



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 May 18, 2023**.

**AGENDA ITEMS:**

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

- A. Minutes of Layton City Council Budget Work Meeting - March 22, 2023

**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. Victim Services is Requesting Authorization to Apply for the Social Services Block Grant – Resolution 23-30

**6. PUBLIC HEARINGS:**

- A. J Development Rezone – R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential) – Ordinance 23-09 – 2855 East Gentile Street

- B. Proposed Amendments to Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations, and Repeal Section 19.06.070 Household Pets, to Preserve Consistency in the Layton City Municipal Code and with Layton City's Recent Adoption of the Davis County Utah Code Entitled, Title 6, Animals – Ordinance 23-08

**7. UNFINISHED BUSINESS:**

**ADJOURN:**

Notice is hereby given that:

- A Work Meeting will be held at 5:30 PM to discuss miscellaneous matters.
- This meeting will also be live streamed via [laytoncitylive.com](http://laytoncitylive.com) and [facebook.com/Laytoncity](http://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.

# **D R A F T**

## **MINUTES OF LAYTON CITY COUNCIL BUDGET WORK MEETING**

**MARCH 22, 2023; 8:05 A.M.**

### **MAYOR AND COUNCILMEMBERS PRESENT:**

**MAYOR JOY PETRO, ZACH BLOXHAM, CLINT  
MORRIS, TYSON ROBERTS, AND DAVE  
THOMAS**

### **PARTICIPATING ELECTRONICALLY:**

**BETTINA SMITH EDMONDSON**

### **STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, STEVE GARSIDE,  
CHAD WILKINSON, TERRY COBURN, TRACY  
PROBERT, ALLEN SWANSON, KEVIN WARD,  
DAVID PRICE, AND KIM READ**

**The meeting was held at Fire Station 51, 530 North 2200 West, Layton, Utah.**

Mayor Petro opened the meeting and expressed appreciation to Staff for all they do to make the City such a great place to live. She specifically thanked the Staff for supporting the Council.

Alex Jensen, City Manager, expressed agreement with Mayor Petro's comments and also expressed appreciation to the Council. He announced the City was in a good financial position as a result of wise and prudent decisions. He reviewed the process used by Staff in drafting and preparing the budget being presented and briefly identified those areas and/or projects which needed mindful attention during the budget process. He also complimented and expressed appreciation to the Council for its participation and involvement.

### **AGENDA:**

#### **BUDGET REVIEW – FISCAL YEAR 2023-2024**

Tracy Probert, Finance Director, reviewed the calendar for the budget process and reminded the Council the Tentative Budget would be adopted on Thursday, May 4, 2023, and the Final Budget on Thursday, June 15, 2023.

He shared a presentation regarding inflation and mentioned it played a large role during the budget process and reviewed a comparison of Sales Tax revenues since 2015.

He reviewed the General Fund Budget with the Council. Mayor Petro expressed appreciation to Staff for seeking out grant opportunities for City projects which allowed Staff to re-appropriate those funds for

# **D R A F T**

other projects; ultimately benefiting the budget. Mr. Probert continued to review projected Fund Balance and pointed out the revenue estimate was approximately 15% and a discussion took place specific to an appropriate percentage for excess fund balance.

Councilmember Smith Edmondson arrived at 8:51 a.m.

Mr. Probert reviewed General Fund Expenditures with the Council and briefly reviewed wage and benefit costs for employees. He also identified new personnel requests and a discussion specific to employee retention followed. The revenue stream from UTOPIA fiber was also discussed.

Mr. Probert reminded the Council the City's health insurance benefit was a self-funded plan and reviewed the comparison of claims and costs versus contributions from 2013 to 2022 and identified the reserve balance. He reviewed operational expenses specific to the General Fund.

Mr. Probert reviewed the General Fund revenue with the Council and emphasized the increase in Sales Tax revenue. He shared comparisons from 2019 to current year and pointed out the revenue was still in a good position and reviewed statistics from the following types of retailers: car dealerships, major retailers, fast food, etc. He also reviewed Property Tax, Telecommunication Tax, and Municipal Energy Tax revenue comparisons. He pointed out the decrease in revenue and number of single family building permits from 2014 to current and reviewed statistics. He also shared information specific to multi-family and townhome building permits and a discussion followed. Chad Wilkinson, Community and Economic Development Director, emphasized the total number of building permits had continued to remain steady due to home remodeling and commercial tenant improvements, ADU's (Accessory Dwelling Units) etc. A discussion took place regarding the number of multi-family projects within the City and Mr. Jensen expressed his opinion the feel of communities was changing from a suburban environment to that of an urban environment and predicted leadership would be disappointed with this result in 20 years. He expressed frustration cities didn't have more control to ensure balance and the discussion continued. Mr. Probert briefly mentioned interest revenue.

Mr. Probert reviewed the Capital Equipment proposed in the budget and a discussion regarding body worn cameras for police officers followed. Councilmember Morris requested Chief Swanson review the City's policy with the Council during a future meeting. The body worn camera discussion continued followed by a discussion of the proposed costs for the Davis area 9-1-1 communications center.

David Price, Parks and Recreation Director, explained the Weather Trak irrigation controllers which had

# **D R A F T**

been used on a temporary basis had been successful and Staff requested more of the controllers to be implemented at other City facilities. He informed the Council the temporary implementation had resulted in significant water conservation. Councilmember Smith Edmondson inquired about the portable restroom facilities at some sports field locations within the City and Mr. Price responded the City had only arranged for portable restrooms at Andy Adams Reservoir and one at Andy Adams Park. He added the placement of these facilities at other City parks/sports fields would be arranged by the school, county, or the organization renting the park/sports field. A discussion also took place regarding the availability of portable restrooms at facilities where AYSO (American Youth Soccer Organization) soccer was scheduled. Mr. Jensen clarified AYSO was an independent private provider for a youth soccer program and not affiliated with Layton City.

Mr. Jensen requested Mr. Price speak to the financial sustainability study and a discussion followed his explanation. Mr. Price pointed out this would be a good tool for the Council to use in determining future recreation programs and projects. Mr. Jensen added this will identify those programs subsidized by the City and the respective amount to determine the level of service to residents and/or participants.

Mr. Probert continued to review Capital Equipment for the Enterprise Funds and Councilmember Thomas requested clarification regarding the connection of reservoirs for secondary water. Gary Crane, City Attorney, responded the connection of the three reservoirs would require significant funding and reported although the City had designated funds for this purpose, it would still need additional funding sources. He reported the City had secured grant funding for this purpose and suggested the City would need to consolidate all water resources to determine how to best proceed and a short discussion followed.

Mr. Probert reviewed the Capital Improvement Plan Summary specific to General and Impact Fee Funds and a discussion took place regarding a financial system replacement. Mr. Jensen also spoke to the new Police dispatch center and its impact to the Davis Arts Council currently located in that building. He assured the Council, the City had committed to accommodate its needs for their summer programming.

Mr. Probert directed the Council to the street projects and identified projects which had other funding sources. Councilmember Morris requested clarification regarding the crosswalk proposed near 2200 West 650 North and Mr. Jensen responded this particular crosswalk would be user activated. He identified the proposed location for the crosswalk and suggested parents would need to educate their children how to safely navigate the crosswalk and a discussion followed. Police Chief Swanson mentioned the School Resource Officers would also be involved with the education of the school children regarding this specific crosswalk.

# **D R A F T**

The meeting adjourned for lunch at 11:40 a.m.

The meeting reconvened at 1:43 p.m.

Mr. Probert continued to review the Capital Improvement Plan Summary specific to the Parks and Recreation Department. Mr. Price expressed appreciation for the Council's support regarding the new Park Shop facilities at both Ellison and Commons Parks and provided an update for the project. Councilmember Thomas expressed his confidence with the design elements of the new facilities. Councilmember Morris requested clarification regarding the Kay's Creek Trail/Highway 89 Underpass project and Mr. Price responded there had been delays due to supply chain issues and provided an update of what that area will resemble when completed, with signage explaining how the Bonneville Shoreline Trail could be accessed.

He reviewed the following Enterprise Funds Projects: Street Lighting, Water, and Sewer Fund. Councilmember Morris requested an update on possible solar lighting near the Aspen East subdivision and Terry Coburn, Public Works Director, responded he would have to explore that possibility and report at a later date. A discussion also took place regarding the opening of Layton Parkway near 2700 West followed by a discussion regarding the Gordon Avenue secondary waterline project and Fairfield booster pump replacement along Gordon Avenue and Fairfield Road.

Mr. Probert continued to review the following Enterprise Funds: Storm Sewer, Refuse, Emergency Medical and Pool Fund. Mr. Price justified the need for the new playground at Surf'n Swim and Mr. Jensen mentioned this would be discussed further during a future budget meeting. Mr. Probert reviewed the projects to be completed with Proposition 1 Transit Tax, which included streets, trails, and parking lot improvement projects. Mr. Jensen pointed out the need to complete these projects prior to applying for additional funding due to escalating costs for construction materials and a discussion followed regarding the use of Fund Balance in order to finalize committed projects.

Mr. Probert identified proposed City projects using RAMP (Recreation, Arts, Museum, and Parks) grant funding and a discussion took place regarding Ellison Park softball field lighting. Mr. Price identified projects proposed to be completed by RAMP grant funding and briefly reviewed them and a discussion followed regarding some of the identified projects.

Mayor Petro provided an update on the teen residential center to be located along Fort Lane. She informed the Council the Davis Education Foundation had determined to move forward with Switch Point

# **D R A F T**

as the contractor to operate the facility. She continued to review the proposed model and indicated she would like to invite the foundation's representative to present the final model and proposed funding sources to the Council. A discussion followed specific to what would be requested from the City. Mr. Wilkinson mentioned the request for CDBG (Community Development Block Grant) funding had been processed and received and the discussion continued. The Council expressed its desire for Ms. Lunt to address the Council during a future work meeting to provide an update how the CDBG funding had been used and possible future requests, contributions, or participation on behalf of the City for the residential center.

Mayor Petro suggested the need for a dog park within the City boundaries and informed the Council of discussions she had with Nathan Rich, Wasatch Integrated, about the possibility to enter into a long term lease agreement specific to vacant property it owned for this use and a discussion followed. Mr. Price responded Staff would be happy to put something together at the direction of the Council. Mayor Petro indicated she could obtain more details and information regarding the parcel from Mr. Rich. Mr. Jensen stated Staff would put together some options for the Council's consideration. A discussion took place regarding issues associated with dog parks.

Mayor Petro announced the Wasatch Integrated Board of Directors had decided to move forward with a recycling program and a discussion followed. Mayor Petro pointed out a recycling program would contribute to efficiency at the District's facility. Mr. Jensen reported on past discussions and decisions by the City pertaining to recycling and the Council discussed specifics associated with recycling: cost to the residents, recycling provider, cans, etc.

Councilmember Morris expressed concern regarding potential flooding this coming spring and Mr. Coburn responded the County was responsible for the main flood channels and creeks and indicated the City was aware of those areas prone to flooding. He stated the City was aware of possible flooding and reported the City had invested in infrastructure improvements and could divert water to holding ponds to mitigate flooding. Mr. Jensen mentioned internal conversations had taken place regarding flooding concerns and reported Public Works Staff had been clearing channels and storm sewer grates as a precaution. He also indicated coordination with the County had also taken place but pointed out the City could no longer require land drains in conjunction with development due to recent legislation and pointed out the difference between flooding due to ground water and that from run-off. Mr. Coburn added sandbags would be made available to residents at the Public Works Shops. Steve Garside, Assistant City Manager, mentioned the social media campaign, "Be a 'grate' neighbor" and stated a meeting had taken place with the CERT (Community Emergency Response Team) area coordinators and reported on

# D R A F T

specifics they had been tasked with in preparation for spring run-off to mitigate flooding issues.

Councilmember Bloxham recalled a previous discussion regarding whether the Council wanted to proceed through the Truth and Taxation process to be included as part of the annual budget process. Mayor Petro suggested this could be an educational component associated with the budget for residents and a discussion followed.

Councilmember Bloxham also expressed appreciation to Mr. Wilkinson and Community Development Staff for the handout which provided statistics and numbers specific to housing. He indicated it had been passed along at the legislature and reported responses had been received by both Representative Wilson and Senator Adams.

Councilmember Smith Edmondson mentioned the following:

- CTC (Communities That Care) had requested an increase to the City's \$10,000 contribution. She clarified it was requesting the donation be based on \$.30 per resident, which would result in an increase of approximately \$14,000. She and Mayor Petro weren't in favor of increasing the contribution this year because of the proposed participation with south Davis cities. She suggested allowing time to identify the level of commitment, contribution, and involvement of these additional entities. She also emphasized the City wasn't in jeopardy of losing services provided by CTC.
- Future needs for the Davis Arts Council once it would no longer be located within the City's Municipal campus: small stage performances.
- Email from the Davis Catalyst Center tour to promote educational opportunities and identify services for Layton youth.

Councilmember Thomas inquired about the additional property east of Ellison Park and requested clarification about the plans for that area. Mr. Price responded that area has been Master Planned and indicated he would be willing to share the proposal.

Staff expressed support to the Council for its support of the budget requests. Mayor Petro also expressed appreciation to Staff for their efforts regarding the budget process.

Mr. Jensen informed the Council the Welker Trailhead project was ready to move forward and prepared the Council for negative feedback it might receive from the adjacent residents regarding the proposed improvements. Mr. Price explained the improvements proposed for that area.

# **D R A F T**

## **MAYOR'S REPORT**

No Mayor's Report was shared.

**The meeting adjourned at 4:18 p.m.**

---

Kimberly S Read, City Recorder

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

**Item Number:** 5.A.

**Subject:**

Victim Services is Requesting Authorization to Apply for the Social Services Block Grant – Resolution 23-30 (A)

**Background:**

Layton Victim Services provides assistance to low-to-moderate-income crime victims in Layton City. With decreased funds received from the Victims of Crime Act (VOCA) grant on the national level, Layton City has subsidized this position from the General Fund. Layton Victim Services has experienced a 25% budget reduction during the last two years, and anticipates an additional 40% reduction in the next two years. In light of this budget reduction, and the trending increase in violent crimes, Layton Victim Services has struggled to keep pace with needed services for crime victims.

Davis County has funds available in the Social Services Block Grant (SSBG) to help fund victim service programs. These funds would enable Layton Victim Services to continue to fund essential services for victims of crime within the parameters and requirements of the SSBG.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 23-30 approving Victim Services request to apply for Social Services Block Grant; 2) Adopt Resolution 23-30 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 23-30 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council authorize Layton Victims Services request to apply for the Social Services Block Grant for funding in efforts to provide essential services to victims of crime within Layton City.

**RESOLUTION 23-30**

**A RESOLUTION APPROVING LAYTON VICTIM SERVICES APPLYING FOR  
THE SOCIAL SERVICES BLOCK GRANT (SSBG)**

**WHEREAS**, Layton Victim Services provides assistance to low-to-moderate-income crime victims in Layton City. Victim Services has been part of the Layton City Attorney's office for over two decades. The program helps victims navigate through the criminal justice system, assisting with safety planning, and filing for protective orders, stalking injunctions, requesting restitution, and assisting with emergency expenses to prevent homelessness; and

**WHEREAS**, it is estimated that Layton Victim Services helped approximately 1,108 victims of crime in the 2022 calendar year; and

**WHEREAS**, the COVID-19 pandemic has substantially increased the incidence of violent crime in the local community; and

**WHEREAS**, with decreased Victims of Crime Act (VOCA) funding on the national level, Layton Victim Services has experienced a 25% budget reduction during the last two years, and anticipates an additional 40% reduction in the next two years. Restored funding from the Federal Government is not anticipated for quite some time. In light of this budget reduction, and the trending increase in violent crimes, Layton Victim Services has struggled to keep pace with needed services to crime victims; and

**WHEREAS**, Davis County has funds available in the Social Services Block Grant (SSBG) to help fund the Layton Victim Services program; and

**WHEREAS**, these funds would enable Layton Victim Services to continue to fund essential services to victims of crime within the parameters and requirements of the Social Services Block Grant (SSBG); and

**WHEREAS**, Layton City desires to participate in the SSBG for the purposes stated herein and to authorize Layton Victim Services to apply for the Grant funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAYTON, UTAH:**

1. That the Mayor and City Council of Layton City hereby authorize Layton Victims Services to apply for the Social Services Block Grant.
2. That the Mayor be authorized to execute or sign any documents or provide any required documentation necessary to obtain the grant, including, but not limited to agree to provide any required match for the grant.
3. This Resolution shall become effective immediately upon adoption by the City Council.

\*\*\* Signatures on next page \*\*\*

**PASSED AND ADOPTED** by the City Council of Layton, Utah, this **18th day of May, 2023**.

---

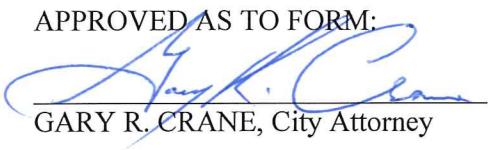
JOY PETRO, Mayor

ATTEST:

---

KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read "Gary R. Crane".

GARY R. CRANE, City Attorney

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

**Item Number:** 6.A.

**Subject:**

J Development Rezone – R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential) – Ordinance 23-09 – 2855 East Gentile Street (L)

**Background:**

The applicant, Austin Dent on behalf of J Development, is requesting a rezone of 2.35 acres from R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential). The property is located to the north of Holmes Reservoir, adjacent to Highway 89 and almost entirely surrounded by single-family zoning. The intent of the rezone is to create a single-family subdivision.

The rezone request meets the intent and guidelines outlined in the General Plan to provide a transition from the higher residential densities allowed within the town center to the existing single family neighborhoods. In addition, the General Plan Future Land Use Map, identifies this property as Community Residential, which allows for single family residential zoning of R-1-6, with a minimum lot size of 6,000 square feet or larger.

**Alternatives:**

Alternatives are to: 1) Approve the rezone request from R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential); or 2) Approve the rezone request from R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential) with modifications; or 3) Deny the rezone request.

**Recommendation:**

On April 25, 2023, The Planning Commission voted unanimously to recommend the Council approve the rezone request from R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential).

Staff supports the recommendation of the Planning Commission.

**ORDINANCE 23-09**  
(Rezone Approximately 2855 East Gentile Street)

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCEL 09-088-0141 DESCRIBED HEREIN, LOCATED AT APPROXIMATELY 2855 EAST GENTILE STREET FROM "R-1-10" (SINGLE FAMILY RESIDENTIAL) TO R-1-6 (SINGLE FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY, REPEALER, AND AN EFFECTIVE DATE**

**WHEREAS**, the City has been petitioned for a change in the zoning classification for the property described herein; and

**WHEREAS**, the Planning Commission has reviewed the petition and has recommended that the petition to rezone said property from R-1-10 to R-1-6 be approved; and

**WHEREAS**, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, at the conclusion of the public hearing and upon making the necessary reviews, the Council has determined that this amendment is rationally based, reasonable, and consistent with the intent of the City's General Plan, which is in furtherance of the general health, safety, and welfare of the citizenry.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF LAYTON, UTAH:**

**SECTION 1. Repealer.** If any provision of Layton City's ordinance that is deemed to be inconsistent with this amendment is hereby repealed.

**SECTION 2. Enactment.** The zoning map is hereby amended by changing the zone classification of the following property from R-1-10 to R-1-6:

**PARCEL 09-088-0141**

BEG ON S LINE OF SEC 14 AT A PT S 89<sup>55'10"</sup> W 71.05 FT FR SE COR OF SEC 14-T4N-R1W, SLB&M; & RUN TH ALG SD SEC LINE S 89<sup>55'10"</sup> W 205.91 FT TO PPTY CONV IN BK 754 PG 62; TH N 0<sup>04'50"</sup> W 396 FT, M/L, TO THE N LINE OF GRANTOR'S LAND; TH N 89<sup>55'10"</sup> E 193.04 FT, M/L, TO W LINE OF HWY 89; TH ALG SD W LINE OF HWY S 1<sup>56'30"</sup> E 396.23 FT, M/L, TO THE POB. ALSO, BEG AT A PT N 89<sup>34'55"</sup> W 386.96 FT FR THE SE COR OF SEC 14-T4N-R1W, SLB&M; & RUN TH N 0<sup>04'50"</sup> W 396 FT; TH N 89<sup>55'10"</sup> E 110 FT; TH S 0<sup>04'50"</sup> E 396 FT; TH S 89<sup>55'10"</sup> W 110 FT TO THE POB. ALSO, A PART OF THE SE 1/4 OF SEC 14-T4N-R1W, SLB&M; BEG AT A PT N 89<sup>34'55"</sup> W 386.96 FT & N 0<sup>04'50"</sup> W 139.45 FT FR THE SE COR OF SEC 14; RUN TH S 89<sup>55'10"</sup> W 50 FT; TH N 0<sup>04'50"</sup> W 256.55 FT, M/L, TO A FENCE; TH N 89<sup>55'10"</sup> E 50 FT; TH S 0<sup>04'50"</sup> E (DEED READS S 0004'510" E) 256.55 FT TO THE POB. EXCEPTING HOWEVER ANY PORTIONS OF THE ABOVE PREMISES CONTAINED WITHIN THE BNDRY OF GENTILE STR PER WARRANTY DEED RECORDED 08/19/2003 AS E# 1900298 BK 3356 PG 774. LESS & EXCEPT: A PARCEL OF LAND IN FEE, BEING PART OF OF AN ENTIRE TRACT OF PPTY SIT IN THE SE 1/4 SE 1/4 OF SEC 14-T4N-R1W, SLB&M, FOR THE WIDENING OF EXIST US-89, KNOWN AS PROJECT NO. S-0089(406)398. THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE E'LY BNDRY LINE OF SD ENTIRE TRACT & THE EXIST N'LY R/W LINE OF GENTILE STR, BEING IN THE EXIST W'LY R/W LINE OF US-89, WH PT IS 74.15 FT S 89<sup>55'10"</sup> W ALG THE SEC LINE & 18.68 FT N FR THE SE COR OF SD SEC 14; & RUN TH N 89<sup>44'59"</sup> W

20.91 FT TO A PT 105.52 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1276+67.05; TH N 02<sup>18'05"</sup> W 106.03 FT TO A PT 105.97 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE ENGINEERS STATION 1277+73.07; TH N 05<sup>28'44"</sup> W 24.02 FT TO A PT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4668.50 FT TO A PT 107.41 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE ENGINEERS STATION 1277+97.05; TH N'L Y ALG SD CURVE WITH AN ARC LENGTH OF 132.39 FT, CHORD BEARS N 09<sup>01'21"</sup> W 132.39 FT TO A PT 123.46 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1279+28.46; TH N 09<sup>50'05"</sup> W 117.01 FT TO THE N'L Y BNDRY LINE OF SD ENTIRE TRACT AT A PT 139.30 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1280+44.39; TH N 89<sup>55'10"</sup> E 55.46 FT ALG SD N'L Y BNDRY LINE TO THE EXISTING W'L Y R/W LINE OF US-89; TH S 01<sup>56'30"</sup> E 376.27 FT ALG SD EXISTING R/W LINE TO THE POB. ALSO LESS & EXCEPT: A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PPTY SIT IN THE SE 1/4 SE 1/4 OF SEC 14-T4N-R1W, SLB&M, FOR THE WIDENING OF EXISTING US-89, KNOWN AS PROJECT NO. S-0089(406)398. THE BNDRY OF SD PARCEL OF LAND ARE DESC AS FOLLOWS: BEG AT THE INTERSECTION OF THE W'L Y HWY R/W & NO-ACCESS LINE OF SD PROJECT & THE EXISTING N'L Y R/W LINE OF GENTILE STR, AT A PT 105.52 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1276+67.05, WH PT IS 74.15 FT S 89<sup>55'10"</sup> W ALG THE SEC LINE & 18.68 FT N & 20.91 FT N 89<sup>44'59"</sup> W FR THE SE COR OF SD SEC 14; & RUN TH N 89<sup>44'59"</sup> W 121.71 FT ALG SD EXISTING N'L Y R/W LINE OF GENTILE STR TO A PT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 14.50 FT AT A PT 227.14 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1276+71.95; TH N'L Y ALG SD CURVE WITH AN ARC LENGTH OF 5.95 FT, CHORD BEARS N 18<sup>53'51"</sup> E 5.91 FT TO A PT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 60.50 FT, AT A PT 225.02 FT PERP'L Y DISTANT W'L Y FR THE US-89 R/W CONTROL LINE OF SD PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1276+77.47; TH E'L Y ALG SD CURVE WITH AN ARC LENGTH OF 170.75 FT, CHORD BEARS N 87<sup>59'35"</sup> E 119.46 FT TO THE W'L Y HWY R/W & NO-ACCESS LINE OF SD PROJECT; TH S 02<sup>18'05"</sup> E 10.32 FT ALG SD W'L Y HWY R/W & NO-ACCESS LINE TO THE POB.

CONT. 2.34 ACRES +/-

**SECTION 3. Severability.** If any part of this ordinance is found to be invalid by a court of competent jurisdiction, the remaining language shall remain in full force and effect.

**SECTION 4. Effective Date.** This zoning amendment shall become effective immediately upon posting.

**PASSED AND ADOPTED BY THE LAYTON CITY COUNCIL ON MAY 18, 2023.**

	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Joy Petro	_____	_____	_____	_____
Zach Bloxham	_____	_____	_____	_____
Clint Morris	_____	_____	_____	_____
Tyson Roberts	_____	_____	_____	_____
Bettina Smith Edmondson	_____	_____	_____	_____
Dave Thomas	_____	_____	_____	_____

---

JOY PETRO, Mayor

ATTEST

---

KIMBERLY S READ, City Recorder



---

GARY R. CRANE, City Attorney



---

CHAD WILKINSON, Community & Economic Development Director



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**To:** City Council  
**From:** Curtis Poole, Planner II Curtis Poole  
**Date:** May 18, 2023  
**Re:** J Development Rezone – R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential) – 2855 East Gentile Street

---

**Location:** 2855 East Gentile Street

**Current Zoning:** R-1-10 (Single Family Residential)

**Zoning Requested:** R-1-6 (Single Family Residential)

### **Description and Background:**

The applicant, Austin Dent on behalf of J Development, is requesting a rezone of 2.35 acres from R-1-10 to R-1-6. The property is located to the north of Holmes Reservoir, adjacent to Highway 89 and almost surrounded by single family use and zoning. The intent of the rezone is to create a single-family subdivision.

### **Staff Review:**

The proposed rezone area is located to the south of property that has been used by Utah Department of Transportation (UDOT) for construction staging and is identified in the General Plan as the Highway 89 and Gordon Town Center. The town center is intended to provide a mix of commercial and multi-family residential uses.

The rezone request meets the intent and guidelines outlined in the General Plan to provide a transition from the higher residential densities allowed within the town center to the existing single-family neighborhoods. In addition, the General Plan Future Land Use Map, identifies this property as Community Residential, which allows for single-family residential zoning of R-1-6, with a minimum lot size of 6,000 square feet or larger.

The proposed zone change is consistent with the General Plan and actual lot numbers will be determined during the design of the subdivision. The number of lots will be limited by the size and shape of the property, the need to provide adequate access to the lots, and other factors such as utility access and topography.

On April 25, 2023, the Planning Commission reviewed the rezone request and took public comment. A number of residents expressed their concerns regarding the density of the project, the impact on infrastructure, construction noise, and the increase of traffic. During the public comment, the applicant stated that their current plan includes 11 lots with the average lot size being 7,300 square feet.

**Staff Recommendation:**

The Planning Commission voted unanimously to recommend the Council approve the rezone request from R-1-10 (Single Family Residential) to R-1-6 (Single Family Residential).

Staff supports the recommendation of the Planning Commission to rezone the subject property from R-1-10 to R-1-6.



**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: Austin Dent; austin@jdevutah.com

CC: CED Department/Fire Marshal

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: March 30, 2023

SUBJECT: 2855 East Gentile Rezone

I have reviewed the Petition for Amending the Zoning Ordinance for one parcel of ground containing approximately 2.49 acres at 2855 East Gentile. The applicant is requesting a zoning change from R-1-10 to R-1-6 develop the parcel. The Engineering Department has no concerns regarding the rezone of the property.

**The following utility information is provided for informational purposes and may not be inclusive.**

**Street** – Gentile is a 60-foot right-of-way. It is anticipated that dedication of right-of-way to the City will be required. The dedication will need to be address with a dedication plat. Access to Gentile will need to be a minimum of 260 feet from centerline to centerline with Woodridge Drive. The concept plan submitted with the application proposed a road location that is too close to Woodridge Drive and will need to be redesigned.

Curb/gutter and sidewalk will be required along Gentile. The City has a project planned to install these improvements. Should the City install the improvements first, the developer shall be responsible to pay the City back for the improvements.

**Culinary Water** – There is an 8-inch culinary water line on the south side of Gentile. Any existing connections will need to be disconnected at the main.

Based on the city water model, the fire flow available to the development will be approximately 2,100 gpm. The model will be further refined with the submittal of a preliminary plan. The Fire Marshal will determine the required fire flow as well as the need for any additional hydrants.

**Sanitary Sewer** – There is an 8-inch sanitary sewer line on the north side of Gentile. Any existing connections will need to be disconnected at the main.

**Storm Drain** – There is a 24-inch storm drain line on the south side of Gentile.

The development will need to comply with Low Impact Development requirements in Section 6 of the City Guidelines and Design Standards. Items of note for the LID:

- 1) This area is within one Drinking Source Protection Zone 4.
- 2) The feasibility to implement infiltration LID BMPs may be impacted by the geotechnical findings.
- 3) Infiltration tests will need to comply with the requirements outlined in Section 8.16 and are only required if infiltration is a possibility based on soil classifications and ground water levels.

**Miscellaneous –**

1. This area is within Weber Basin secondary water service area. They will need to be contacted to determine if secondary water is available for the development
2. Water exaction requirements will need to be met. Any water requirement will need to be provided via stock certificates from Kays Creek Irrigation, Holmes Creek Irrigation, or Davis Weber Counties Canal Company. A credit will be given for any existing meter removed from service.
3. Street lights will need to be installed on any public street. A preliminary lighting layout will be provided upon receipt of the preliminary plans.



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.**

## MEMORANDUM

TO: Community Development

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

RE: 2855 East Gentile Street Rezone

CC: 1) Engineering  
2) Austin Dent, [austin@jdevutah.com](mailto:austin@jdevutah.com)

DATE: April 4, 2023

I have reviewed the site plan received on March 20, 2023 for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built.
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.
3. Where applicable, two means of egress may be required.
4. On site fire hydrants may be required.

2855 East Gentile Street Rezone

April 4, 2023

Page 2

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.

CF\#4ANNEX/REZONE:sh

Plan #S23-046 District #32

Project Tracker #LAY2303203255

ERS# BMI





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

## Memorandum

**To:** Austin Dent  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, Parks Planner – Parks & Recreation  
**Date:** March 24, 2023  
**Re:** 2855 East Gentile Street Rezone, Rezone – 2855 E. Gentile St.

---

2855 East Gentile Street (Tax ID #s 09-088-0141) lies within the City's future Snow Canyon Park service area. The applicant's proposed rezone from R-1-10 to R-1-6 would not impact the Parks & Recreation Department.

The Parks & Recreation Department has reviewed the petition submitted and has no comments or concerns regarding approval of the rezone.

**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

## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

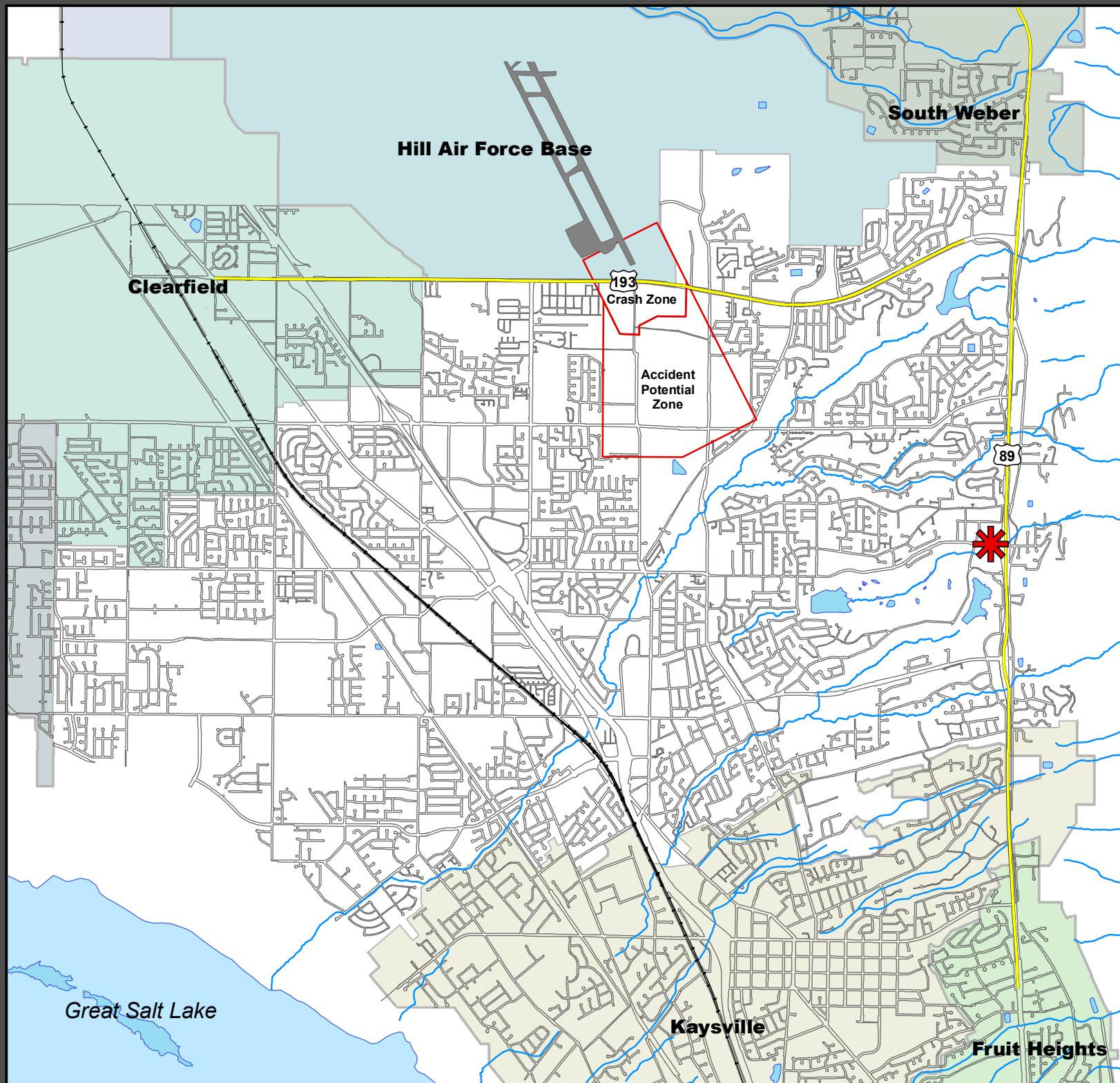
### Legend

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

 - Project Site



Map 1



# Layton City

## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

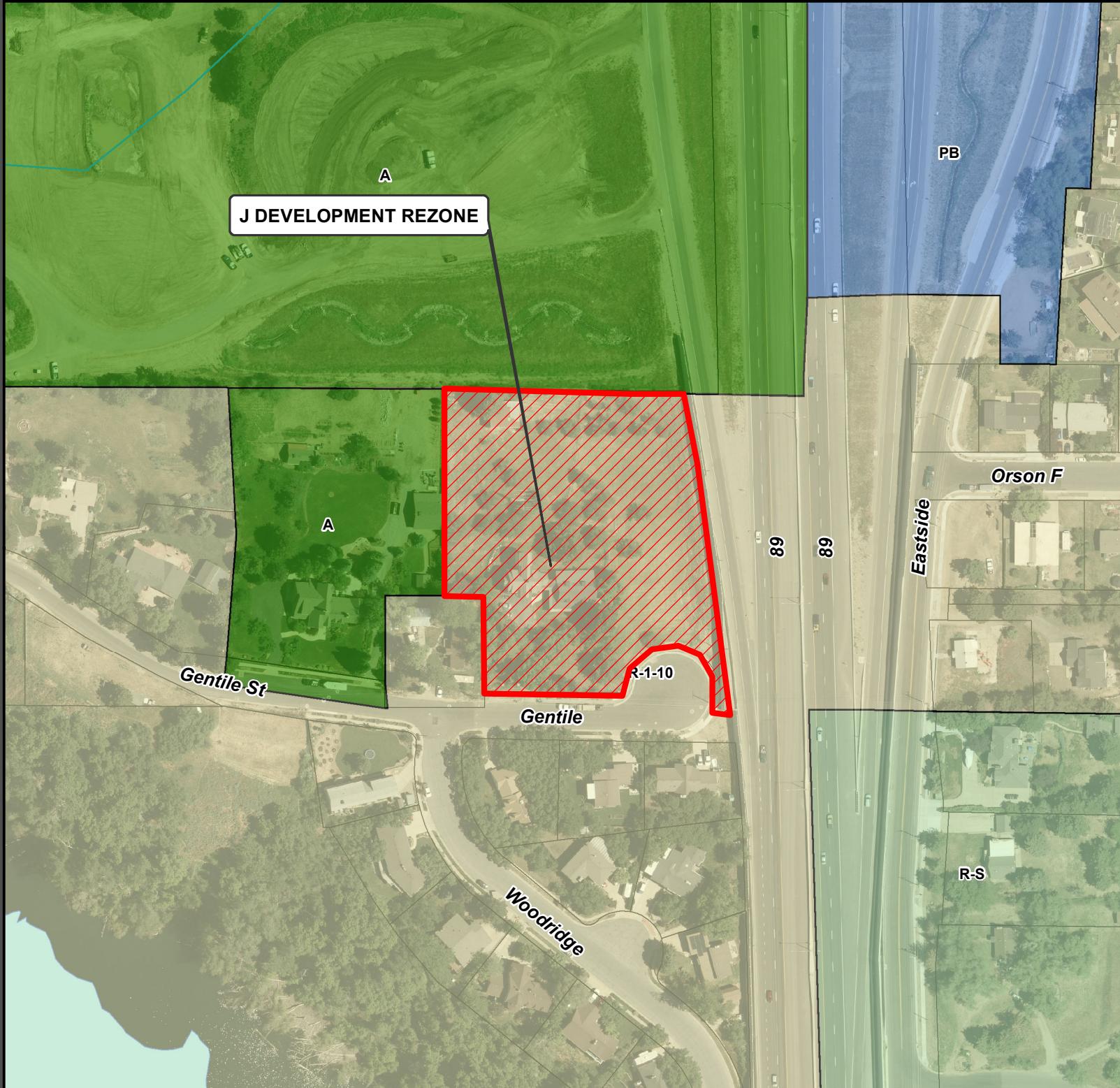
### Legend

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

 - Project Area



Map 2



## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

### Legend

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

  - Project Area



Map 3



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

**Item Number:** 6.B.

**Subject:**

Proposed Amendments to Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations, and Repeal Section 19.06.070 Household Pets, to Preserve Consistency in the Layton City Municipal Code and with Layton City's Recent Adoption of the Davis County Utah Code Entitled, Title 6, Animals – Ordinance 23-08 (L)

**Background:**

Historically, the Municipal Code provided standards and regulations for household pets within City boundaries. The requirements have been located in Title 8 Animals and 19.06.070 entitled Household Pets. However, the City recently entered into an inter-local agreement with the County to create uniform standards and enforcement pertaining to household pets. Enforcement of these standards is now the responsibility of Davis County Animal Care.

On March 16, 2023, the Council repealed Title 8 Animals, from the Municipal Code and replaced it with the Davis County Utah Code Title 6, Animals. The majority of Section 19.06.070 is residual code that is now inconsistent with the recent agreement and code amendment.

For the purposes of clarity and consistency, the proposed ordinance includes the following changes; the majority of 19.06.070 is repealed. Section 19.06.070(5) which describes the keeping of farm animals has been moved to 19.06.080 Farm Animals. The allotted number of farm animals has been converted to a table format, with the addition of a calculation for pigs. Lastly, the definition for Kennels has been updated to stay consistent with the combined number of dogs and cats permitted at a residence.

**Alternatives:**

Alternatives are to: 1) Adopt Ordinance 23-08 amending Title 19 Zoning, Chapter 19.02 Definitions, and Chapter 19.06 Land Use Regulations, and repeal Section 19.06.070 Household Pets; 2) Adopt Ordinance 23-08 with modifications; or 3) Not adopt Ordinance 23-08 and deny the proposed amendments.

**Recommendation:**

On April 25, 2023, The Planning Commission voted unanimously to recommend the Council adopt the proposed amendment to the zoning ordinance, as contained in Ordinance 23-08, to maintain consistency within Layton City Municipal Code.

Staff supports the recommendation of the Planning Commission.

**Layton City  
ORDINANCE 23-08**

**HOUSEHOLD PETS**

**AN ORDINANCE AMENDING TITLE 19 "ZONING", CHAPTER 19.02 "DEFINITIONS", AND CHAPTER 19.06 "LAND USE REGULATIONS", AND REPEAL SECTION 19.06.070 "HOUSEHOLD PETS", TO PRESERVE CONSISTENCY IN LAYTON CITY MUNICIPAL CODE AND WITH LAYTON CITY'S RECENT ADOPTION OF THE DAVIS COUNTY UTAH CODE ENTITLED, "TITLE 6, ANIMALS"**

**WHEREAS**, it is in the City's interest to preserve consistency in the Municipal Code and with Layton City's recent adoption of the Davis County Utah Code entitled "Title 6, Animals".

**WHEREAS**, the Layton City Planning Commission reviewed the proposed changes at their April 25, 2023 meeting and after holding a public hearing recommended approval of the proposed changes;

**WHEREAS**, the Council has reviewed the Planning Commission's recommendation and has received pertinent information in the public hearing regarding the proposal; and

**WHEREAS**, at the conclusion of the public hearing and upon making the necessary reviews, the Council of Layton City finds it to be in the best interest of the health, safety, and welfare of its citizens to make the proposed amendments to Layton Municipal Code Title 18 and Title 19.

**NOW THEREFORE**, be it ordained by the City Council of Layton City, UT as follows:

**SECTION I: Repealer.** If any provisions of the municipal code previously adopted are inconsistent herewith they are hereby repealed.

**SECTION 2: Amendment.** "19.02.020 " is hereby amended as follows:

...

"Junk Dealer": Any person ... for a junk yard.

"Junkyard": See also Auto ... is no outside storage.

"Kennel, Boarding": ~~Any lot or premises on which three or more dogs or cats or combination thereof, at least four (months old, are kept daily or overnight for a fee. A lot/parcel on which the total number of dogs or cats or combination thereof that are at least four months old, exceeds the number permitted by Davis County Utah Code entitled Title 6, Animals and are kept daily or overnight for a fee.~~

"Kennel, Daily Boarding": ~~Any lot or premises on which three or more dogs or cats or combination~~

~~thereof, at least four (months old, are kept daily with no overnight boarding for a fee. A lot/parcel on which the total number of dogs or cats or combination thereof that are at least four months old, exceeds the number permitted by Davis County Utah Code entitled Title 6, Animals, and are kept daily with no overnight boarding for a fee.~~

"Kennel, Extended Care": ~~Any lot or premises on which three or more dogs or cats or combination thereof, at least four are kept or groomed, daily or overnight for a fee, as a home occupation by the members of the family living in the home. A lot/parcel on which the total number of dogs or cats or combination thereof that are at least four months old, exceeds the number permitted by Davis County Utah Code entitled Title 6, Animals, and are kept or groomed, daily and/or overnight for a fee, as a home occupation by the members of the family living in the home.~~

"Kennel, Private": ~~Any developed lot or premises on which three or more dogs or cats or combination thereof, at least four months old, months old are kept. A lot/parcel on which the total number of dogs or cats or combination thereof that are at least four months old, exceeds the number permitted by Davis County Utah Code entitled Title 6, Animals.~~

"Land Use Authority": The ... of Land Use Authority.

"Landscaping": The installation of ... as landscape design materials.

...

### SECTION 3: Amendment. "19.06.070 Repealed." is hereby amended as follows:

#### 19.06.070 ~~Household Pets~~Repealed.

~~1. Household pets shall be limited to the keeping of not more than two dogs or cats, or combination thereof, four months old or older. In addition to the two permitted animals, one seeing-eye, search and rescue, or other aid dog may be allowed under the following circumstances:~~

~~a. A permit is issued by the Zoning Administrator. In addition to the typical items considered by the Zoning Administrator for the permit, the following shall also be reviewed:~~

~~i. The location and size of any outdoor pens, runs, or enclosures;~~

~~ii. The owner's demonstrated ability to keep the additional animal in a clean and healthy environment and in a manner that is not contrary to the general health and welfare of the citizenry;~~

~~iii. That the animals will be kept in accordance to all Davis County Health and Davis County Animal Control requirements; and~~

~~iv. The premises shall be subject to inspection annually by the Community and Economic Development Department.~~

~~b. The aid dog is certified to serve in the capacity intended by the independent and qualified agency. Aid dogs that are in the process of being trained shall have not more than six months to become certified unless a longer period is granted by the Zoning Administrator. The certification of the aid dog is subject to inspection annually by the Community and Economic Development Department. Failure to obtain the certification in the prescribed time period, and maintenance of it thereafter, shall result in the revocation of the conditional use permit; and~~

e. The owner of the aid dog owns and was keeping two dogs or cats or combination thereof prior to obtaining the aid dog.

2. If after receiving a permit for the third animal, either of the two non-certified animals becomes absent from the premises, for whatever reason, said animal shall not be replaced.

3. Show, hunting, or other animals not trained and certified to give aid to the physically or mentally impaired, or serve in search and rescue efforts shall not qualify for the keeping of the third animal.

4. A dwelling may have a total of six animals [not including animals listed in Subsection (1)] or fowl customarily kept within the home, including but not limited to hamsters, guinea pigs, parakeets, canaries, etc. Said animals shall be for family use only and not raised for commercial purposes.

5. Animals normally associated with being kept outdoors and/or normally associated with agricultural areas such as horses, cows, goats, sheep, pigs, rabbits, chickens, ducks, geese, or other farm animals, shall not be allowed as household pets.

## HISTORY

...

## SECTION 4: Amendment. "19.06.080" is hereby amended as follows:

1. Animals normally associated with being kept outdoors and/or normally associated with agricultural areas such as horses, cows, goats, sheep, pigs, rabbits, chickens, ducks, geese, or other farm animals, shall be identified as farm animals and shall not be allowed as household pets.

a. Except as otherwise provided herein, farm animals shall only be allowed in the A (agricultural) and R-S (residential suburban) zoning districts. The number and type of animals and fowl allowed in these zoning districts shall be limited as follows:

Row	<u>Animal</u>	<u>Minimum Lot/Parcel Size in Square Feet</u>	<u>Lot Area/Parcel Size in Square Feet Required for Every 1 Animal</u>	<u>Zones</u>
	<u>Horse or Cow</u>	<u>20,000</u>	<u>20,000</u>	<u>A, R-S</u>
	<u>Sheep, Goat or Pig/Swine</u>	<u>20,000</u>	<u>10,000</u>	<u>A, R-S</u>
	<u>Geese</u>	<u>20,000</u>	<u>2,000</u>	<u>A, R-S</u>
	<u>Pheasant, Rabbit, or Pigeon</u>	<u>20,000</u>	<u>800</u>	<u>A, R-S</u>

~~Not more than one cow or horse and two sheep or goats and 25 pheasants, or rabbits, or pigeons; and 10 geese, for every 20,000 square feet of lot area~~

b. Animals and fowl not specifically listed may be substituted for those listed of similar size.

c. Combinations of animals and fowl are also allowed within the numbers listed for each

category.

**d.** An increase in this density is allowed only by a conditional use permit for a farm industry as set forth in this Title.

2. Residential Chicken and ... with the following provisions:

...

**SECTION 5: Severability.** If any section, subsection, sentence, clause, or phrase of this amendment is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this amendment.

**SECTION 6: Effective Date.** This ordinance being necessary for the peace, health, and safety of the City, shall go into effect at the expiration of the 20th day after publication or posting or the 30th day after final passage as noted below or whichever of said days is the more remote from the date of passage thereof.

\*\*Signatures On Next Page\*\*

**PASSED AND ADOPTED** by Layton City Council this \_\_\_\_\_.

---

JOY PETRO, Mayor  
Layton City

Attest:

---

KIMBERLY S READ, City Recorder  
Layton City



---

DARREN CURTIS, Assistant City Attorney  
Layton City



---

CHAD WILKINSON, Community Development Director  
Layton City

City Council Vote as Recorded: AYE NAY ABSTAIN ABSENT

Zach Bloxham

— — — —

Clint Morris

— — — —

Tyson Roberts

— — — —

Bettina Smith Edmondson

— — — —

Dave Thomas

— — — —

RECORDED this \_\_\_\_\_.

PUBLISHED OR POSTED this \_\_\_\_\_.

**CERTIFICATE OF PASSAGE AND PUBLICATION OR POSTING**

In accordance with Utah Code Annotated §10-3-713, 1953 as amended, I, the City Recorder of Layton City, hereby certifies that the foregoing Amendment was duly passed and published or posted at:

1. Layton City Center
2. Surf 'n Swim Bulletin Board
3. Davis County Library - Layton Branch

on the above referenced dates.

---

KIMBERLY S READ, City Recorder  
Layton City

**ADDITIONAL**

**PACKET**

**ATTACHMENTS**



May 18, 2023

# City Council Meeting



# 5A. Resolution 23-30

## Victim Services Authorization to Apply for Social Services Block Grant





Community & Economic Development Department



# 6A.J Development Rezone Ordinance 23-09

# Layton City

## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

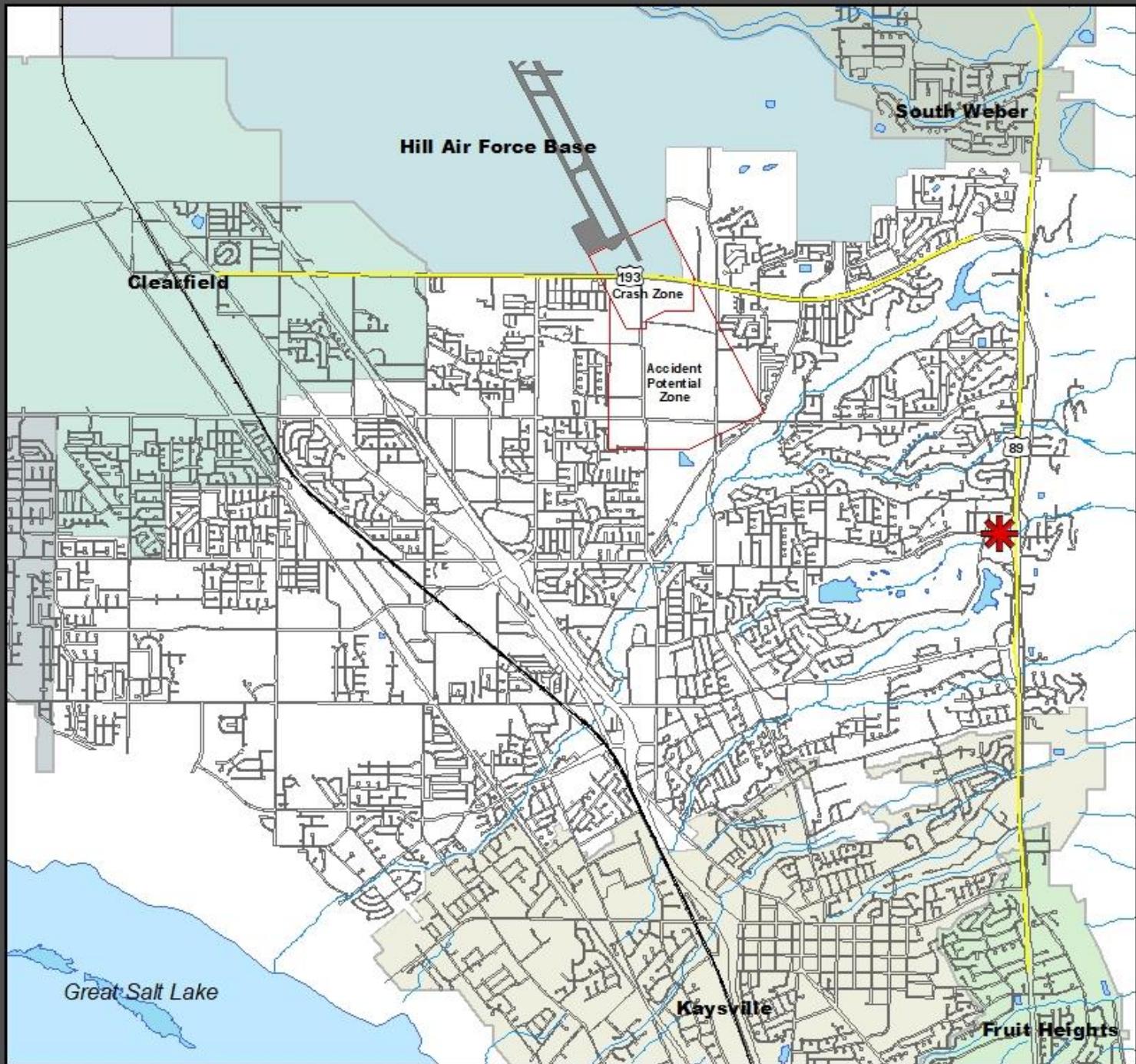
### Legend

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

 - Project Site



**Map 1**



# Layton City

## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

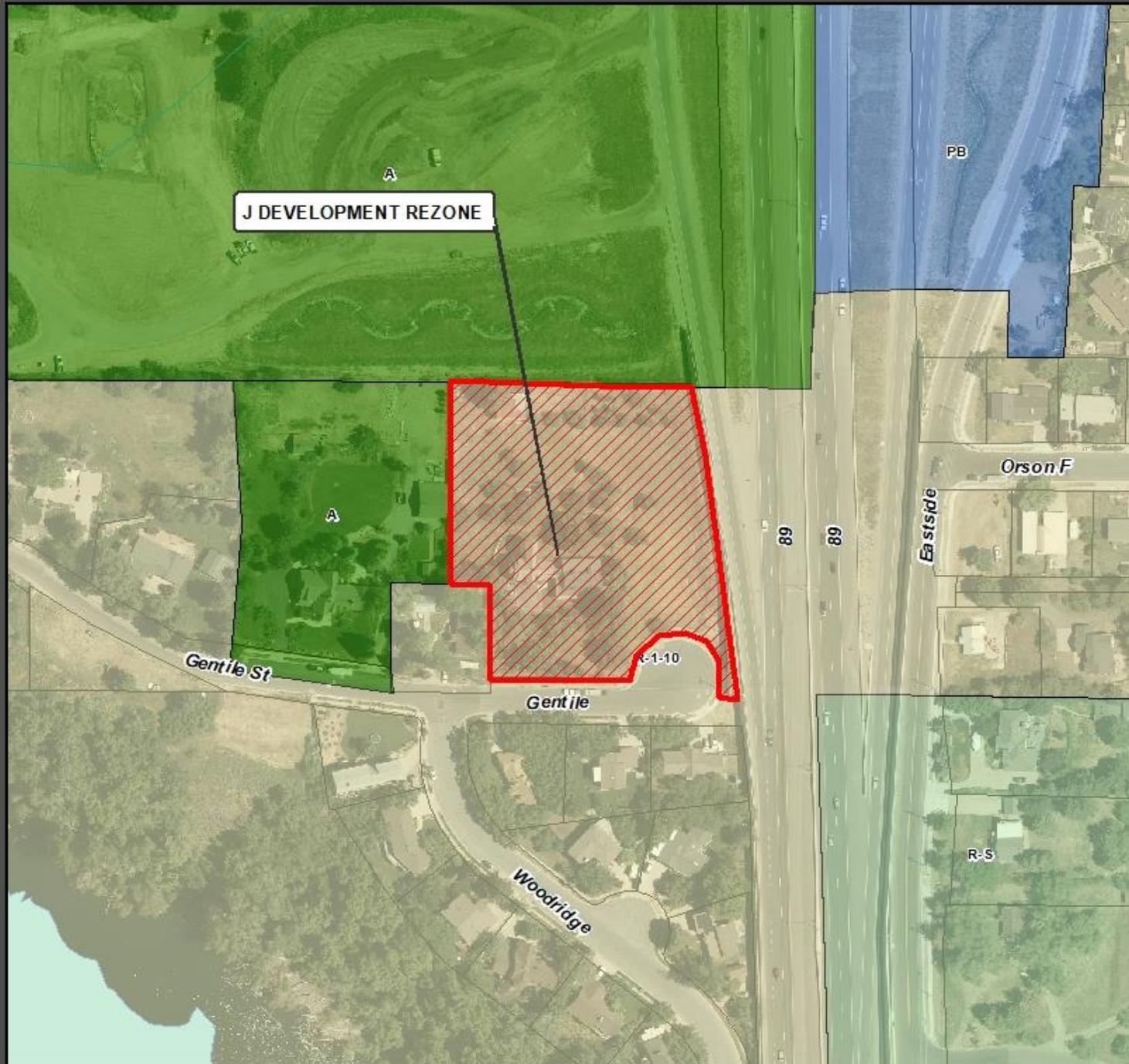
### Legend

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

 - Project Area



Map 2



## J DEVELOPMENT REZONE

2855 E GENTILE ST

REZONE  
R-1-10 TO R-1-6  
2.35 ACRES

### Legend

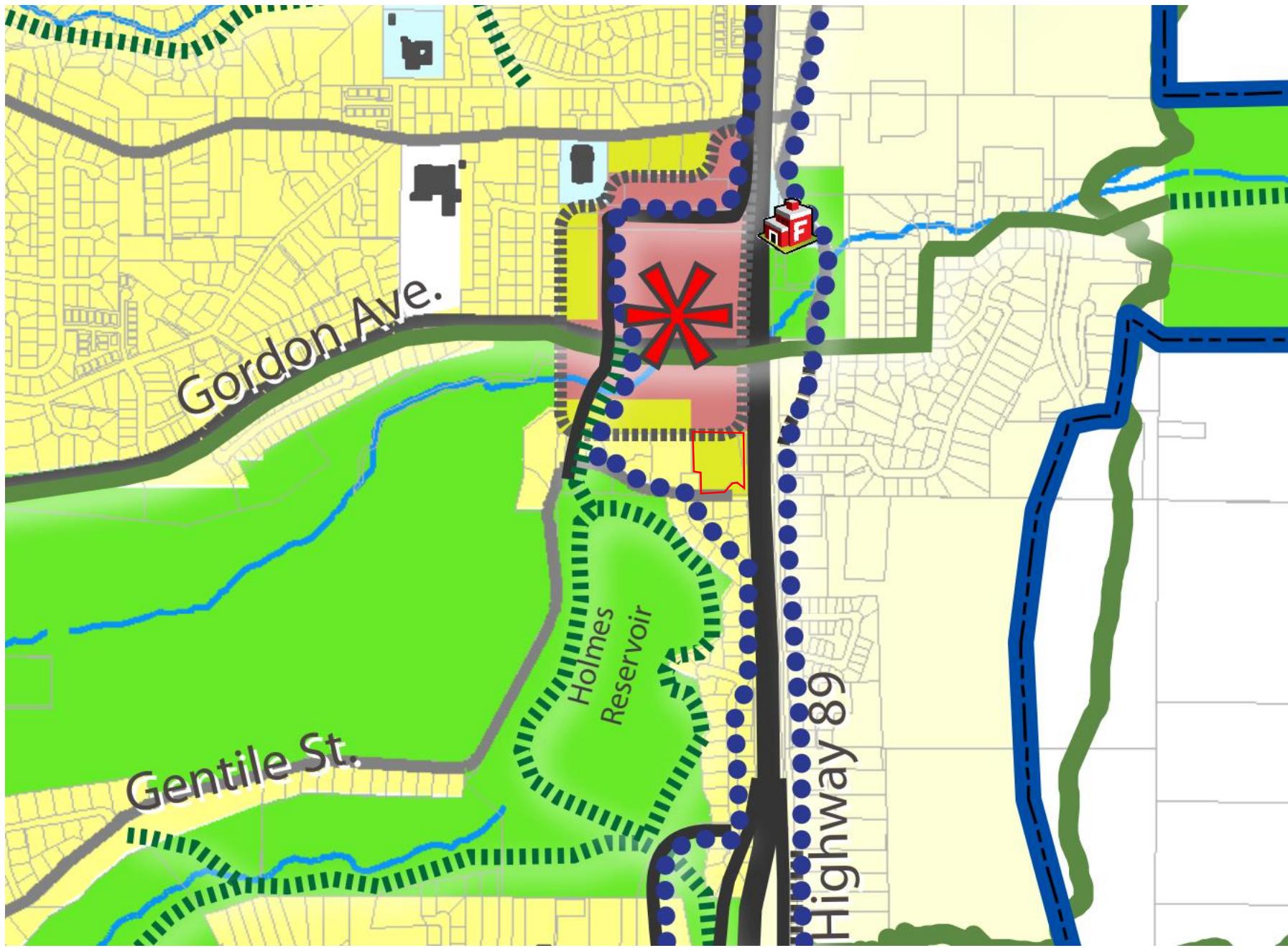
- Interstate Highways
- City Boundary
- Highways
- Lakes
- Streams

  - Project Area



Map 3







Community & Economic Development Department



# 6B. Household Pets Text Amendment Ordinance 23-08











