeled on all of the proposed lots.

As part of the application submittal, the applicant provided a shared access and utility agreement that will be recorded with the plat. This agreement establishes a non-exclusive easement for ingress and egress over, through, and around the drive aisles and access points on the parcels. This agreement also establishes a non-exclusive easement for the installation, repair, and replacement of storm drain lines, sewer lines, and other utility service lines.

With the requirements mentioned in the Staff memos, all proposed lots will meet the development standards for M-1 zoning as listed under Table 5-2 of the Layton Municipal Code 19.05.000 and the requirements for an amended plat explained in Layton Municipal Code 18.10.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the plat amendment for the East Gate Business Park 4th Amendment, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.

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

MEMORANDUM

TO: Ken Hawkes; kenh@greatbasineng.com
Hunter Blake; hblake@jlproperites.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: October 7, 2026

SUBJECT: East Gate Business Park – Fourth Amendment
2nd Submittal – Pre-mylar
3901 North Fairfield Road

I have reviewed the amended dedication plat and title report received on October 1, 2026 for the East Gate Business Park – Fourth Amendment located at 3901 North Fairfield Road. The plat has been stamped "Approved as Corrected". The following comment as well as all other comments from City Staff will need to be addressed prior to submitting the mylar plat for City signatures and recording.

1. ~~In the Boundary Description, there is a forward slash in the name of the subdivision after the 7th call after the point of beginning.~~
2. ~~There are signtuare blocks on the plat for Enbridge Energy and Rocky Mountain Power. There does not appear to be an easement for either entity on the plat or in the submitted title reports. These signature blocks can be removed.~~
3. ~~3.~~ We recommend adding the DCS length along the Basis of Bearing between the Northeast Corner and the East Corner of Section 4.

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: East Gate Business Park Subdivision 4th Amendment

CC: 1) Engineering
2) Hunter Blake, hblake@jlproperties.com
3) Ken Hawkes, kenh@greatbasineng.com

DATE: September 29, 2026

I have reviewed the plat received on September 1, 2026, for the above referenced project. The Fire Department does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. **(2021 IFC 507.3/Appendix B)**

2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. **(2021 IFC Section 503)**

3. Where applicable, two means of egress may be required. **(2021 IFC Appendix D as Amended)**

4. On site fire hydrants may be required. **(2021 IFC Section 507)**

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

GM\#4ANNEX/REZONE:sh
Plan #S26-150 District #11
Project Tracker #LAY2609013576

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: Hunter Blake, Ken Hawkes

CC: Community Development, Fire, & Engineering

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

Date: October 13, 2026

Re: East Gate Business Park 4th Amendment, Final Approval – 3901 N. Fairfield Rd.

Review: Pre-Mylar Review

The East Gate Business Park 4th Amendment, located at 3901 North Fairfield Road is within the existing service area of Gray Hawk Park.

The Parks & Recreation Department has reviewed the Pre-Mylar plans submitted on October 1st and has no comments or concerns regarding the East Gate Business Park 4th Amendment.

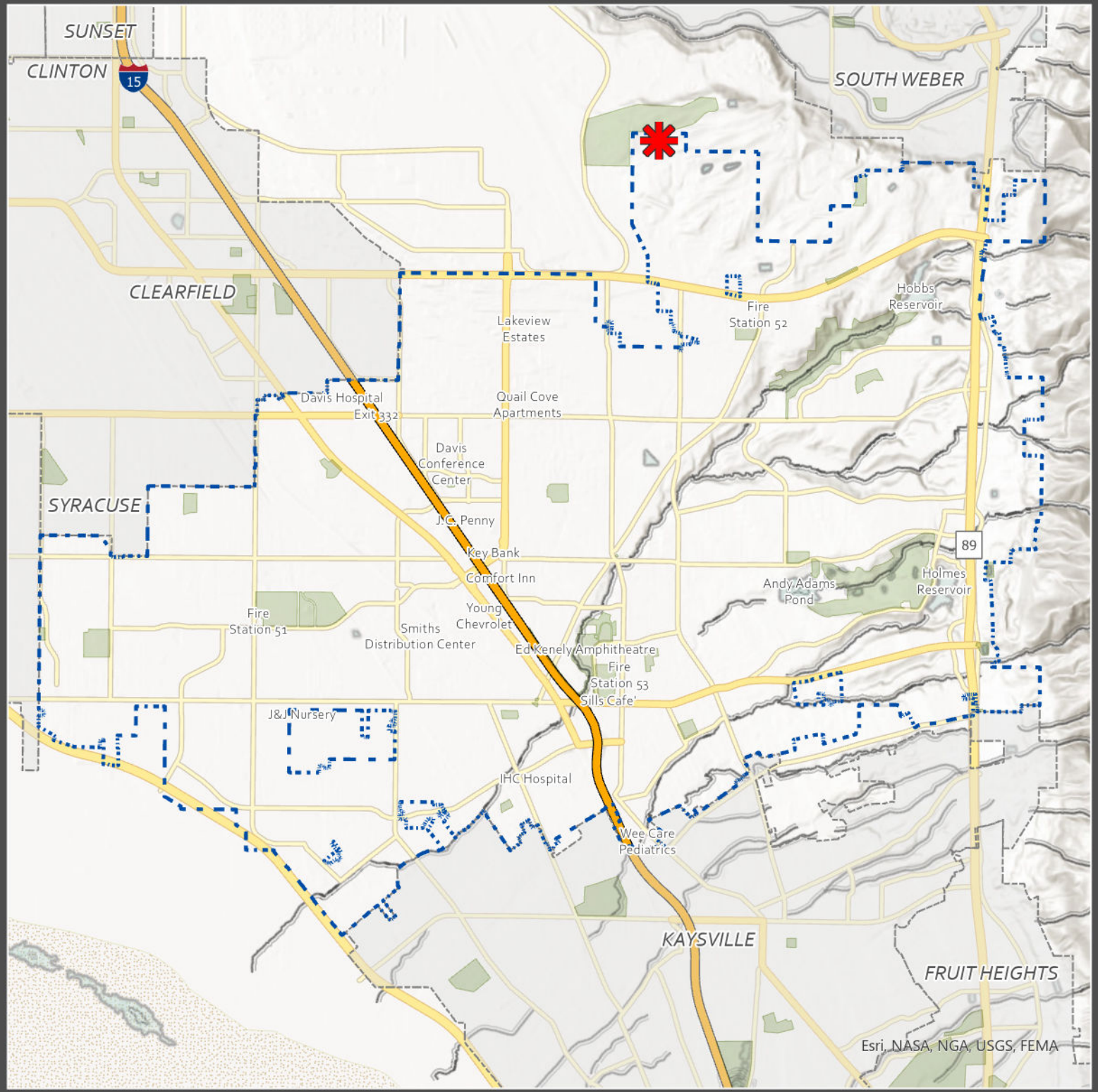
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

EAST GATE BUSINESS PARK

APPROXIMATELY 3900 NORTH FAIRFIELD ROAD

4TH PLAT AMENDMENT



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

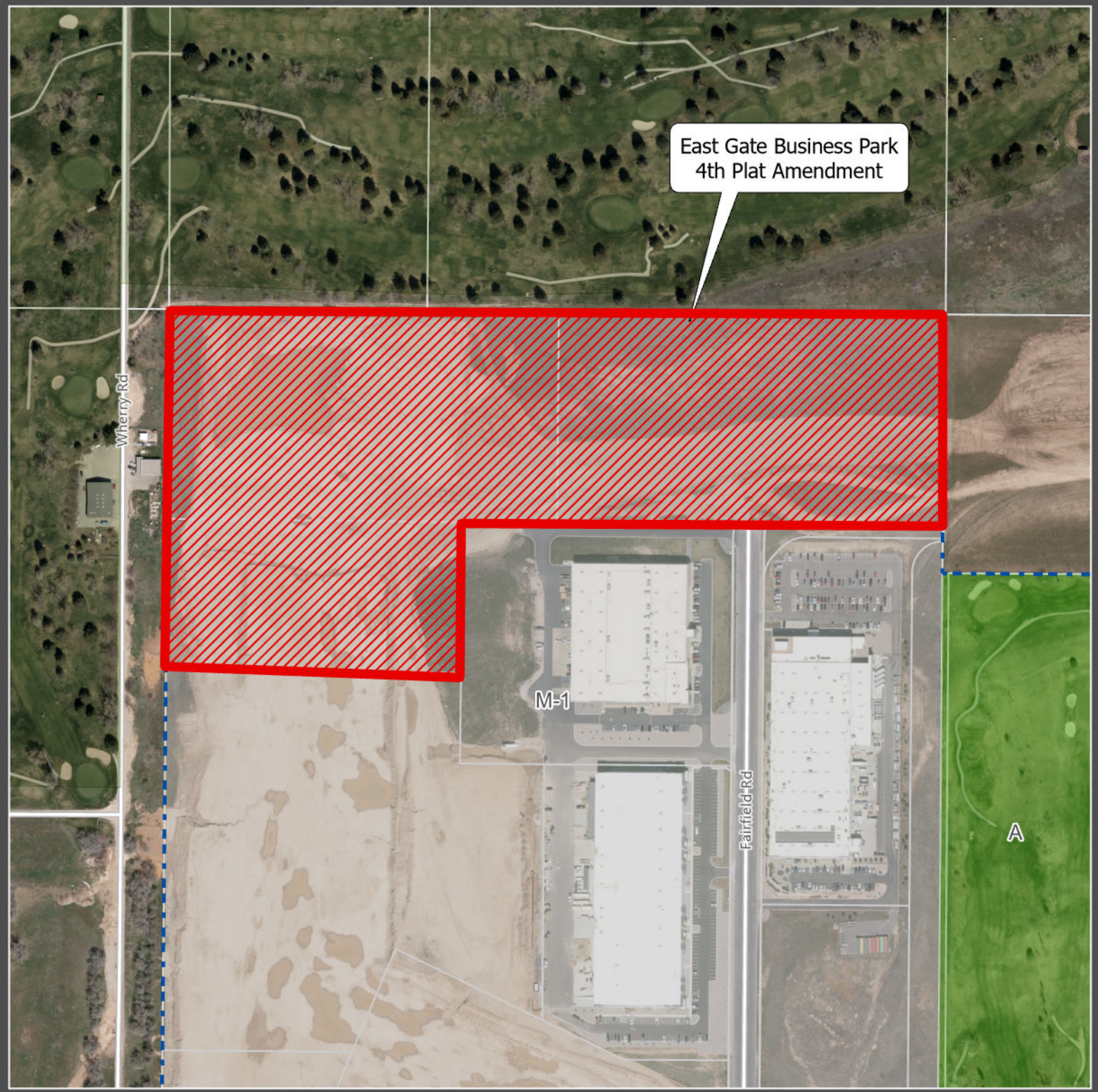
Map 1

Layton City

EAST GATE BUSINESS PARK

APPROXIMATELY 3900 NORTH FAIRFIELD ROAD

4TH PLAT AMENDMENT



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

Map 2

Layton City

EAST GATE BUSINESS PARK

APPROXIMATELY 3900 NORTH FAIRFIELD ROAD

4TH PLAT AMENDMENT

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

Map 3

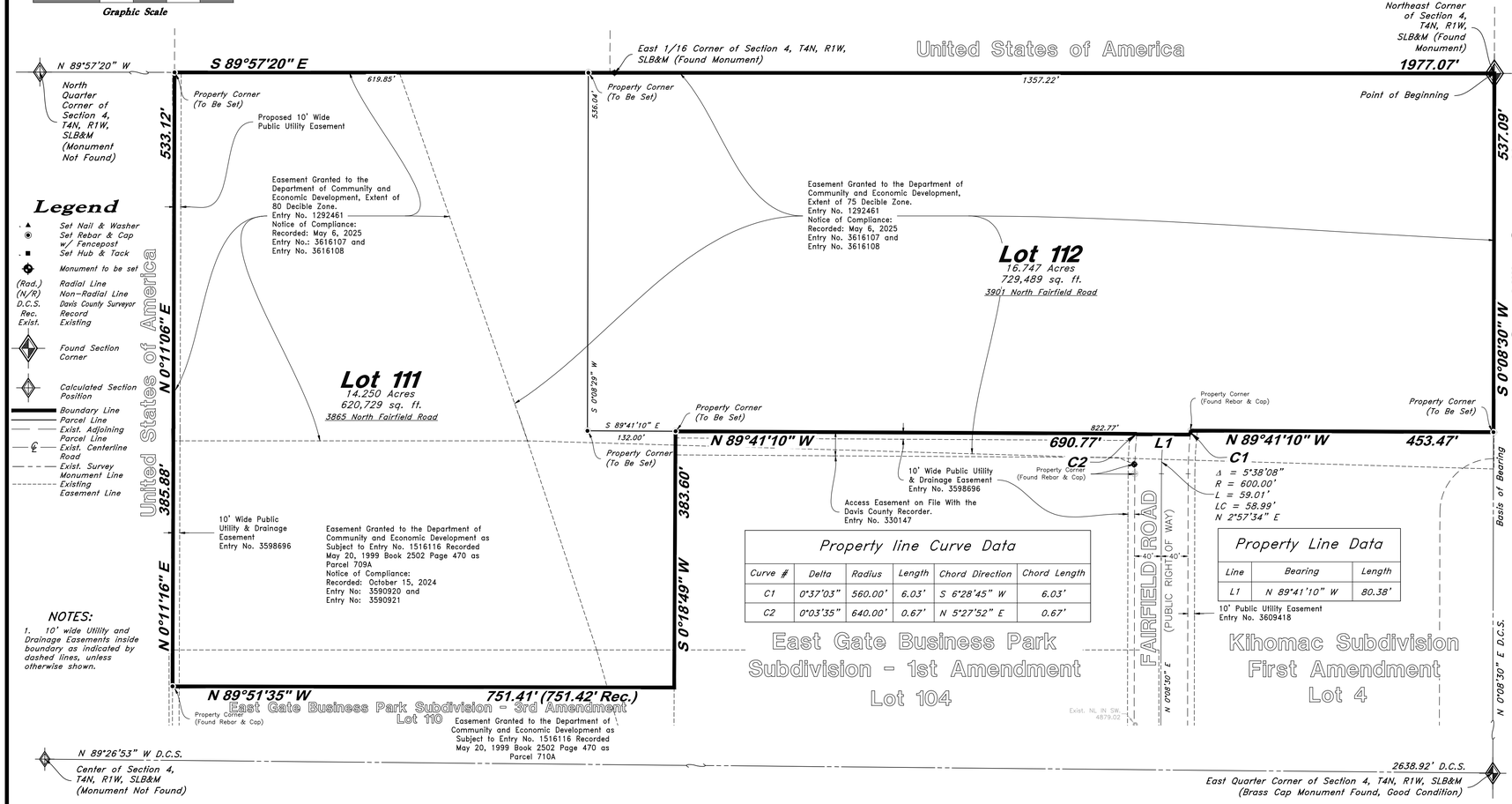
East Gate Business Park Subdivision 4th Amendment

Amending and extending Lot 111 of East Gate Business Park Subdivision - 3rd Amendment along with more land within, being the East Half of Section 4, T4N, R1W, S.L.B. & M., U.S. Survey, within Layton City, Davis County, Utah

Scale: 1" = 100'

100 0 50 100 150 200

Graphic Scale



Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- D.C.S. Davis County Surveyor
- Rec. Record
- Exist. Existing
- Found Section Corner
- Calculated Section Position
- Boundary Line
- Parcel Line
- Exist. Adjoining Parcel Line
- Exist. Centerline Road
- Exist. Survey Monument Line
- Existing Easement Line

Property line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	0°37'03"	560.00'	6.03'	S 6°28'45" W	6.03'
C2	0°03'35"	640.00'	0.67'	N 5°27'52" E	0.67'

Property Line Data

Line	Bearing	Length
L1	N 89°41'10" W	80.38'

NOTES:

1. 10' wide Utility and Drainage Easements inside boundary as indicated by dashed lines, unless otherwise shown.

SURVEYOR'S CERTIFICATION

I, Ken B. Hawkes, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 8707113, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-73-504 and that I have verified all measurements shown hereon this plat of East Gate Business Park Subdivision 4th Amendment, in Davis County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 1st day of October, 2026

PROFESSIONAL LAND SURVEYOR 8707113 KEN B. HAWKES STATE OF UTAH

8707113 License No. — Ken B. Hawkes

BOUNDARY DESCRIPTION

All of Lot 111 East Gate Business Park Subdivision 3rd Amendment (Entry No. 3598696), along with a part of the East Half of Section 4, Township 4 North, Range 1 West, Salt Lake Base & Meridian, Layton City, Davis County, Utah:

Beginning at the Northeast Corner of said Section 4; and running thence South 0°08'30" West 537.09 feet along the Section Line to the Northeast corner of Lot 4, Kihomac Subdivision First Amendment (Entry No. 3609418); thence along the North and West lines of said Lot 4 the following two (2) courses: (1) North 89°41'10" West 453.47 feet to the Northwest Corner thereof at a point on a curve on the East Right-of-way line of Fairfield Road as it exists at 40.00 foot half-width; and (2) Southwesterly along a non-tangent curve to the left having a radius of 560.00 feet; thence along said arc a distance of 6.03 feet, Center bears South 83°12'43" East, Central Angle equals 0°37'03" and Long Chord bears South 6°28'45" West 6.03 feet along said East Right-of-way line to a point of non-tangency; thence North 89°41'10" West 80.38 feet to the East line of Lot 104 of East Gate Business Park Subdivision - 1st Amendment (Entry No. 3329924) on the West Right-of-Way line of said Fairfield Road; thence along the East, North and West lines of said Lot 104 the following three (3) courses: (1) Northeasterly along a non-tangent curve to the right having a radius of 640.00 feet; thence along said arc a distance of 0.67 feet, Center bears South 84°33'55" East, Central Angle equals 0°03'35" and Long Chord bears North 5°27'52" East 0.67 feet along said West Right-of-way line to the Northeast Corner of said Lot 104 to a point of non-tangency; and (2) North 89°41'10" West 690.77 feet to the Northwest Corner thereof; and (3) South 0°18'49" West 383.60 feet to the Northeast Corner of Lot 110, said East Gate Business Park Subdivision - 3rd Amendment (Entry No. 3598696); thence North 89°51'35" West 751.41 feet (751.42' Rec.) to the Northwest Corner thereof; thence North 0°11'16" East 385.88 feet along the West line of said subdivision; thence North 0°11'06" East 533.12 feet to the North line of said Section 4; thence South 89°57'20" East 1977.07 feet along said North Section line to the POINT OF BEGINNING.

Contains 30.997 Acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels as shown on this plat, and name said tract East Gate Business Park 4th Amendment, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as easements for public utility and drainage purposes over and across the portions of the lots and parcels designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Layton City.

Signed this _____ day of _____.

JL Ventures LLC — By: Leonard B. Hyde, Managing Member

Redevelopment Agency of Layton City — By: Joy Petro, Chair

State of _____
County of _____ } ss

ACKNOWLEDGMENT

On the _____ day of _____, 2026, personally appeared before me, Leonard B. Hyde, who being by me duly sworn did say that he is the Managing Member of JL Ventures, L.L.C, an Alaska Limited Liabilities Company and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and acknowledged to me that said L.L.C. executed the same.

Residing At:_____ A Notary Public commissioned in _____

Commission Number:_____ Commission Expires:_____

Print Name

State of _____
County of _____ } ss

ACKNOWLEDGMENT

On the _____ day of _____, 2026, personally appeared before me, Joy Petro, who being by me duly sworn did say that she is the Managing Member of Redevelopment Agency of Layton City and that said instrument was signed in behalf of said Agency by a resolution of its Members and acknowledged to me that said Redevelopment Agency executed the same.

Residing At:_____

Commission Number:_____ Commission Expires:_____

Print Name

State of _____
County of _____ } ss

ACKNOWLEDGMENT

On the _____day of _____, 2026, personally appeared before me, _____, who being by me duly sworn did say that he is the representative_____ of Zions Bancorporation, N.A. DBA Zions National Bank, and that the foregoing instrument was signed on behalf of said company, and that said company executed the same.

Residing At:_____ A Notary Public commissioned in _____

Commission Number:_____ Commission Expires:_____

Print Name

State of _____
County of _____ } ss

ACKNOWLEDGMENT

On the _____day of _____, 2026, personally appeared before me, _____, who being by me duly sworn did say that he is the representative_____ of First National Bank Alaska, and that the foregoing instrument was signed on behalf of said company, and that said company executed the same.

Residing At:_____ A Notary Public commissioned in _____

Commission Number:_____ Commission Expires:_____

Print Name

CONSENT TO RECORD

The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and dedications provided within the Owners Dedication.

Zions Bancorporation, N.A. DBA Zions First National Bank.

By: _____
Name:
Title: Authorized Signatory

CONSENT TO RECORD

The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and dedications provided within the Owners Dedication.

First National Bank Alaska.

By: _____
Name:
Title: Authorized Signatory

NARRATIVE

This survey was requested by Hunter Blake for the purpose of Amending and Extending Lot 111 of East Gate Business Park Subdivision 3rd Amendment.

Basis of Bearing for this survey is South 0°08'30" West measured between the found Northeast Corner of Section 4 and the East Quarter Corner of Section 4.

GREAT BASIN ENGINEERING

5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the _____ day of _____, 2026.

_____ Chair

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney on the _____day of _____, 2026.

_____ Signature

LAYTON CITY ENGINEER

Approved by the Layton City Engineer on the _____day of _____, 2026.

_____ Signature

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this _____day of _____, 2026.

Attest _____

Title _____ _____ Mayor

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR _____

_____ DAVIS COUNTY RECORDER

BY:_____ DEPUTY

20N106 4TH AMEND

East Gate Business Park Subdivision 3rd Amendment

Amending Lots 105 and 106 of East Gate Business Park Subdivision
2nd Amendment being A part of the East Half of Section 4, T4N,
R1W, S.L.B. & M., U.S. Survey Layton City, Davis County, Utah

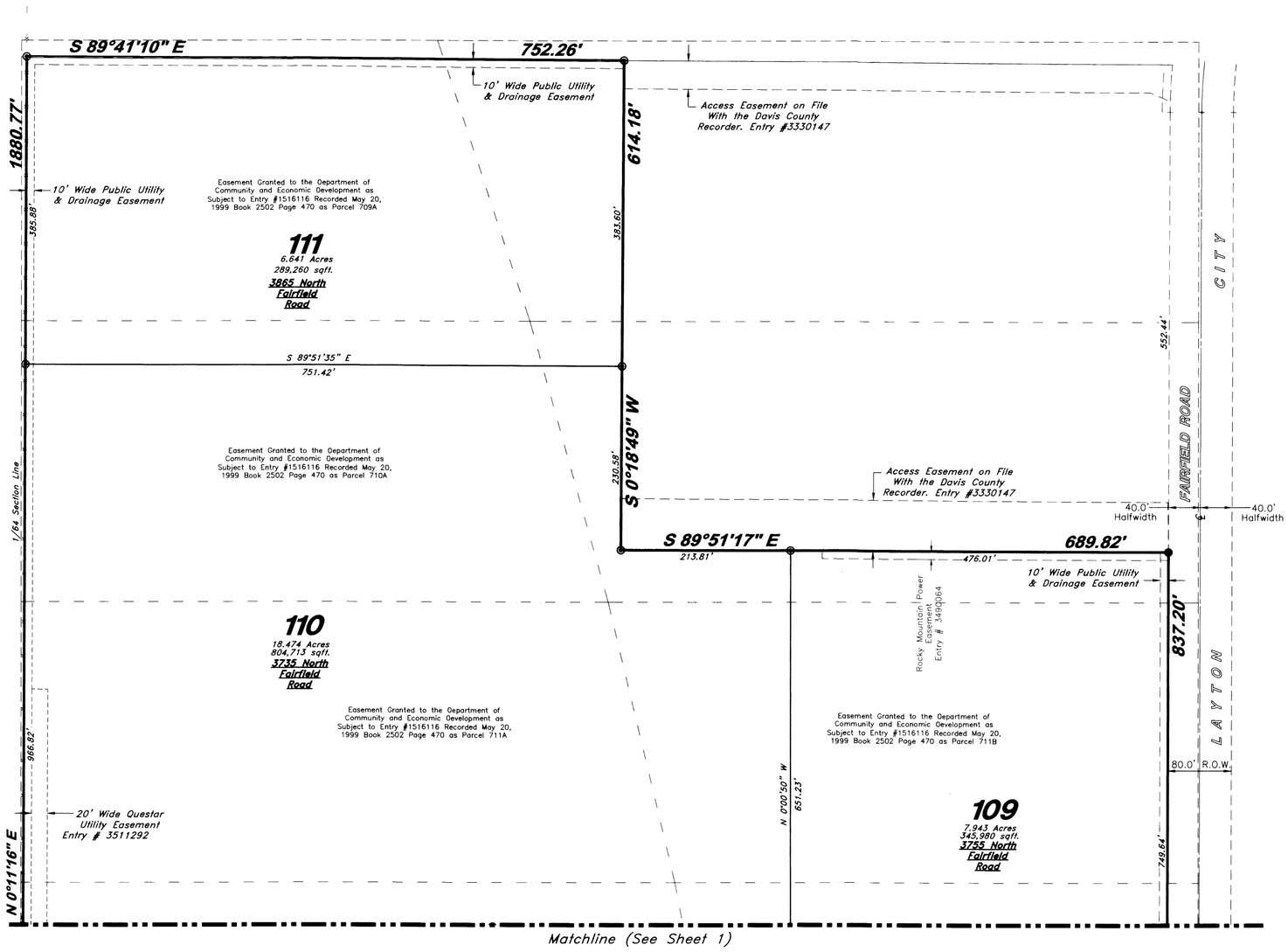
Scale: 1" = 100'

100 0 50 100 150 200

Graphic Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line



11-14-2024

NOTES:
1. 10' wide Utility and Drainage Easements inside boundary as indicated by dashed lines, unless otherwise shown.

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com

DAVIS COUNTY RECORDER

ENTRY NO._____FEE PAID _____FILED FOR RECORD AND RECORDED_____, AT _____ IN BOOK_____ OF OFFICIAL RECORDS, PAGE_____. RECORDED FOR_____

_____
DAVIS COUNTY RECORDER

BY:_____
DEPUTY

08N106SP

LAYTON CITY
AGENDA ITEM COVER SHEET

Item Number: 4

Subject: Preliminary Plat – Strong Excavation Subdivision – Approximately 475 East Antelope Drive

Contact: Kem Weaver, Planner II

Background: Chase Strong (Applicant) is requesting preliminary plat approval for the subject property. The property proposed to be subdivided into one lot contains 5.2 acres of vacant land. The property is located northeast of the intersection of Fort Lane and Antelope Drive by wrapping around the existing vehicle repair shop. The proposed subdivision is currently zoned M-1 (Light Manufacturing/Industrial) with M-1 zoning to the west and south and A (Agricultural) zoning to the north and east.

On April 4, 2024, the Council approved a General Plan Amendment with the rezone from A to M-1 with an associated Development Agreement to prepare for the development of this subdivision. The preliminary plat has been designed to provide a single lot under the M-1 zoning guidelines and Development Agreement. The purpose for a subdivision plat for a single lot is to require the property owner to dedicate property along Fort Lane to the City for street and utility improvements.

The future land use for the subdivision is to house an excavation company, which will use a third of the lot for development. The remainder of the lot will be left vacant. The proposed use will need to meet the Development Agreement guidelines and Accident Potential Zone (APZ) easement requirements.

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

Recommendation: Staff recommends the Planning Commission approve the preliminary plat for Strong Excavation 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 27, 2026

RE: Strong Excavation Preliminary Plat

LOCATION: Approximately 475 East Antelope Drive

ZONING: M-1 (Light Manufacturing/Industrial)

DESCRIPTION

The property proposed to be subdivided contains 5.2 acres of vacant land located in northeast Layton. The property is located northeast of the intersection of Fort Lane and Antelope Drive by wrapping around the existing vehicle repair shop. The proposed subdivision is currently zoned M-1 (Light Manufacturing/Industrial) with M-1 zoning to the west and south and A (Agricultural) zoning to the north and east.

BACKGROUND

On April 4, 2024, the Council approved a General Plan Amendment with the rezone from A to M-1 with an associated Development Agreement to prepare for the development of this subdivision.

Chase Strong (Applicant) is requesting preliminary plat approval for the subject property. The preliminary plat has been designed to provide a single lot under the M-1 zoning guidelines and Development Agreement. The purpose for a subdivision plat for a single lot is to require the property owner to dedicate property along Fort Lane to the City for street and utility improvements.

The future land use for the subdivision is to house an excavation company, which will use a third of the lot for development. The remainder of the lot will be left vacant. The proposed use will need to meet the Development Agreement requirements and Accident Potential Zone (APZ) easement

requirements. City staff is currently reviewing the site plan for the applicant, which will front onto Antelope Drive. Although, the applicant is providing access to both Antelope Drive and Fort Lane.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the preliminary plat for the Strong Excavation 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: Chase Strong; cstrong@strongexcavation.com
Cameron Duncan; cduncan@ensignutah.com

CC: CED Department; Fire Marshal; Legal Department; Building Official (if applicable)

FROM: Hunter Pitts, Staff Engineer

DATE: September 30, 2026

SUBJECT: Strong Office Subdivision
Preliminary Plan – 2nd Submittal
2085 N Fort Lane

We have reviewed the preliminary plat and title report received in Engineering on September 29, 2026 for the Strong Excavation Subdivision located at 2085 North Fort Lane. The preliminary plan has been stamped "Approved as Corrected". The following comments and corrections will need to be addressed with the Final Subdivision Application. All other comments from City staff will also need to be addressed.

Municipal Code (MC) and Development Guidelines and Design Standards (DG) references are provided in parenthesis.

Items that have been addressed have strike throughs and new comments based on changes to the drawings are in red.

All site and public improvement requirements will be addressed in a separate review memo for the Strong Excavation Site Plan.

1. Partially addressed - ~~The west right-of-way as established by the Sweep Utah Subdivision will need to be added to the plat. The right-of-way from the existing width at the south property line will need to taper to a width of 66 feet at the north end of the property.~~ The sum of the existing Fort Lane width (39.1') plus the ROW dedication width (26.91') adds up to 66.01 feet which is off the standard right of way width by 0.01 feet. This may be due to rounding.
2. Partially addressed - ~~In the "General Notes" section, Note 2 states that the public utility and drainage easement (PU&DE) is 7 feet along the parcel frontage. The note will need to be revised to state that the 7-foot PU&DE is located along the right-of-way. (D.G. 9.02.12)~~ In the "General Notes" section, note 2 states "7' FROM RIGHT OF WAY." The note will need to be changed to state "along the right of way".

3. The boundary description has been revised now coming from the SE Quarter Corner. A label for the length and bearing for the first locating call along the section line will need to be added to the plat.
4. ~~The property to the east is labeled as Parcel No. 09-048-0048. The correct parcel number is 09-048-0051.~~
5. ~~The drawing shows a 10-foot public utility easement around the perimeter of the parcel. The easement widths can be revised to the standard public utility and drainage easement widths (PU&DE).~~
6. ~~All references to Public Utility Easements (PUE) shall be changed to Public Utility and Drainage Easements (PU&DE).~~
7. ~~A private storm drain easement for the underground detention facility will need to be established on the dedication plat. The easement will need to be tied to the subdivision boundary to aid recreating the location of the easement.~~
8. ~~Under the "Owner's Dedication," the phrase "(private streets, private right-of-way)" will need to be removed because they are not applicable to this subdivision~~
9. ~~The legal description states, "Beginning at the northeasterly corner of the Layton City parcel." However, when the Layton City parcel is recreated, the point of beginning appears to be located along the northeasterly line rather than at a corner. Revise the description or provide clarification.~~
10. ~~Several courses in the boundary description include qualifying calls to the "east line of a parcel;" however, the applicable parcel is not identified. Revise each call to clearly identify the referenced parcel.~~
11. ~~In the final paragraph, the boundary description refers to a northerly line but does not identify the parcel or property associated with that line. Revise the description to clearly identify the referenced line.~~
12. ~~Add the total contained area at the end of the boundary description. (DG 9.02.A.9)~~
13. The Davis County Recorder's Office has been returning plats with obstructed text. We noted the following instances that may cause a delay in recording the plat:
    a. The labels along the western boundary line for the storm drain detention basin easement are overlapped by linework and hatching.
    b. The northwestern lot line label (S 5649'06" E 113.05') is partially overlapped by the PU&DE line.

General Notes –

1. The developer should be aware that final subdivision fees will need to be paid and bonding for 10% of all construction costs for the public improvements plus any incomplete public improvements will need to be in place prior to the City Engineer signing the plat. (MC 19.13.080.5)
2. The developer should be aware that the following signoffs will need to be completed prior to issuing a building permit: fire hydrant function (Eng), drivable surface (Fire), and fire flow (Fire). (MC 18.50.160)
3. The developer should be aware that the water exaction requirement will need to be fulfilled prior to the City Engineer signing the dedication plat or prior to a pre-construction meeting, whichever takes place first.

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: Strong Office Subdivision

CC: 1) Engineering
2) Cameron Duncan, cduncan@ensignutah.com
3) Chase Strong, cstrong@strongexcavation.com

DATE: October 5, 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.

The site and utility plans will be reviewed under a separate submittal.

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 #S26-172 District #10
Project Tracker #LAY2607103557

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: Cameron Duncan, Chase Strong

CC: Community Development, Fire, & Engineering

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

Date: September 25, 2026

Re: Strong Office Subdivision, Preliminary Approval – 2085 N. Fort Ln.

Review: Review 2

The Parks and Recreation Department will not be adversely impacted by the proposed subdivision to be located at 2085 North Fort Lane.

The Parks and Recreation Department has reviewed the preliminary plans re-submitted on September 18th and has no comments or concerns regarding the proposed Strong Office Subdivision.

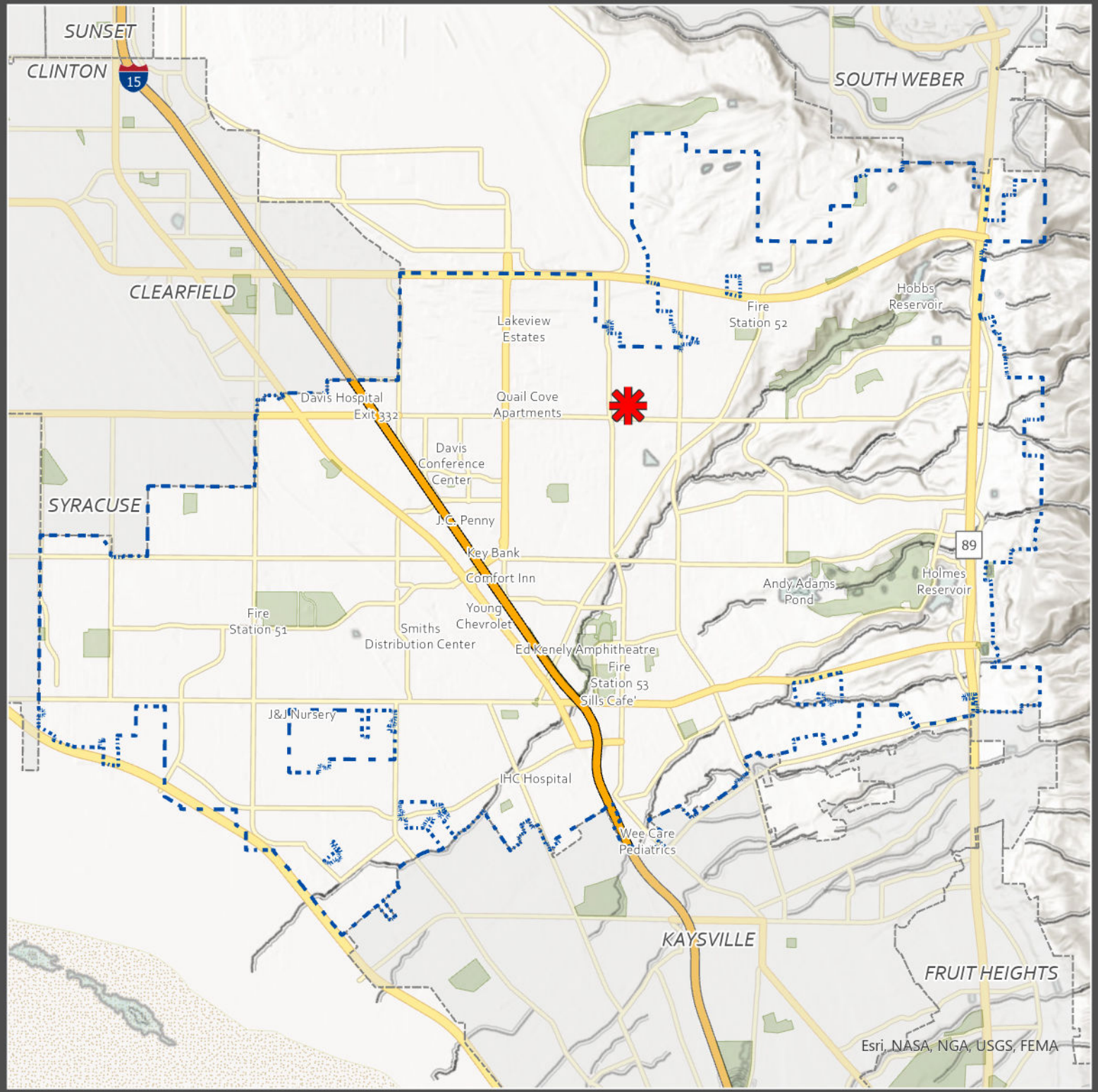
Attention Engineers & Developers: ***Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 15 business days of a preliminary submittal and within 20 business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

Layton City

STRONG EXCAVATION

ANTELOPE DRIVE AND FORT LANE

PRELIMINARY PLAT



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

Map 1

Layton City

STRONG EXCAVATION

ANTELOPE DRIVE AND FORT LANE

PRELIMINARY PLAT

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

Map 2

Layton City

STRONG EXCAVATION

ANTELOPE DRIVE AND FORT LANE

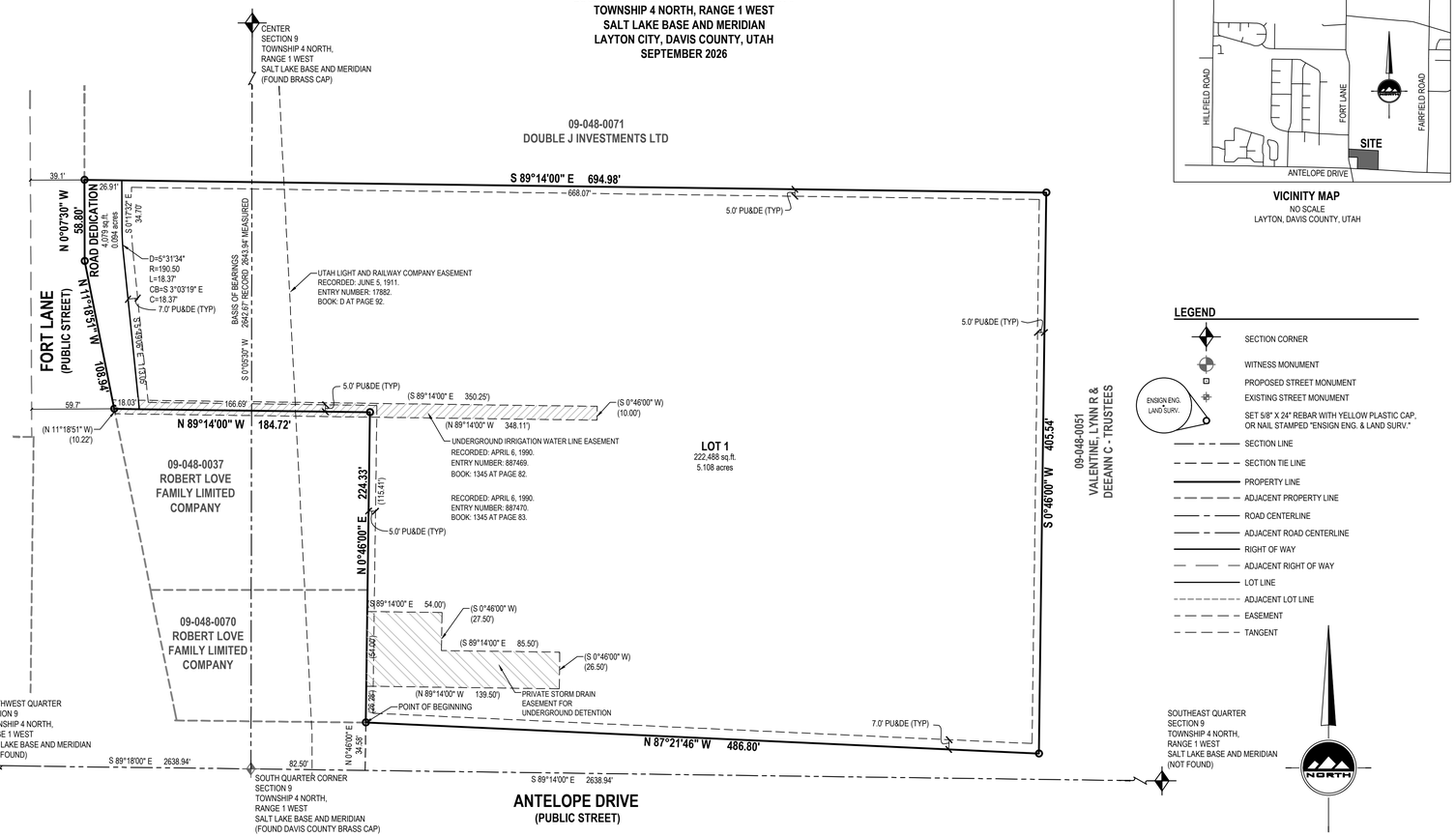
PRELIMINARY PLAT

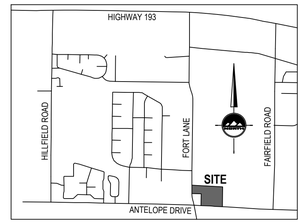
- Project Site
- Layton City Boundary
- Davis County Parks
- City Boundaries
- Lakes
- Streams

Map 3

STRONG EXCAVATION

LOCATED IN THE SOUTH HALF OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2026





VICINITY MAP
NO SCALE
LAYTON, DAVIS COUNTY, UTAH

LEGEND

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

HORIZONTAL GRAPHIC SCALE

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

SURVEYOR'S CERTIFICATE

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

BOUNDARY DESCRIPTION

A parcel of land, situate in the South Half of Section 9, Township 4 North, Range 1 West, Salt Lake Base and Meridian, also being located in Davis County, Utah. Being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Antelope Drive, said point being North 89°14'00" West 2,556.44 feet along the Section Line and North 0°46'00" East 34.58 feet from the Southeast Corner of said Section 9, and running thence:

North 0°46'00" East 224.33 feet;
thence North 89°14'00" West 184.72 feet to a point on the easterly right-of-way line of Fort Lane;
thence running two (2) courses and distances along the easterly right-of-way line of said Fort Lane:

(1) North 11°18'51" West 108.94 feet;
(2) North 0°07'30" West 58.80 feet;

thence South 89°14'00" East 694.98 feet;
thence South 0°46'00" West 405.54 feet to the northerly right-of-way line of Antelope Drive;
thence North 87°21'46" West 486.80 feet along the northerly right-of-way line of said Antelope Drive to the Point of Beginning.

Contains 226,567 square feet or 5.202 acres.

Trent R. Williams
License No. 8034679

Date

OWNER'S DEDICATION

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

STRONG EXCAVATION

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

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

(NAME)
(COMPANY), (TITLE)

(NAME)
(COMPANY), (TITLE)

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)S.S.
County of Davis

On the _____ day of _____ A.D., 20_____, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____, of _____ and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____.

_____ RESIDING IN _____ COUNTY.
NOTARY PUBLIC

GENERAL NOTES:

1. PROPERTY IS ZONED M-1.
   A. FRONT YARD SETBACK IS 20'
   B. REAR YARD SETBACK IS 10'
   C. SIDE YARD SETBACK IS 15'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 7' FROM RIGHT OF WAY, 5' SIDE AND 5' REAR UNLESS OTHERWISE NOTED HEREON.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
4. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.

DEVELOPER
STRONG EXCAVATION
1485 WEST HILLFIELD ROAD, SUITE 202
LAYTON , UTAH 84041
801-981-9288

SHEET 1 OF 1

PROJECT NUMBER : 14542B
MANAGER : T.SHAFFER
DRAWN BY : A.SHELBY
CHECKED BY : T.WILLIAMS
DATE : 9/18/2026

STRONG EXCAVATION

LOCATED IN THE SOUTH HALF OF SECTION 9
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

ENSIGN
THE STANDARD IN ENGINEERING

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

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

CITY ATTORNEY'S APPROVAL

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

LAYTON CITY ATTORNEY

LAND USE AUTHORITY

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

LAND USE AUTHORITY

CITY ENGINEER'S APPROVAL

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

LAYTON CITY ENGINEER

PLANNING COMMISSION

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

CHAIR CITY MAYOR

DAVIS COUNTY RECORDER

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

DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER