



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

# **Citizen Comment Guidelines**

For the benefit of all who participate in a **public hearing** or providing **public comment** during a City Council meeting, we respectfully request that the following procedures be observed to ensure everyone has an opportunity to speak:

## **Public Comment Notice:**

In accordance with the State of Utah Open and Public Meetings Act, the City Council will not respond to, engage in discussion of, or act on comments made during the public comment period.

## **Comments:**

Your comments are important. To help maintain order, please direct all remarks to and through the presiding officer.

## **Time:**

If you are providing input on an agenda item, please limit your comments to three (3) minutes.

## **Courtesy:**

Applause, verbal outbursts, or other demonstrations of support or opposition are not permitted. All attendees are expected to maintain a respectful and orderly environment.

## **New Information:**

To ensure efficiency, speakers shall limit remarks to new information. Repetition of previously stated comments is discouraged.

## **Spokesperson:**

Groups are required to designate a single spokesperson. Repetitive comments from multiple individuals representing the same position may be limited.

## **Handouts and Electronic Information:**

Any materials presented to the City Council must be submitted to the City Recorder in electronic or hard copy form no later than the conclusion of the meeting.

**Thank you for your cooperation.**

**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 July 2, 2026**.

**AGENDA ITEMS:**

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

A. Minutes of Layton City Council Meeting - May 21, 2026

**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.)

**6. PUBLIC HEARINGS:**

A. Rezone Request – Layton Farms – A (Agriculture) to R-1-8 (Single Family Residential) – Ordinance 26-23 – 2000 West Gordon Avenue

**7. UNFINISHED BUSINESS:**

**ADJOURN:**

Notice is hereby given that:

- This meeting will also be live streamed via [laytoncitylive.com](http://laytoncitylive.com) and [facebook.com/Laytoncity](https://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. 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**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncityutah.gov](http://www.laytoncityutah.gov), and at the Layton City Center.

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

# ***D R A F T***

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

**MAY 21, 2026; 7:03 P.M.**

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

**MAYOR JOY PETRO, ZACH BLOXHAM, MIKE  
KOLENDRIANOS, CLINT MORRIS, BETTINA  
SMITH EDMONDSON, AND DAVE THOMAS**

### **STAFF PRESENT:**

**ALEX JENSEN, CLINT DRAKE, DAVID PRICE,  
JOELLEN GRANDY, ALLEN SWANSON, SCOTT  
MAUGHAN, MORGAN CLOWARD, AND KIM  
READ**

**The meeting was held in the Council Chambers of the Layton City Center.**

Mayor Petro opened the meeting and welcomed the public. Councilmember Bloxham offered the invocation and led the Pledge of Allegiance.

Mayor Petro recognized Jack Groves, Layton City Youth Council, for his participation during the Meeting.

### **MINUTES:**

**MOTION:** Councilmember Morris moved and Councilmember Bloxham seconded to approve the minutes of:

#### **Layton City Council Meeting – April 16, 2026.**

The vote was unanimous to approve the minutes as written.

### **MUNICIPAL EVENT ANNOUNCEMENTS:**

Councilmember Thomas announced Surf ‘n Swim would be selling resident only summer swim passes in the Parks and Recreation Department and reviewed the cost categories. He also announced Parks and Recreation were accepting parade float entries/participant applications for the Fourth of July Parade. The applications were due by Friday, June 5, 2026, and there would be a \$25 registration fee.

Councilmember Smith Edmondson informed the public about Layton Communities That Care (CTC) a local

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prevention program designed for the youth of the community. She explained the adults which served on the Community Board provided programs and services to prevent youth from substance abuse, drug use, and suicide. The Layton CTC would be participating in a joint Davis community survey with the North Davis and South Davis CTC organizations. She provided the link for parents to visit in order to complete the survey.

She also announced Layton CTC would be hosting a snack drive in an effort to provide snacks for participants of summer camps at various schools. Donations would be accepted at the Parks and Recreation Department until Saturday, May 30, 2026.

## **PRESENTATIONS:**

### **PRESENTATION – DAVIS ARTS COUNCIL**

Lisa Zamora, Davis Arts Council (DAC) Executive Director, addressed the Council and highlighted some of the various programs offered by DAC. She mentioned the Summer Nights with The Stars concert series had been well received by the public. She identified the goals of DAC by providing a variety of programming for all ages and events which bring residents together. She expressed appreciation for the City's continued support of DAC. She provided the website address where residents could purchase tickets.

## **CONSENT AGENDA:**

### **APPROVE AN INTERLOCAL AGREEMENT BETWEEN LAYTON CITY, CLEARFIELD CITY, AND DAVIS COUNTY FOR THE PURPOSE OF DISTRIBUTING THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (2025 BYRNE JAG) NUMBER O-BJA-2025-172542 FUNDS – RESOLUTION 26-27**

Allen Swanson, Police Chief, announced the Resolution would authorize an Interlocal Agreement between Layton City, Clearfield City, and Davis County entities to share program funds under the Justice Assistance Grant (JAG). The three entities had submitted a joint application for grant funding in the amount of \$29,207. Layton City had completed the grant application and would administer the grant for all three agencies since it was familiar with the requirements. He reviewed the disbursement amounts for each entity and identified how each agency would appropriate its respective share of the funding. Staff recommended approval and asked if there were any questions; there were no questions.

### **TEXT AMENDMENT – AMEND TITLE 16, CHAPTER 16.04 AND SECTIONS 16.04.010, 16.04.015,**

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## **16.04.050 OF THE LAYTON CITY MUNICIPAL CODE AND ADOPT THE 2024 EDITION OF THE INTERNATIONAL FIRE CODE WITH AMENDMENTS AND APPENDICES – ORDINANCE 26-13**

Scott Maughan, Fire Chief, introduced the agenda item and explained the ordinance would amend the City's Fire Code. The City had previously adopted and utilized the 2021 edition of the International Fire Code with its amendments. The Layton City Fire Department would also be proposing an amendment, and additional amendments to the 2024 edition of the International Fire Code. The proposed amendments would clean up language, improve consistency of the application of codes, and change numbering with the new code.

Staff recommended approval of Ordinance 26-13, adopting the 2024 edition of the International Fire Code effective as of July 1, 2026.

He asked if there were any questions.

Councilmember Smith Edmondson requested Chief Maughan address the amendment applicable to electric vehicle charging stations within the Ordinance.

Chief Maughan explained the proposed amendment also included a prohibition of electric vehicle charging stations within a parking structure. Electric vehicle charging stations in parking structures presented risks to life and property primarily due to the potential for intense, hard-to-extinguish lithium-ion battery fires. These vehicle fires were exacerbated by the enclosed, often poorly ventilated, and difficult access for fire personnel. Layton Fire Department Staff recommended prohibiting electronic vehicle charging stations in parking structures below residential living facilities.

Councilmember Smith Edmondson requested clarification specific to the impact of the ordinance. Chief Maughan clarified there were currently two facilities in which electronic charging stations were located within parking structures above living quarters, and emphasized this amendment wouldn't change those allowances. He pointed out the ordinance would eliminate these stations in future facilities.

Councilmember Smith Edmondson inquired whether new development would be aware of the restriction, applicable to three or more residential units above a parking structure, brought about by adoption of the ordinance. Chief Maughan responded that was the definition the City would be moving forward with.

Councilmember Smith Edmondson clarified the proposed ordinance wouldn't prohibit the charging station being located outside of the parking structure and Chief Maughan responded in the affirmative.

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Staff recommended approval and asked if there were any questions.

Councilmember Bloxham mentioned discussion had taken place during the Work Meeting held immediately prior to the City Council Meeting regarding the definition and requested clarification how that language would need to be included in the approval of the ordinance.

Clint Drake, City Attorney, indicated he would read the definition into the record for the Council.

There were no other questions.

**TEXT AMENDMENT – AMEND TITLE 16, CHAPTER 16.10 AND SECTION 16.10.010 OF THE LAYTON CITY MUNICIPAL CODE, AND ADOPT THE 2024 EDITION OF THE INTERNATIONAL WILDLAND URBAN INTERFACE CODE INCLUDING APPENDIX A – GENERAL REQUIREMENTS, B – VEGETATION MANAGEMENT PLAN, AND C – FIRE HAZARD SEVERITY FORM – ORDINANCE 26-14**

Chief Maughan explained this ordinance would adopt the 2024 edition of the International Wildland-Urban Interface (WUI) Code as amended by the Utah State Construction Code. Fire Department Staff proposed an amendment to the WUI map, recently adopted in January 2026, and shared an illustration of the proposed new map. He referenced the map and explained everything east of Highway 89 would be designated as ‘Wildland Urban Interface’. This designation would implement zero fireworks for that particular area. He continued to explain the area west of Highway 89 to Fairfield Road would implement aerial restrictions. He added two different dates were designed in Ordinance 26-14; the amendments applicable to Title 16, Chapter 16.10, adopting the 2024 edition of the International Wildland-Urban Interface Code to be effective January 1, 2027. The amendment to update the WUI map would take effect July 1, 2026.

He asked if there were any questions.

Councilmember Morris clarified this new map was a result of recent legislation from the 2026 Legislative Session and this new proposed map was the same map as previously used by the City prior to adoption of an ordinance in December 2025. Chief Maughan emphasized the map being proposed with Ordinance 26-14 would also be the map used by the City for firework restrictions, which also co-related to the WUI map. He pointed out the City would be compliant with State Law, compliant with the rules and guidelines required to adopt the 2024 WUI Code, and designating a WUI area to participate in the CWS and CWPP projects, by

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adopting the same map.

**MOTION:** Councilmember Bloxham moved to approve the following items of the Consent Agenda: Resolution 26-27 as presented, Ordinance 26-13 with the definition of a ‘parking structure’ as read into the record by the City Attorney, and Ordinance 26-14 as presented. Councilmember Thomas seconded the motion.

Clint Drake, City Attorney, read the following definition applicable to Ordinance 26-13: “Parking Structure” shall mean any parking garage or carport that is attached to or integrated with a building in a manner that the occupied space (including dwelling units, tenant spaces, offices, assembly areas, or similar use) is located directly above any portion of the parking area. **The motion passed unanimously.**

## **PUBLIC HEARINGS:**

### **APPROVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN FOR 2026-2027 – RESOLUTION 26-21**

Morgan Cloward, CDBG (Community Development Block Grant) Coordinator, announced the CDBG Annual Action Plan Program Year would be July 1, 2026 through June 30, 2027. He reviewed and explained the CDBG activities proposed in the Annual Action Plan.

Staff recommended approval.

**Mayor Petro opened the public hearing at 7:29p.m.**

Mayor Petro called for public comment.

John Russell, Habitat for Humanity, expressed comments related to the Critical Home Repair program available to qualifying Layton City residents and stated the CDBG funding allowed for home repairs needed to provide housing stability to those residents of low to moderate income thresholds. He expressed appreciation to the Council and Mr. Cloward for continued support.

Emileigh Hillstead, Safe Harbor Crisis Center, Mona Benson, Safe Harbor Crisis Housing Coordinator, expressed appreciation for the partnership with Layton City and for providing critical services and needs to Layton residents. Ms. Hillstead reported Safe Harbor was the only domestic violence and sexual assault center in Davis County. Ms. Benson added housing funding was always in short supply and expressed appreciation

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for the Council's support.

Karlene Kidman, Layton Community Action Council - Youth Court, expressed appreciation to Mr. Cloward, Mayor Petro, and the Council for supporting Layton Youth Court. She believed it provided beneficial options for keeping critical youth from continuing through the juvenile justice program.

**MOTION:** Councilmember Kolendrianos moved to close the public hearing at 7:32 PM and approve the Community Development Block Grant (CDBG) Annual Action Plan for 2026-2027 as presented, Resolution 26-21. Councilmember Thomas seconded the motion. The motion passed with the following vote: **Voting AYE – Councilmembers Morris, Kolendrianos, Smith Edmondson, Thomas, and Bloxham. Voting NO – None.**

## **CITIZEN COMMENTS**

Mayor Petro read a prepared statement specific to the designation for an off-leash dog walking trail in the Eastridge Nature Preserve. She stated this reflected the Council's desire to provide a quality of life for all residents of Layton City and acknowledged the decision had created strong feelings on both sides and suggested the conversation should include a focus on the broader community's interests. She shared the following thoughts:

- Early discussions would be ongoing
- Residents strongly supported the designation of an off-leash space for dogs and welcomed this proposal
- There were also residents with legitimate concerns regarding the safety, maintenance, noise, costs, and preservation of a shared public space
- Collaboration, patience, and a willingness to listen would contribute toward a practical solution benefiting the community as a whole

Mayor Petro expressed appreciation to members of the public which had participated in the process thus far.

Mr. Drake explained the State Statute pertaining to 'Noticing' for open discussion on any item and announced the City Council would be listening to comments expressed by citizens; no open discussion would take place regarding the topic.

Landon Bickley, resident, announced he represented numerous residents which weren't in attendance. He distributed a handout and read a statement in opposition to the off-leash dog park in conjunction with the Eastridge Nature Park. He shared his personal experience of growing up near the area and expressed his desire

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for his children to enjoy the same childhood. He shared various examples of concern regarding the following: dog bites, water quality, etc. He identified other locations within the City which should be considered and asked what would be required of the public to reconsider this location for an off-leash dog facility. He expressed the community's desire to collaborate for competing alternative site studies and offered to make a financial donation for the development of a dog park at a suitable location. He pleaded with the Council to not "ruin the best natural area" left in Layton City.

Shaurie Wade, resident, expressed opposition to an off-leash dog facility and shared a personal experience of her dog being attacked by another off-leash dog. She believed dogs should be allowed to run free; however, that should be allowed in a fenced area providing protection to others within the area. She also shared statistics associated with injuries directly related to off-leash dogs and dog bites which occur nationwide. She added she would enjoy a City park where dogs could freely roam.

Larry Todd, resident, identified the location of his home and expressed concern with the access to the Eastridge Nature Trail facility and believed it would increase traffic in the area and suggested this facility would result in a negative effect.

Kade Sweeten, resident, identified the location of his home and stated the youth in the area had been excited for the development of the nature park and believed once the off-leash dog facility was established, it would no longer be available to local families and children; it would be an area for dogs. He requested the Council consider another location for the dog park facility.

Ivy Bickley, resident, stated she currently used the City's Kay's Creek trail system and had been looking forward to the development of the Eastridge Park area. She expressed concern regarding the safety of children in the area should off-leash dogs be allowed. She believed there were opportunities to work together to identify a better location for a dog park facility within the City.

Lynda Cordero, resident, mentioned the flight path for the jets from Hill Air Force Base (HAFB) was over this area and reported the planes fly low and loud which had negatively affected the temperament of her dog and shared a personal experience. She commented her backyard was not fenced and intentionally chose this particular home because of the adjacent natural area.

Blake McKinley, resident, opposed the off-leash dog trail and also mentioned the number of dog bites experienced in the United States. He requested clarification who would be responsible should an off-leash dog bite a child while visiting the Eastridge Nature Park and informed the Council of State Statute in regard to

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liability. He also inquired how dog ownership and vaccinations would be verified. He shared observed behavior of dogs when running on the City's trail systems.

Josh Burns, resident, expressed his opinion there was something worth preserving in the Eastridge Nature area. He believed residents weren't opposed to a dog park; they just believed there were other options to be considered for a dog park and believed dog owners deserved more than the Eastridge area.

Jennifer Bazzano, resident, was advocating for a dog park, a place for humans and dogs to socialize. She believed Layton City was unfriendly to dogs and identified the various cities which had recently opened dog parks. She mentioned the dog park didn't have to be at this location; however, there needed to be a place for residents living in apartments and townhomes with dogs. She expressed her opinion the benefits far outweighed any negative opposition and also believed children shouldn't be in an off-leashed dog park.

Jennifer Shepherd, resident, informed those in attendance, she and others, had been working with City Staff for a long time in developing a dog park facility in Layton City and many other sites had been considered, including some previously mentioned. Davis County Animal Control Director had expressed confidence this area could be a safe off-leash dog facility with the proper planning. She believed this would be a separate area from the regular walking trail referenced in other comments. She believed there would be pushback from residents wherever the dog park would be proposed. She suggested moving forward with the proposal to see if the off-leash trail could be managed at this location since there wasn't another option.

Louise Hales, resident, expressed her opinion the dog park facility would have significant risks that far outweighed the benefits. She believed other locations should be considered for a dog park facility.

Paul Bickley, resident, stated he had been a resident of the beautiful area for the past 34 years. He was a dog lover; however, he would be concerned with using the facility with off-leash dogs and wondered about the liability to the City. He believed there was a higher use to the general public as opposed to dog owners. He pointed out many of the homeowners purchased their home with the expectation of the natural habitat and wondered about the fairness of now developing the area.

Daniel Enriquez, resident, stated residents in the area weren't opposed to a dog park, just this proposed location. He shared his personal experience of living in the area. He also shared a personal experience of being attacked by an off-leash dog on an off-leash trail facility. He expressed concern about irresponsible dog owners and no accountability to the dog owner in an event similar to what he experienced.

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Roger Lambert, resident, stated he was a dog owner and believed this wasn't a suitable location for an off-leash dog trail and continued to identify a variety of reasons. He expressed concern that many of the homes didn't have a fence and the additional cost for installing a fence wouldn't be feasible. He believed many of the new residents had chosen to live in this location because of the wildlife, which had the potential to be driven away by the off-leash dog facility.

Jennifer Wixom, resident, inquired where residents could view what was being proposed for the trail system and what the finished product would resemble. Mayor Petro suggested contact should be made with Parks and Recreation Staff.

Troy Baggs, resident, expressed concern about this location being a single destination for all dog owners in Layton City. He continued to expressed concern how the nine acre site would be monitored and believed the policing of the area would fall to residents.

Matt Kister, resident, shared a possible scenario of visiting an unfenced off-leash dog facility with his granddaughter and believed it would be a matter of time before a dog attacks a child. He pleaded with the Council to designate the off-leash dog park within a fenced area.

Doug Shepherd, resident, stated he was a dog owner and encouraged partnering with Davis County Animal Control to identify a good location for a dog park.

## **UNFINISHED BUSINESS:**

There was no unfinished business.

**The meeting adjourned at 8:35 p.m.**

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Kimberly S Read, City Recorder

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

**Item Number:** 6.A.

**Subject:**

Rezone Request – Layton Farms – A (Agriculture) to R-1-8 (Single Family Residential) – Ordinance 26-23 – 2000 West Gordon Avenue

**Background:**

Keri and John Marsh (Applicants) are requesting a rezone of 10.4 acres from A (Agriculture) to R-1-8 (Single Family Residential) zoning. The subject property is adjacent to R-1-8 zoning to the west and A zoning to the east. The subject property is also adjacent to the Denver and Rio Grande Western Rail Trail (D&RGWRT) to the north and Condominium Townhome (C-TH) zoning to the south across Gordon Avenue.

The proposal for the rezone is to develop a single-family residential subdivision comparable to single-family residential subdivisions to the west and southwest. The submitted concept plan is proposing 32 single-family lots under the R-1-8 zoning designation with street connections to Gordon Avenue and 2025 West. The concept plan is showing a public trail connection from 2025 West to the D&RGWRT in the north triangle portion of the subdivision.

Applicants will be required to go through the subdivision process to subdivide the property into single-family residential lots and dedicate all proposed streets within the subdivision to the City. The concept plan may change with future preliminary plat reviews.

**Alternatives:**

Alternatives are to: 1) Adopt Ordinance 26-23 approving the rezone request from A (Agriculture) to R-1-8 (Single Family Residential); 2) Adopt Ordinance 26-23 approving the rezone request from A (Agriculture) to R-1-8 (Single Family Residential) with modifications; or 3) Not adopt Ordinance 26-23, denying the rezone request.

**Recommendation:**

On June 9, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-1-8 (Single Family Residential).

Staff supports the Planning Commission's recommendation.

**ORDINANCE 26-23**  
(Layton Farms – 2000 West Gordon Avenue Rezone)

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PARCELS 10-043-0023 AND 10-043-0034 DESCRIBED HEREIN, LOCATED AT 2000 WEST GORDON AVENUE FROM A (AGRICULTURE) TO R-1-8 (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 A to R-1-8 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 A to R-1-8:

Beginning at a point on the northerly right-of-way line of 1000 North Street, said point also being on the easterly boundary of Mitch Estates Subdivision, said point being South 89°50'40" West 1618.36 feet along the Section Line and North 0°09'20" West 42.00 feet from the South Quarter Corner of said Section 18 and running thence:

North 0°16'13" East 1336.08 feet along said easterly line to the northeasterly corner of said Mitch Estates Subdivision, said point also being on the southwesterly boundary line of Rail Trail;

thence along the southwesterly boundary line of said Rail Trail the following three (3) courses and distances:

- (1) South 34°42'16" East 952.45 feet;
- (2) South 55°16'55" West 11.81 feet;
- (3) South 34°43'05" East 83.70 feet to the northwesterly corner of that parcel described in a certain Special Warranty Deed recorded as Entry No. 3419735; thence South 0°00'06" West 112.95 feet along the boundary of said parcel to a point on the northerly line of that parcel described in a certain Warranty Deed recorded as Entry No. 3267913; thence South 89°50'40" West 268.83 feet to and along that parcel described in a certain Quit Claim Deed recorded as Entry No. 3532012; thence South 0°11'05" West 363.00 feet along said parcel to a point on the northerly right-of-way line of 1000 North Street; thence South 89°50'40" West 316.54 feet along said 1000 North Street to the Point of Beginning.

Contains: 437,225 square feet or 10.037 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 JULY 2, 2026.**

|                         | <b>AYE</b> | <b>NAY</b> | <b>ABSENT</b> | <b>ABSTAIN</b> |
|-------------------------|------------|------------|---------------|----------------|
| Joy Petro               | _____      | _____      | _____         | _____          |
| Zach Bloxham            | _____      | _____      | _____         | _____          |
| Mike Kolendrianos       | _____      | _____      | _____         | _____          |
| Clint Morris            | _____      | _____      | _____         | _____          |
| Bettina Smith Edmondson | _____      | _____      | _____         | _____          |
| Dave Thomas             | _____      | _____      | _____         | _____          |

\_\_\_\_\_  
JOY PETRO, Mayor

ATTEST

\_\_\_\_\_  
KIMBERLY S READ, City Recorder

For:   
CLINTON R. DRAKE, City Attorney

  
WESTON APPLONIE, Community &  
Economic Development Director



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

## **STAFF REPORT**

**TO:** City Council

**FROM:** Kem Weaver, Planner II

**DATE:** July 2, 2026

**RE:** Rezone Request – Layton Farms – Rezone from A (Agriculture) to R-1-8 (Single Family Residential) – 2000 West Gordon Avenue – Ordinance 26-23

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**LOCATION:** 2000 West Gordon Avenue

**CURRENT ZONING:** A (Agriculture)

**PROPOSED ZONING:** R-1-8 (Single Family Residential)

### **DESCRIPTION OF REZONE AREA**

The property proposed for rezone contains 10.4 acres of vacant land located in west Layton. The property is located north of Gordon Avenue and east of 2025 West with street frontage on both Gordon Avenue and 2025 West.

The subject property is adjacent to R-1-8 zoning to the west and A zoning to the east. The subject property is also adjacent to the Denver and Rio Grande Western Rail Trail (D&RGWRT) to the north and C-TH (Condominium Townhome) zoning to the south across Gordon Avenue.

### **BACKGROUND INFORMATION**

Keri and John Marsh (Applicants) are requesting a rezone for the subject property. The purpose for the rezone is to develop a single-family subdivision under the R-1-8 zoning guidelines. Applicants have provided a concept plan as an exhibit showing how the proposed subdivision would be planned. The concept plan shows street connections from Gordon Avenue and 2025 West. The concept plan is proposing 32 single-family residential lots, which equates to a density of 3.08 units per acre. This meets the density requirements of the R-1-8 zone which is a maximum of four units per acre.

Upon approval of the requested rezone, Applicants are required to go through the subdivision process to create the individual lots and dedicate all proposed roads to Layton City. There are a number of corrections on the concept plan that will need to be addressed during review of the preliminary plat. The proposed number of lots and some street configurations may change from the concept plan to the preliminary plat for the subdivision to meet City ordinances. The concept plan is showing a public trail connection from 2025 West to the D&RGWRT in the north triangle portion of the subdivision.

### **General Plan**

State Code 10-20-401 requires municipalities to create a General Plan that plans for the present and future community needs as well as the growth and development of land within the municipality. The General Plan identifies the subject property (See Figure 1) as planned for low density. The R-1-8 zone, as requested by Applicants, is consistent with the General Plan and constitutes a continuation of single-family development in this area as defined in the General Plan.



*Figure 1 - Layton City General Plan Map*

### **RECOMMENDATION**

On June 9, 2026, the Planning Commission voted unanimously to forward a recommendation of approval to the City Council for the rezone request from A (Agriculture) to R-1-8 (Single Family Residential). Staff supports the Planning Commission's recommendation.



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

## MEMORANDUM

TO: Cam Preston; cpreston@ensignutah.com  
John Marsh; jmarsh.boavida@gmail.com

CC: CED Dept/Fire Marshal/Legal Dept

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: May 19, 2026 - UPDATED

SUBJECT: Layton Farms Rezone  
1940 West Gordon Avenue (approximate)

I have reviewed the Rezone Petition received in Engineering on April 28, 2026 and supplemental documents received May 19, 2026, affecting 2 parcels of land containing approximately 10.06 acres of property located at approximately 1940 West Gordon Avenue. The applicant is requesting a zoning change from Agriculture to R-1-8. The Engineering Department has no concerns regarding the rezoning of the property.

There is an existing subdivision named Layton Farms in Layton City. This subdivision will need to be renamed with a name that is distinct from any subdivision on record with Davis County. (Davis County Code Section 15.24.310.B.1.a)

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

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

**Street** – Public streets will need to connect to Gordon Avenue and 2025 West. The connection to Gordon Avenue shall align with the existing utility stubs located approximately 260 feet west of 1925 West.

Public streets shall be 50-ft wide for cul-de-sacs and 58-ft wide standard residential streets. (DG 3.02.Table)

Due to the number of utility lateral and mainline connections required in 2025 West, the trench repairs shall be crack sealed, followed by the application of a slurry seal.

The City shall be responsible for constructing the sidewalk along the east side of 2025 West from the existing end on parcel 10-238-0019 to the boundary line of the subdivision. The developer shall be responsible for the sidewalk construction from this point south to Gordon Avenue.

**Culinary Water** – There is an existing 12-inch culinary main on the south side of Gordon Avenue with an 8-inch stub into the property and an existing 8-inch culinary main on the east side of 2025 West.

Based on the water model, the available fire flow with a looped system within the development is anticipated to be 5,500 gpm with 65 psi. The fire flow will be further refined upon approval of the preliminary plan. The Fire Marshal will determine the required fire flow as well as the requirement for any additional fire hydrants. (DG 4.06.H)

**Sanitary Sewer** – There is an existing 18-inch North Davis Sewer District main in Gordon Avenue with an 8-inch stub into the property and an 8-inch main on the west side of 2025 West. Any connections to the NDSD main shall comply with their requirements.

**Storm Drain** – There is an existing 18-inch storm drain in 2025 West and an existing 15-inch stubbed from an inlet box in the intersection of 2025 West and Gordon Avenue to collect tail water from these parcels. The stub for irrigation water will need to be removed with development.

The storm water runoff from this parcel is master planned to drain to the detention basin at the intersection of 2200 West and Gordon Avenue. The existing 18-inch that currently terminates at the west side of the intersection of 2025 West and Gordon Avenue may need to be extended to provide adequate capacity for the run off from the proposed street.

**Land Drain** – There is an existing 8-inch main in Gordon Avenue with an 8-inch stub into the property and an 8-inch main near the center of 2025 West.

A land drain system will be required for any home as specified in a geotechnical report, as required per Layton City Municipal Code 18.40.020. The following notice shall be added to the dedication plat and separate notices shall be recorded on each lot that is subject to the waiver of a foundation drain in the subdivision.

**Notice to all Lot Owners** - The developer has received a waiver on this subdivision to eliminate the land drain system and footing/foundation drain requirements of Section 18.40.020 of the Layton Municipal Code. A copy of the geotechnical report is available for review with the Layton City Engineering or Community Economic Development Departments.

**Secondary Water** – As part of the City's water master plan, secondary waterlines will need to be installed within the new right of ways and across the frontage in Gordon Avenue. The secondary water system shall follow Layton City secondary water guidelines.

There is an existing secondary water main on the west side of 2025 West and an 8-inch main on the north side of Gordon Avenue that terminates in the intersection with 2025 West. A secondary water main will need to connect to this line and extended along the frontage of the subdivision. (DG 15.04.E)

There is a connection to the pressurized system changing the water to a flood irrigation system at the north point of parcel 10-043-0034. It is our understanding that the owners of parcels 10-043-0040 (Speth) and 10-043-0039 (Huffaker) lease Davis and Weber Counties Canal Company (D&W) shares from Weber Basin for their outdoor use. The water is provided by D&W through the tailwater from the flood irrigation of these parcels. Their lease will expire after the 2027 irrigation season. The developer and/or engineer shall discuss changes to the irrigation system with D&W.

### **Miscellaneous –**

1. The developer will be required to pay for the purchase and installation, by the City's contractor, of all public street lights. A preliminary layout will be provided at the preliminary stage of development. The fee amount will be determined with the final subdivision application and will need to be paid prior to scheduling a preconstruction meeting. (DG 10.02.C)
2. The Developer should be aware that Layton City passed an ordinance on November 4, 2004 requiring all development to provide irrigation water shares for water supply. This is required for all development regardless of secondary water use. Single family residential developments are calculated at 3 acre feet per developed area. (MC 19.23.010)

Parcels 10-043-0023 and 10-043-0034 have trilateral water available for assignment towards the water exaction requirement. The trilateral water provision is for 9-acre feet on a total of 51.99 acres and also includes parcels 10-064-0008, 10-064-0009, 10-064-0010, 10-064-0011, 10-064-0021, 10-064-0023, 10-064-0024, 10-064-0025, and 10-064-0026. The water shall be assigned on a first come first serve basis until all 9-acre feet have been assigned.

Water share certificates from Holmes Creek Irrigation, Kays Creek Irrigation, or Davis Weber Counties Canal Company shall be required to meet the water requirement in excess of any trilateral water assigned to the project.

3. The developer should be aware that a 6' chain link fence will be required against any agricultural land. This fence shall be installed within 30 days of the completion of a street. (MC 18.36.180).
4. The developer and engineer shall coordinate with Marathon Pipeline - Richard [RAMousley@marathonpetroleum.com](mailto:RAMousley@marathonpetroleum.com) for any easement restrictions. A letter of acknowledgement of the development will need to be provided with the preliminary application.

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

## MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Layton Farms – Gordon Rezone

CC: 1) Engineering  
2) Cam Preston, [cpreston@ensignutah.com](mailto:cpreston@ensignutah.com)  
3) John Marsh, [jmarsh.boavida@gmail.com](mailto:jmarsh.boavida@gmail.com)

DATE: May 26, 2026

I have reviewed the rezone application received on April 28, 2026, for the above referenced project. The Fire Department, with regard to the rezone, does not have any comments at this time. However, for future development our concerns include but are not limited to the following:

1. A minimum fire flow requirement will be determined for buildings that are to be built on this property. The fire flow requirement must be determined by the Fire Prevention Division of this department and will be based upon the type of construction as listed in the building code and total square footage of the building. Prior to applying for a building permit, provide the Fire Prevention Division of this department the type and size of structure(s) to be built. (2021 IFC 507.3/Appendix B)
2. Designated fire access roads shall have a minimum clear and unobstructed width of 26 feet. Access roads shall be measured by an approved route around the exterior of the building or facility. If dead-end roads are created in excess of 150 feet, approved turnarounds shall be provided. (2021 IFC Section 503)

3. Where applicable, two means of egress may be required. (2021 IFC Appendix D as Amended)
4. On site fire hydrants may be required. (2021 IFC Section 507)

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

GM\#4ANNEX/REZONE:sh  
Plan #S26-070 District #  
Project Tracker #LAY2604283528



# Memorandum

**To:** John Marsh, Cam Preston  
**CC:** Community Development, Fire, & Engineering  
**From:** JoEllen Grandy, City Landscape Architect – Parks & Recreation  
**Date:** April 28, 2026  
**Re:** Layton Farms - Gordon Avenue Rezone, Rezone – 1940 W. Gordon Ave.  
**Review:** Review 1

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Layton Farms to be located at 1940 West Gordon Avenue lies within the City's existing Ellison Park service area. The Denver Rio Grande Western Rail Trail (D&RGW Rail Trail) is a regionally significant trail that also travels parallel to this development. Connectivity would be important to include in this development.

The Parks & Recreation Department has reviewed the rezone petition submitted on April 28<sup>th</sup>, and has no comments or concerns regarding the approval from A to R 1-8. It would not impact the Parks & Recreation Department.

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





## LAYTON FARMS

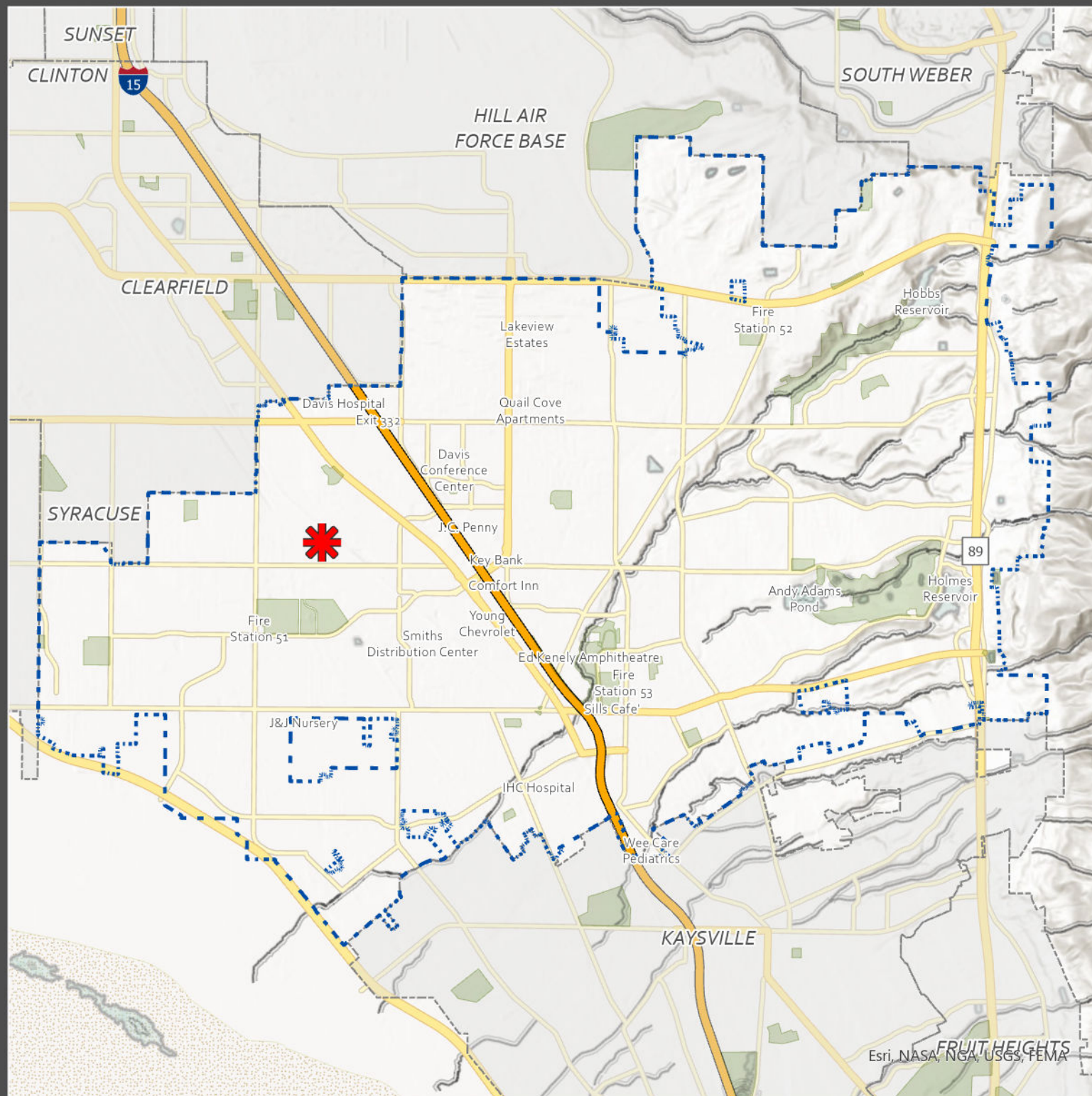
2000 WEST  
GORDON AVENUE

REZONE  
A TO  
R-1-8

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



Map 1





## LAYTON FARMS

2000 WEST  
GORDON AVENUE

REZONE  
A TO  
R-1-8

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



Map 2





## LAYTON FARMS

2000 WEST  
GORDON AVENUE

REZONE  
A TO  
R-1-8

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



Map 3



811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.



| LAND USE TABLE        |                                |
|-----------------------|--------------------------------|
| DESCRIPTION           | QUANTITY                       |
| SINGLE FAMILY LOTS    | 32                             |
| TOTAL PROJECT AREA    | 437,225 sq. ft. / 10.037 acres |
| TOTAL PROJECT DENSITY | 3.18 UNITS/ACRE                |
| AVERAGE LOT FRONTAGE  | 82.72'                         |

- NOTES**
- PROPOSED ZONE R-1-8
1. 8,000 SQ.FT. MINIMUM
  2. 70' MINIMUM LOT FRONTAGE, 80' CORNER
  3. 25' FRONT SETBACK
  4. 25' REAR SETBACK
  5. 8' SIDE SETBACK
  6. 20' SIDE CORNER SETBACK
- AVERAGING LOTS PER LAYTON CITY 19.05-030-14 TABLE 5-3
1. MINIMUM PROJECT AREA OF 3 ACRES
  2. 6,000 SQ.FT. MINIMUM
  3. 60' AVERAGE LOT FRONTAGE
  4. 50' MINIMUM LOT FRONTAGE
  5. 45' MINIMUM LOT WIDTH @ ROW
  6. 55' MINIMUM AVERAGE WIDTH @ ROW

ENSIGN

THE STANDARD IN ENGINEERING

LAYTON

919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY

Phone: 801.255.0529

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

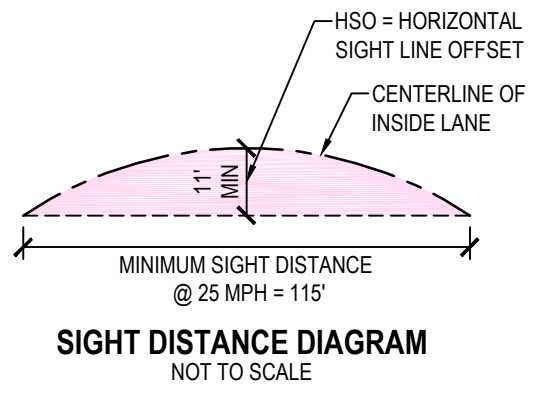
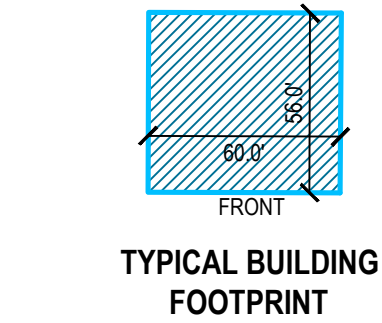
RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

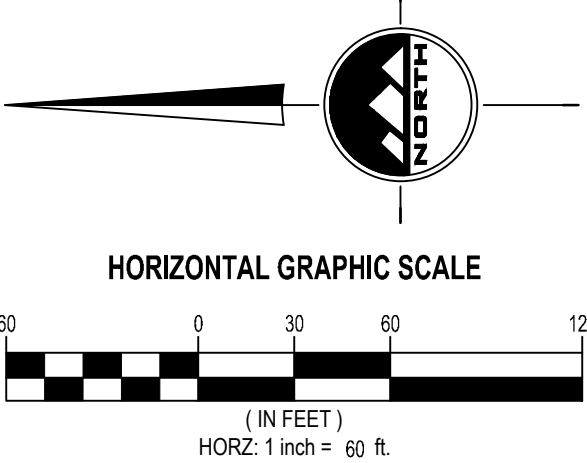
FOR:  
LAYTON FARMS LLC

CONTACT:  
JOHN MARSH  
PHONE: 336-926-0094



| DESIGN CONSIDERATIONS                 |          |
|---------------------------------------|----------|
| DESCRIPTION                           | QUANTITY |
| GORDON AVENUE DESIGN SPEED            | 40       |
| INTERSECTION SIGHT DISTANCE - CASE B1 | 445      |
| LOCAL PUBLIC STREET DESIGN SPEED      | 25       |
| INTERSECTION SIGHT DISTANCE - CASE B1 | 280      |

- NOTES**
1. INTERSECTION DECISION POINT LOCATED 14.5' BEHIND EDGE OF TRAVELED WAY (LIP OF CURB) PER AASHTO STANDARDS



LAYTON FARMS

1950 WEST  
LAYTON, UTAH

CONCEPT PLAN  
R-1-8 ZONE  
OPTION 1

PROJECT NUMBER  
14871

PROJECT MANAGER  
C.PRESTON

PRINT DATE  
5/20/26

DESIGNED BY  
M.ELMER

1 OF 1