



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

**REGULAR MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **7:00 PM on February 2, 2023**.

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Amended Plat – Main Street Commons Subdivision – 1st Amendment – 1270 North Main Street
- B. Amended Plat – Layton Parkway North Subdivision – 2nd Amendment – 50 West 400 South

6. PUBLIC HEARINGS:

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 6:30 PM to discuss miscellaneous items.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____

By: _____

Kimberly S Read, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Jamie Senninger at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3826 or 801.336.3820.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Electronic Information: An electronic or hard copy of any electronic information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Amended Plat – Main Street Commons Subdivision – 1st Amendment – 1270 North Main Street

Background:

The proposed plat amendment will create Lots 6 and 7 from Lot 3 and part of Lot 5. The purpose of the amendment is to create two lots for a proposed pet hospital and vehicle lube business, which are both permitted in the C-H (Planned Highway Commercial) zone. The General Plan designates this property as within the Main Street Mixed-Use Corridor. The newly created Lot 6 will be approximately 0.46 acres and Lot 7 will be approximately 0.49 acres. Both lots meet the minimum lot size requirements and are currently vacant.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to the Main Street Commons Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed amendment to the Main Street Commons Subdivision.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for the Main Street Commons Subdivision subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council
From: Curtis Poole, Planner II *Curtis Poole*
Date: February 2, 2023
Re: Main Street Commons Subdivision – 1st Amendment

Location: 1270 North Main Street
Zoning: C-H (Planned Highway Commercial)

Description:

The applicant, Fred Barth, is requesting an amendment to Main Street Commons Subdivision plat. Main Street Commons Subdivision is a 5-lot subdivision that includes both sides of Midtown Crossing from Main Street to the bridge over I-15. All adjacent properties are zoned C-H.

Background:

The proposed plat amendment will create Lots 6 and 7 from Lot 3 and part of Lot 5. The purpose of the amendment is to create two lots for a proposed pet hospital and vehicle lube business, which are both permitted in the C-H zone. The General Plan designates this property as within the Main Street Mixed-Use Corridor. The newly created Lot 6 will be approximately 0.46 acres and Lot 7 will be approximately 0.49 acres. Both lots meet the minimum lot size requirements and are currently vacant.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for the Main Street Commons Subdivision subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

M E M O R A N D U M

TO: Frederick Barth fred@pentadrh.com
Jeremy Draper Jeremy@reeeve.co

FROM: Steven Fuhr, Staff Engineer

CC: CED Department/Fire Department/Building Official

DATE: November 28, 2022

SUBJECT: Banfield Layton Subdivision – Preliminary Plat (1st Submittal)
1290 N Main Street

I have reviewed the preliminary dedication plat and received on November 21, 2022 for the Banfield Layton Subdivision located at approximately 1290 N Main Street. The plans have been stamped "**Approved – As Corrected.**" The following comments as well as all other comments from other City staff will need to be addressed prior to submitting for final plat.

1. The first call in the written boundary description does not match the measured distance listed on the drawing (2644.42' vs 1049.89').
2. The Public Utility Easement will need to be a Public Utility and Drainage Easement (PUDE).
3. The minimum PUDE along the front lot lines is 7 feet. The 4 foot PUDE along the west property line of lot 2 will need to be increase to 7 feet.
4. The proposed Public Utility and Access Easement will need to include the lengths and bearings for each side of the boundary.
5. The book number and entry number will need to be included for the sign easement. A signature block will need to be added for the owner of the easement.
6. The title report indicates a Utah Power & Light Company Right of Way and Easement (Entry 281975, 281976, 281977) on a portion of this property. This easement will need to be shown on the dedication plat or removed from the title report. A signature block will need to be added for Utah Power and Light (Rocky Mountain Power).
7. The Owner's dedication reads "and subdivide the same into lots and streets". The "and streets" will need to be removed because it is not applicable to this subdivision.
8. A subtitle of "Amending a portion of Lots 3 and 5 of the Main Street Commons Subdivision" will need to be added below the title.



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen
Asst. City Manager • Steve Garside

• Fire Department •
Kevin Ward • 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal *Gavin Moffat*

RE: Main Street Commons Subdivision @ 1290 N Main Street

CC: 1) Engineering
2) Jeremy Draper, jeremy@reeve.co
3) Fred Barth, fred@pentadrh.com

DATE: December 29, 2022

I have reviewed the preliminary and final plat submitted on November 18 and December 12, 2022 for the above referenced project. The Fire Prevention Division of this department has no comments.

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

CF\#3Commercial Site Plan:sh
Plan #S22-185 District #51
Project Tracker #LAY2211183229
ERS #12448



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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

To: Applicant et al.
Cc: CED Department, Engineering Department, Fire Marshal
From: Darren Curtis, Assistant City Attorney – Legal
Date: Dec. 29, 2022

Subject: Main Street Commons Subdivision Amendment – LAY2211183229
1290 N Main Street.

I have reviewed the materials transmitted to my department for the subdivision noted above. I have identified the following issues in the plat and/or the title report that should be remedied:

1. Exceptions 12, 17 and 20 (Easements): These exceptions describe certain easements over the lots. Please label each of the easements and entry numbers on the plat. Also provide signature blocks for the beneficiaries for those easements.
2. Exception 22: This exception indicates a trust deed held by ZB, N.A. dba Zions First National Bank, and lists the beneficiary as ZB, N.A. dba Zions First National Bank. As such the trustee or beneficiary need to sign or acknowledge the plat in order to recognize and accept the dedication of public rights and easements on the property.
3. The plat shows a sign easement. Please label the easement with the entry number for the recorded easement. This easements should be in the title report.
4. The site plan indicates sewer easements crossing the lot lines. The recording of the plat will not create the easements. The proper deed of easements will need to be recorded in order to create those easements before the plat is recorded.



• Parks and Recreation •
JoEllen Grandy • Parks Planner
Telephone: (801) 336-3926
Fax: (801) 336-3909

Memorandum

To: Fred Barth, Jeremy Draper
CC: Community Development, Fire, Engineering & Legal
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: December 16, 2022
Re: Main Street Commons Subdivision Amendment, Final Approval I – 1290 N. Main St.

The Parks & Recreation Department will not be adversely impacted by the proposed Main Street Commons Subdivision Amendment located at 1290 North Main Street.

The Parks and Recreation Department has reviewed the plans submitted on December 12th and has no comments or concerns regarding the approval of the Main Street Commons Subdivision 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



Layton City

MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT
1270 N MAIN ST
PLAT AMENDMENT

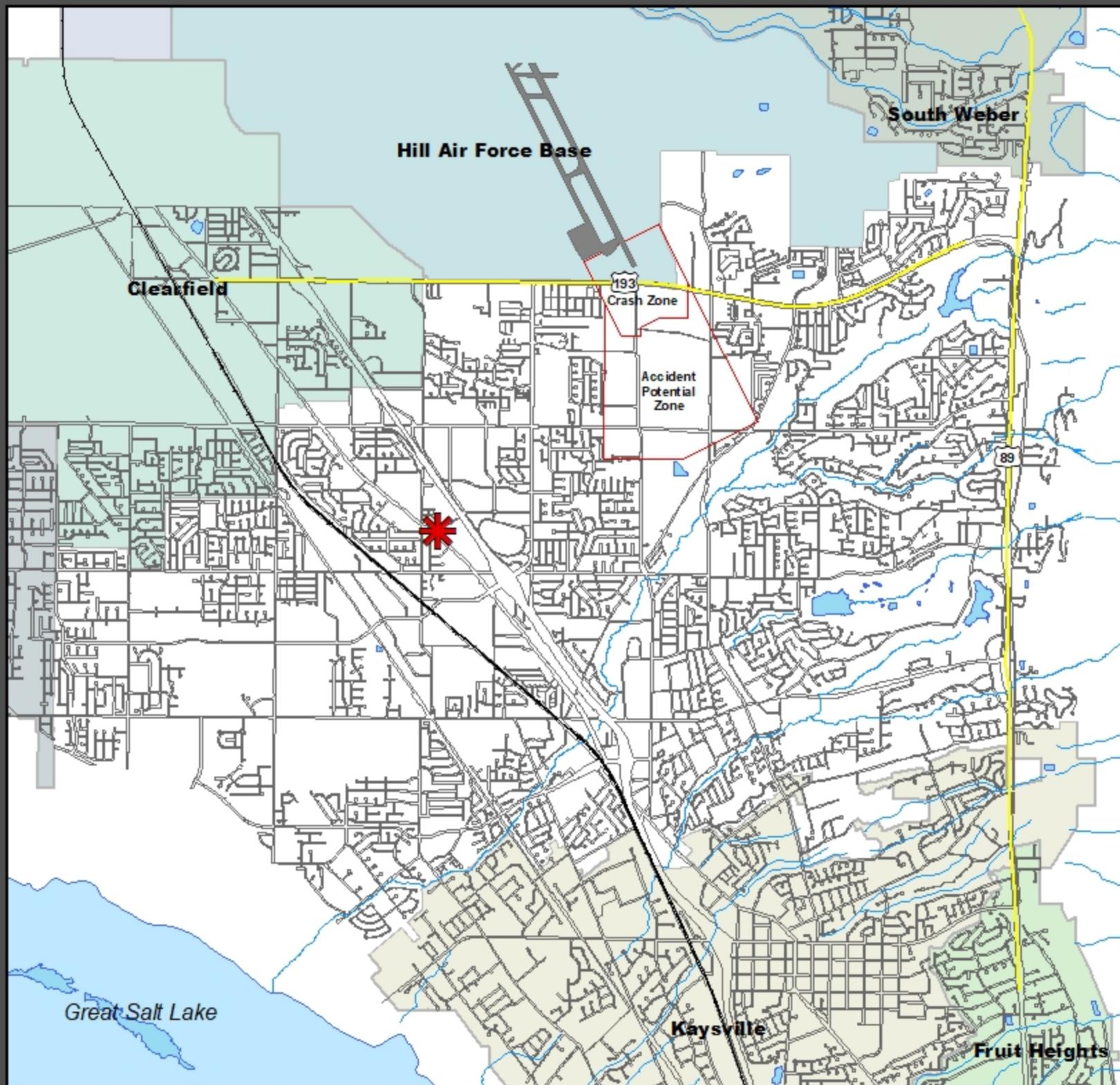
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1



Layton City

MAIN STREET COMMONS SUBDIVISION 1ST AMENDMENT 1270 N MAIN ST PLAT AMENDMENT

Legend

- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

 - Project Area



Map 2





**MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT**
1270 N MAIN ST
PLAT AMENDMENT

Legend

- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

 - Project Area



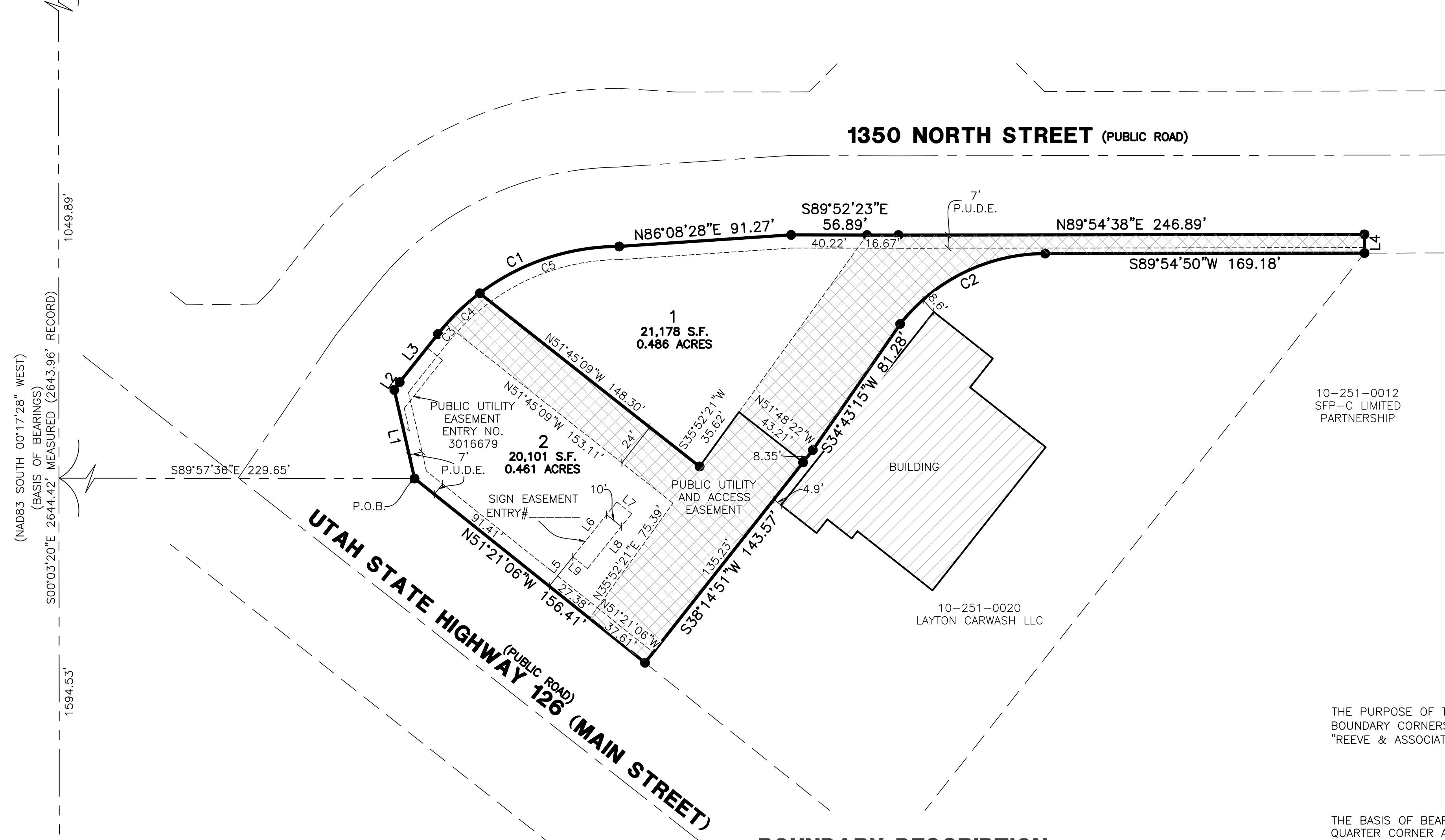
Map 3



MAIN STREET COMMONS SUBDIVISION AMENDED

AMENDING A PORTION OF LOTS 3 AND 5 OF THE MAIN STREET COMMONS SUBDIVISION
 PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 LAYTON CITY, DAVIS COUNTY, UTAH
 DECEMBER, 2022

WEST QUARTER CORNER OF SECTION 17,
 TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
 LAKE BASE AND MERIDIAN, U.S. SURVEY,
 FOUND DAVIS COUNTY BRASS CAP MONUMENT



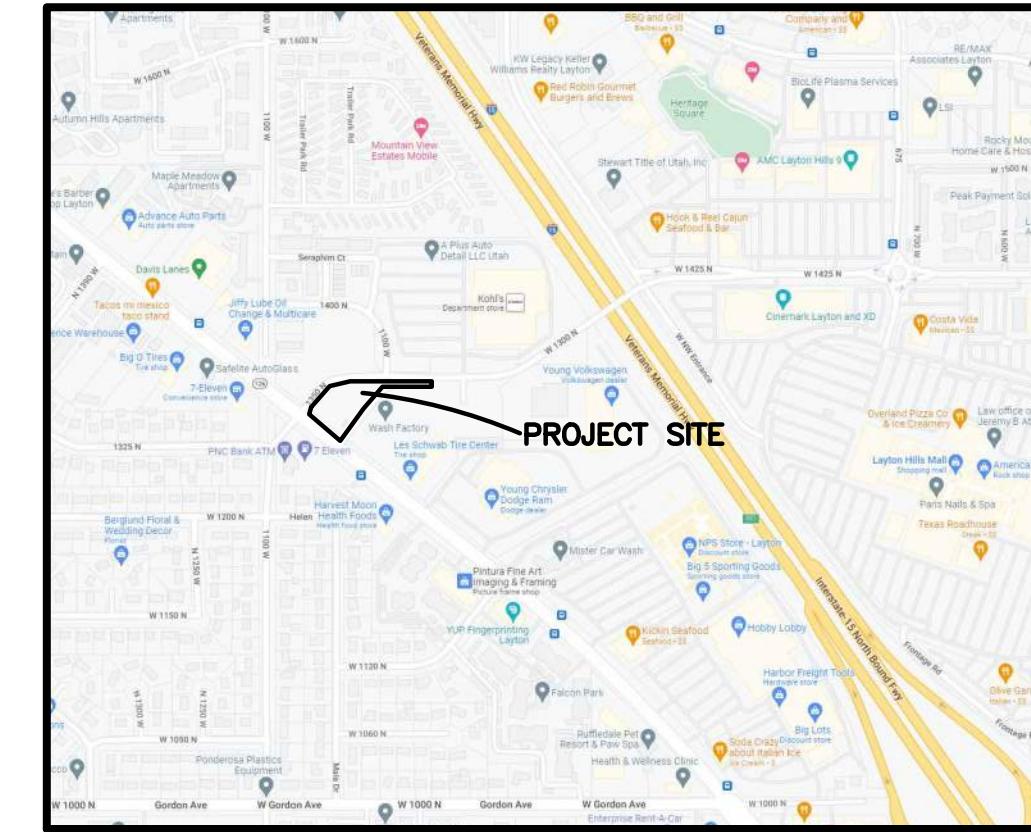
KOHL'S
 APPROVED BY KOHL'S THIS _____ DAY OF
 _____, 20____.

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

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

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



VICINITY MAP

NOT TO SCALE

LEGEND

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

Scale: 1" = 40'


NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO TWO LOTS. 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 WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS SOUTH 00°03'20" EAST (NAD83 SOUTH 00°17'28" WEST).

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	123.00'	110.35'	106.69'	59.20'	N64°12'26"E	51°24'18"
C2	98.00'	88.37'	85.41'	47.45'	S64°04'50"W	51°40'05"
C3	123.00'	6.89'	6.69'	3.35'	N40°03'48"E	3°07'03"
C4	123.00'	24.34'	24.30'	12.21'	N47°17'29"E	11°20'20"
C5	123.00'	79.32'	77.95'	41.09'	N71°26'07"E	36°56'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N12°51'08"W	48.13'
L2	N34°17'42"E	4.97'
L3	N38°30'14"E	32.63'
L4	S00°05'22"E	9.92'
L5	N38°38'54"E	19.96'
L6	N38°46'13"E	37.32'
L7	S51°13'47"E	10.00'
L8	S38°46'13"W	37.32'
L9	N51°13'47"W	10.00'

PROJECT INFORMATION
 Surveyor: T. HATCH
 Designer: N. ANDERSON
 Begin Date: 11-2-2022
 Project Name: BANFIELD LAYTON SUBDIVISION
 Number: 8051-01
 Scale: 1"=40'
 Revision:
 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:

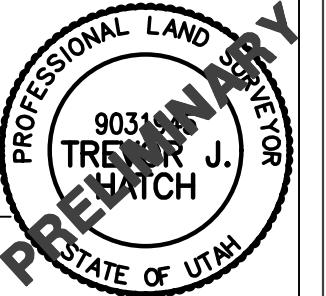


Reeve
& Associates, Inc.
 5140 S 1500 W, RIVERDALE, UTAH 84065
 TEL: (801) 621-3100 • FAX: (801) 621-2665 • www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

SURVEYOR'S CERTIFICATE
 I, TREVOR J. HATCH, 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 BANFIELD LAYTON SUBDIVISION 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____.

9031945
 UTAH LICENSE NUMBER TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT BANFIELD LAYTON SUBDIVISION, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT
 STATE OF UTAH)ss.
 COUNTY OF _____)
 ON THIS THE _____ DAY OF _____, 20____, PERSONALLY
 APPEARED BEFORE ME _____, WHO
 BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE
 OF BANK OF UTAH,
 AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID
 CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE
 ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

ACKNOWLEDGMENT
 STATE OF UTAH)ss.
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____,
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
 (AND) SIGNER(S) OF THE ABOVE
 OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN,
 DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY,
 VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

**LAYTON CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.B.

Subject:

Amended Plat – Layton Parkway North Subdivision – 2nd Amendment – 50 West 400 South

Background:

The applicant, JoEllen Grandy representing the Layton City Parks Department, is requesting to amend Lot 1 of the Layton Parkway North Subdivision. The subdivision is located in the Mixed-Use Transit Oriented Development (MU-TOD) zone.

Lot 1 is currently under construction as a multi-family apartment project which consists of two four-story apartment buildings and a recreational club/pool house. Layton City's Parks Department has been working with the lot owners in continuing the Kays Creek Trail through this lot, which requires a 20-foot wide trail easement. This easement is planned to traverse along Kays Creek, which is the north portion of Lot 1. The Kays Creek Trail is integral to the site as an amenity for the residents and general public.

The purpose for the amendment is to locate and record on the plat the 20-foot wide trail easement that will connect the Kays Creek Trail with the future pedestrian overpass, which will provide access to the Front Runner train station.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to Layton Parkway North Subdivision – 2nd Amendment subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed amendment to Layton Parkway North Subdivision – 2nd Amendment.

Recommendation:

On January 10, 2023, the Planning Commission unanimously recommended the Council grant amended subdivision plat approval to Layton Parkway North Subdivision – 2nd Amendment subject to meeting all City requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council

From: Kem Weaver, Planner II 

Date: February 2, 2023

Re: Layton Parkway North Subdivision – 2nd Amendment

Location: 50 West 400 South

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

Description:

The applicant, JoEllen Grandy representing the Layton City Parks Department, is proposing to amend the Layton Parkway North Subdivision plat. This mixed use subdivision is surrounded by other mixed-use transit oriented development (MU-TOD) zoning to the east, R-1-8 (Single Family Residential) zoning to the north, R-1-6 (Single Family Residential) to the west and B-RP (Business Research Park) properties to the south.

Background:

The proposed amendment pertains to Lot 1, which is currently under construction as a multi-family apartment development which includes two four-story buildings that contain 248 apartment units and a third building for the club/pool house.

As highlighted in red on the attached amended plat, the amendment is to create a 20-foot wide Kays Creek Trail and access easement between the north apartment building and Kays Creek with a connection to the future pedestrian overpass above the railway lines, which provides access to the FrontRunner train station from the west.

The easement was not a part of the original Layton Parkway North Subdivision plat because it had not been determined where the trail and access was to be located at the time. The Parks Department has been negotiating with the property owner of Lot 1 for

the desired location of the 20-foot wide easement that will work best for connecting the trail to the future pedestrian overpass.

The lot number is required to change with an amendment of the plat, the lot number will change from Lot 1 to Lot 8 once the plat is recorded with the County. The purpose being the required change of the property identification number with an amendment.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for Layton Parkway North Subdivision – 2nd Amendment subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Tyler Harper; tylerh@greatbasineng.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: December 13, 2022

SUBJECT: Layton Parkway North – Second Amendment
50 West 400 South

I have reviewed the amended dedication plat received in Engineering on December 9, 2022 for the Layton Parkway North – Second Amendment located at 50 West 400 South. The plat has been stamped “Approved as Corrected”. The following comments and corrections will need to be addressed prior to submitting the final mylar. All other comments from City staff will also need to be addressed.

1. In the title, the amendment is the 2nd rather than the 3rd as indicated.
2. The Owner’s Dedication will need to be amended to reflect this amendment. It currently states the “subdivide the same into lots, parcels, and streets...” which is not applicable to this amendment.
3. The Entry number will need to be added to the leader note for the 20.00’ Cross Access and Utility Easement along the south boundary.
4. All easements from the title report will need to be added to the plat, specifically Entry 3429080 and 3452226 for Rocky Mountain Power. A signature block for Rocky Mountain Power will need to be added to the plat.
5. The Irrigation Line Easement Entry 3232505 does not appear to be within the lot boundary and will need to be removed from the title report.



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen
Asst. City Manager • Steve Garside

• Fire Department •
Kevin Ward • 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

M E M O R A N D U M

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal *Gavin Moffat*

RE: Layton Parkway North- 2nd Amendment

CC: 1) Engineering
2) Tyler Harper, tylerh@greatbasineng.com
3) JoEllen Grandy, jgrandy@laytoncity.org

DATE: December 29, 2022

I have reviewed the final plat submitted on December 12, 2022 for the above referenced project. The Fire Prevention Division of this department has no comments.

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

CF\#3Commercial Site Plan:sh
Plan #S22-183 District #46
Project Tracker #LAY2212123235
ERS #11644



• Parks and Recreation •
JoEllen Grandy • Parks Planner
Telephone: (801) 336-3926
Fax: (801) 336-3909

Memorandum

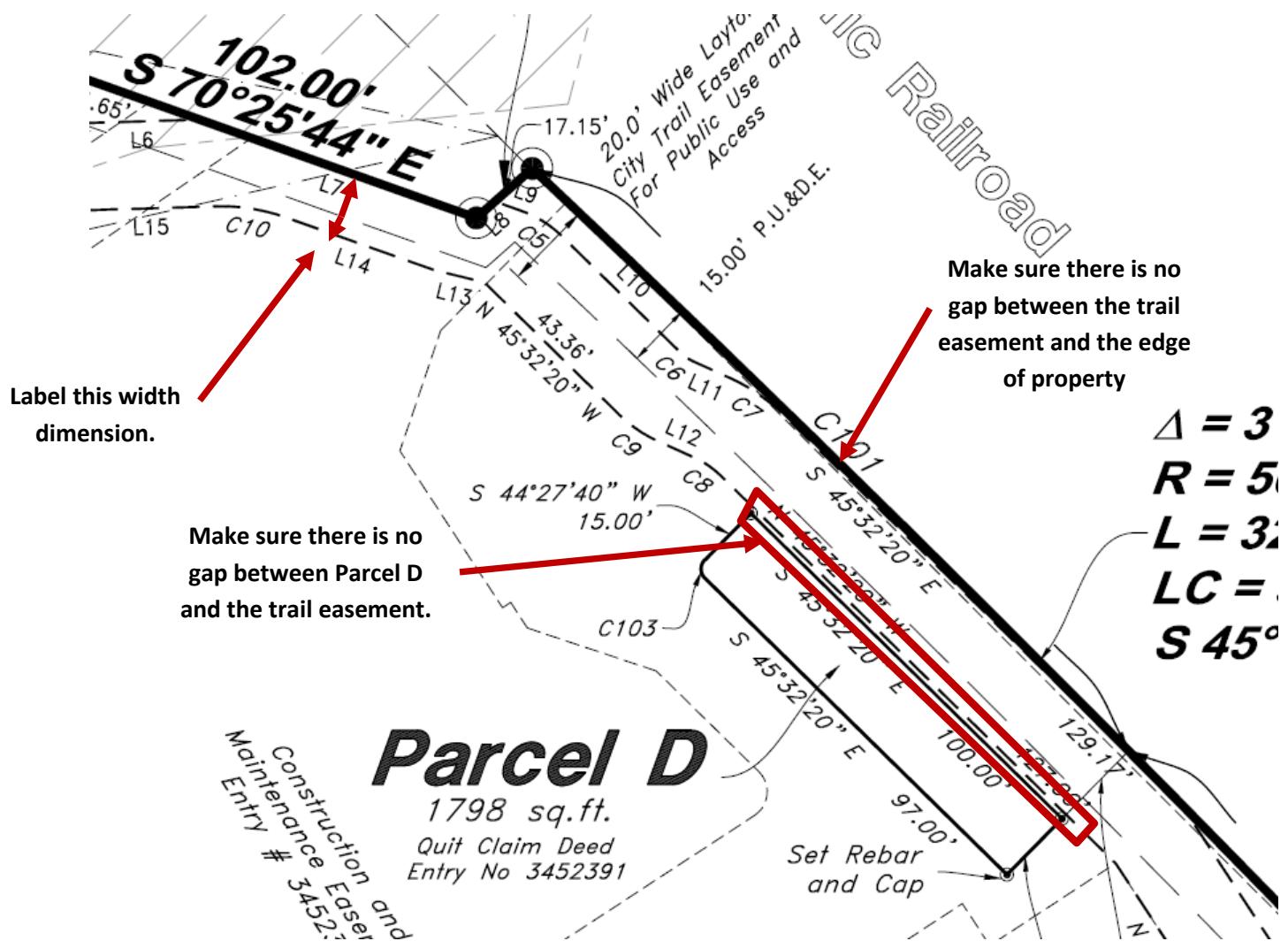
To: Tyler Harper
CC: Community Development, Fire, Engineering & Legal
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: December 16, 2022
Re: Layton Parkway North Subdivision 2nd Amendment, Final Approval I – 50 W. 400 S.

The Layton Parkway North Subdivision located at 50 West 400 South lies just outside of the existing service area of Veterans Pocket Park.

Kay's Creek Trail, a major trail corridor identified in the Layton City Parks, Recreation, Trails, Open Space and Cultural Facilities Master Plan, includes a section of the proposed trail and future overpass identified through the associated development of MODA Apartments that is currently under construction. The trail is also acknowledged in the development agreement associated with this property.

The Parks and Recreation Department has hired Great Basin Engineering to prepare the public trail and access easement so that it may be recorded as a 2nd Amendment to the plat. The Parks and Recreation Department as review the plans submitted on December 12th and has the following comments:

- Change the title of the plat to say "Layton Parkway North Subdivision 2nd Amendment".
- Be sure to address comments received from Community Development, Fire, Engineering and Legal.
- Please refer to the drawing below additional notes:



Provided the comments above are addressed, the Parks and Recreation Department has no other comments or concerns regarding the approval of the Layton Parkway North Subdivision 2nd 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.



Layton City

LAYTON PARKWAY
NORTH - 2ND
AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

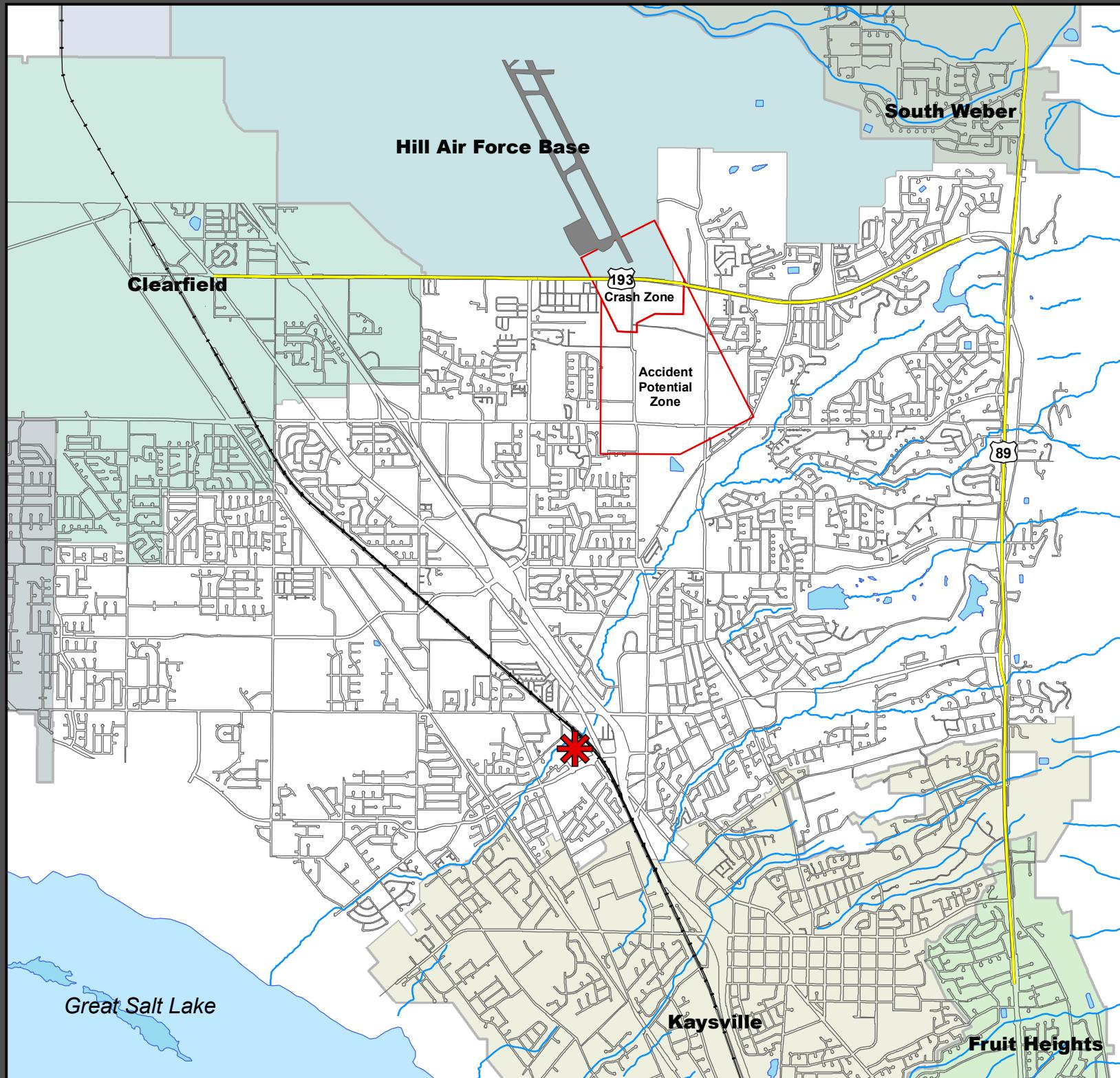
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1



Layton City

LAYTON PARKWAY NORTH - 2ND AMENDMENT

**50 WEST
400 SOUTH**

AMENDING LOT 1

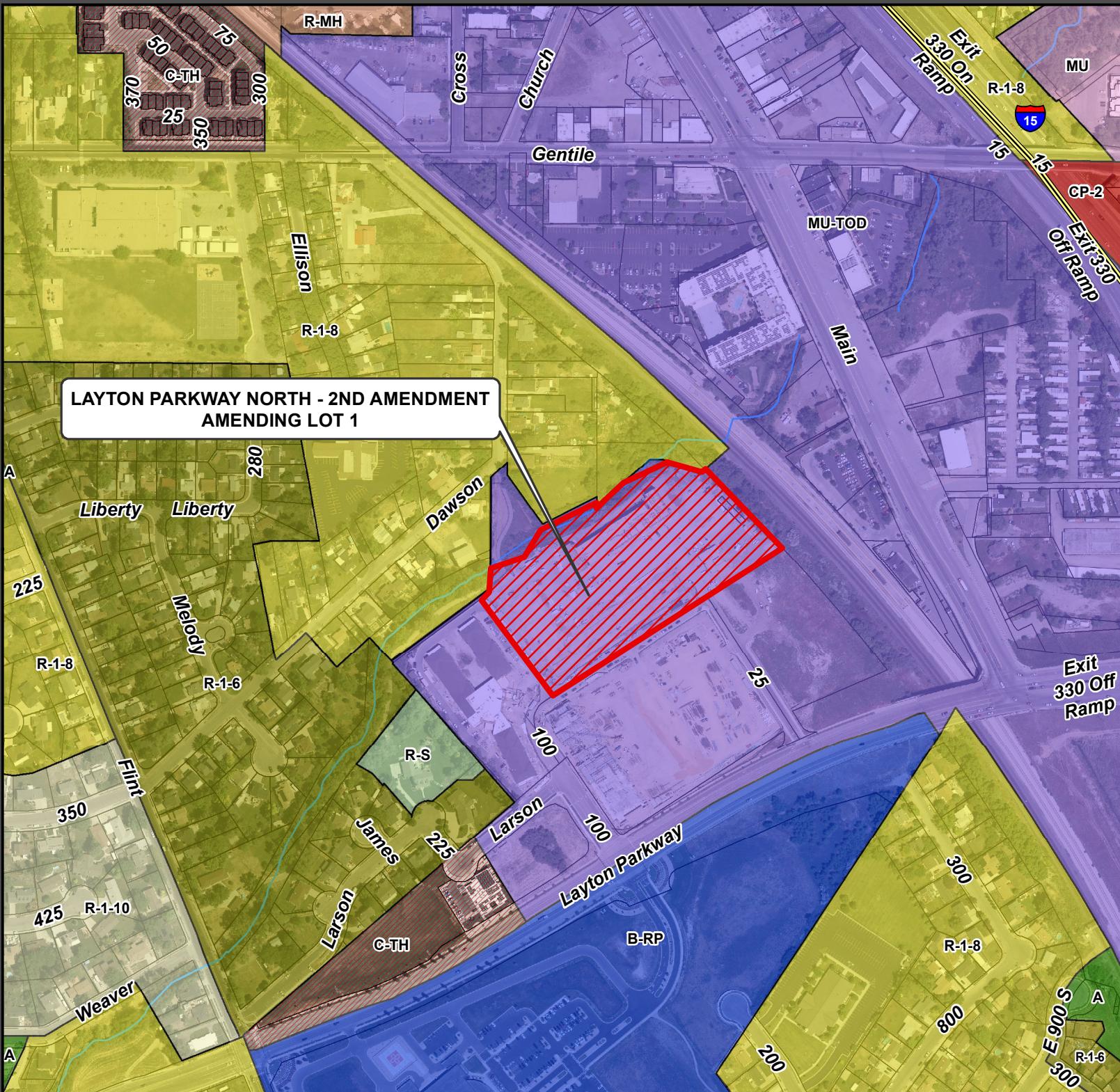
Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

- Project Area



Map 2





LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend

- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

- Project Area



Map 3



ADDITIONAL

PACKET

ATTACHMENTS



February 2, 2023

City Council Meeting



Community & Economic Development Department

5A. Amended Plat Main Street Commons Subdivision

Layton City

MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT

1270 N MAIN ST

PLAT AMENDMENT

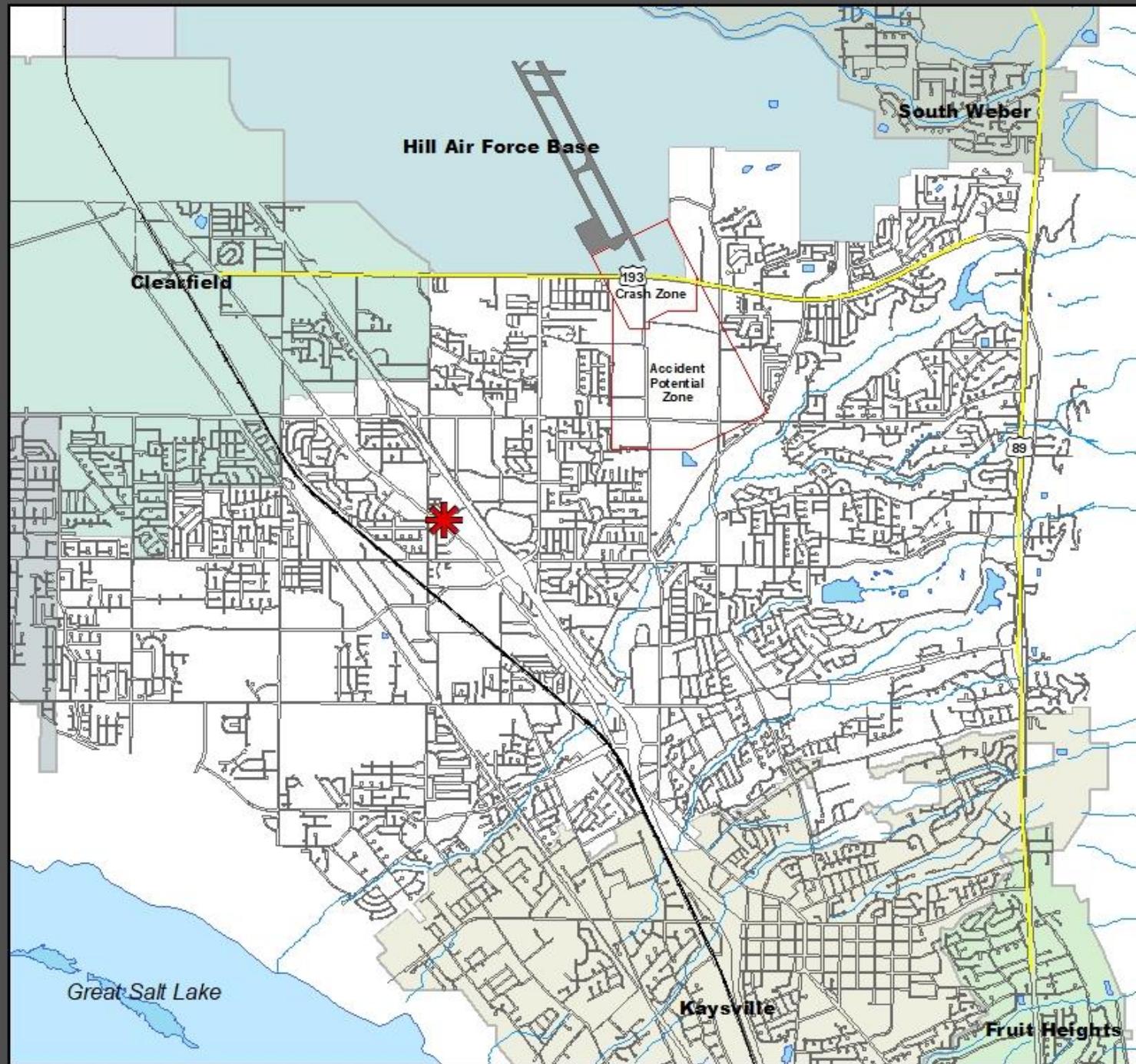
Legend

-  City Boundary
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-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1



**MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT**
1270 N MAIN ST
PLAT AMENDMENT

Legend

- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

 - Project Area



Map 2



**MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT**
1270 N MAIN ST
PLAT AMENDMENT

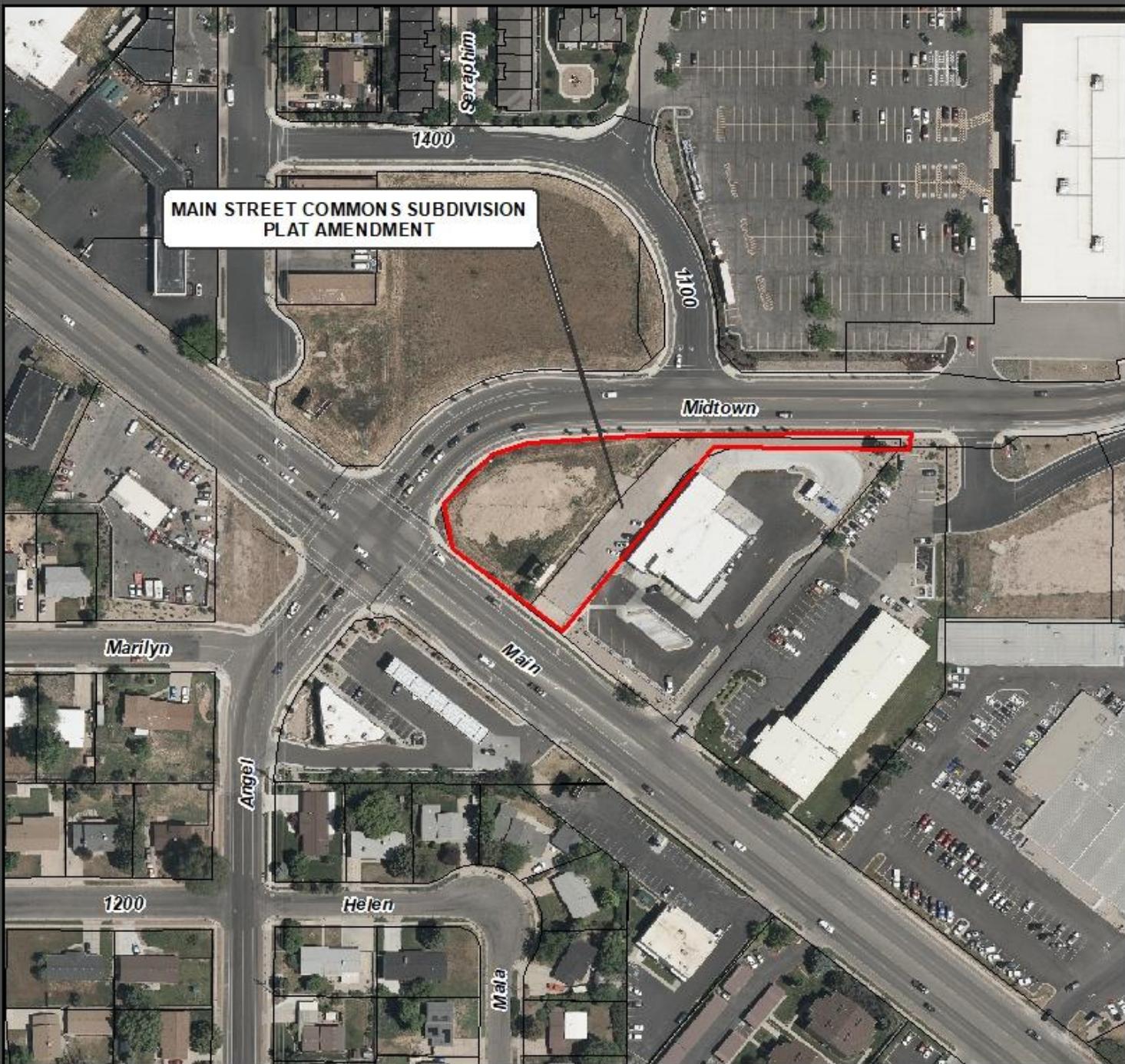
Legend

- Interstate Highways
-  City Boundary
- Highways
-  Lakes
-  Streams

 - Project Area



Map 3



MAIN STREET COMMONS SUBDIVISION AMENDED

AMENDING A PORTION OF LOTS 3 AND 5 OF THE MAIN STREET COMMONS SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH

DECEMBER, 2022

WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUNDED DAVIS COUNTY BRASS CAP MONUMENT

AMENDING A PORTION OF LOTS 3 AND 5 OF THE MAIN STREET COMMONS SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

LAYTON CITY, DAVIS COUNTY, UTAH

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LAYTON CITY, DAVIS COUNTY, UTAH

DECEMBER, 2022



VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING BUILDING
- = PUBLIC UTILITY AND ACCESS EASEMENT
- = PUBLIC UTILITY AND DRAINAGE EASEMENT

P.U.D.E.
P.U.D.E. & DRAINAGE EASEMENT
Scale: 1" = 40'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO TWO LOTS. 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 WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS SOUTH 003°20' EAST (NAD83 SOUTH 001°17'28" WEST).

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
G1	173.00	110.35'	106.89'	59.20'	N84°17'28" E	51°22'18"
G2	98.00	68.57'	65.41'	47.45'	S84°00'20" W	51°40'05"
G3	123.00	86.88'	83.35'	54.07'	N84°30'20" E	31°03'57"
G4	121.00	75.34'	72.30'	47.14'	S84°17'28" W	32°20'57"
G5	121.00	79.32'	77.95'	41.09'	N77°26'07" E	38°56'56"

LINE TABLE

LINE BEARING	DISTANCE
L1 N84°17'28" E	110.35'
L2 N34°17'42" E	4.97'
L3 N38°30'14" E	32.63'
L4 S84°00'20" W	6.92'
L5 N38°38'54" E	19.96'
L6 N38°48'13" E	37.32'
L7 S84°17'28" W	24.30'
L8 S38°48'13" W	37.32'
L9 N51°13'47" W	10.00'

PROJECT INFORMATION

Surveyor: T. HATCH
Project Name: LAYTON CITY COMMONS SUBDIVISION
Entry No: 8021-001
Number: 8021-001
Designer: N. ANDERSON
Book: 17-460
Page: 11-2-2022
Begin Date: 11-2-2022

DAVIS COUNTY RECORDER
Entry No: 8021-001
Fee Paid: FILED FOR RECORD
And Recorded: 11-2-2022
At: DAVIS COUNTY RECORDER
Book: 17-460
Page: 11-2-2022
Official Record: 11-2-2022
Checklist:
Recorded For: DAVIS COUNTY RECORDER
Deputy:



Reeve
& Associates, Inc.

800 E 100 S, MAILING ADDRESS
100 S 100 E, SUITE 100, LAYTON, UTAH 84040
TOLL FREE 800.222.1000 • 801.467.1000
FAX 801.467.1001 • E-MAIL: REEVE@REEVE.COM
WEBSITE: WWW.REEVE.COM
TRADE DIRECTORY • SPECIAL SERVICES • LAND SURVEYING

KOHL'S
APPROVED BY KOHL'S THIS 20 DAY OF 20

LAYTON CITY PLANNING COMMISSION
APPROVED THIS 20 DAY OF 20 BY THE LAYTON CITY PLANNING COMMISSION

NAME TITLE

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Community & Economic Development Department



5B. Amended Plat Layton Parkway North Subdivision

Layton City

LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1



Layton
City

LAYTON PARKWAY NORTH - 2ND AMENDMENT

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400 SOUTH

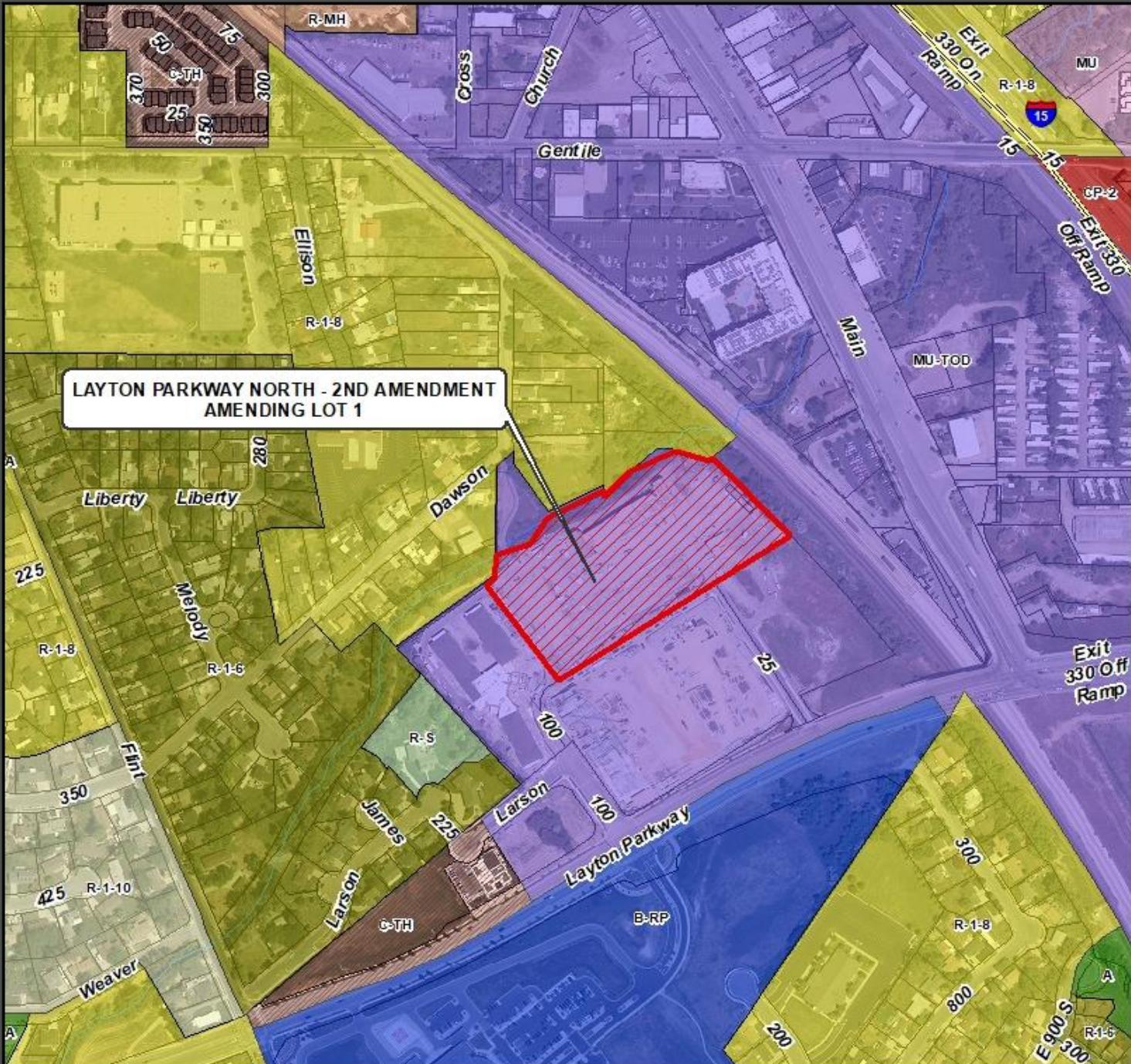
AMENDING LOT 1

Legend

- Project Area



Map 2



Layton City

LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend

- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

 - Project Area



Map 3



Layton Parkway North Subdivision 3rd Amendment

Amending lot 1

A part of the Northeast Quarter of Section 29 and the
Northwest Quarter of Section 28, T4N, R1W, SLB&M, U.S. Survey

Layton City, Davis County, Utah
November 2022

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Utah Code. I have surveyed and plotted the property described in the attached map and plat of Layton Parkway North Subdivision 3rd Amendment Amending lot 1 in Layton City, Davis County. Utah. It has been correctly drawn to the designated scale and is a true and correct representation of the property surveyed. The survey was made from the best data available and compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as directed on this drawing.

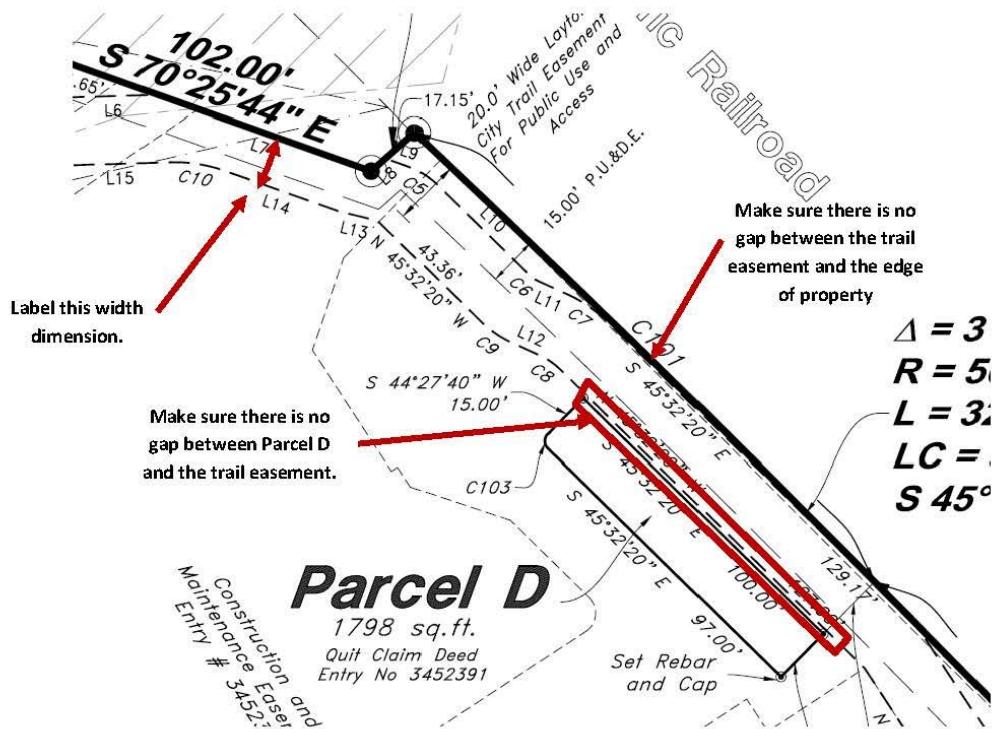
Signed this _____ day of _____, 2022.

Andy Hubbard

4242920
Layton City

For Review

4242920
Layton City



Provided the comments above are addressed, the Parks and Recreation Department has no other comments or concerns regarding the approval of the Layton Parkway North Subdivision 2nd 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 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.





Community & Economic Development Department