



Layton City

2025

Annual Economic Development Report

FY 2024

create



Janicki Industries

teach



Weber State University

save lives



Intermountain Hospital

build



Church of Jesus Christ of
Latter-Day Saints Temple

program



PLC Manufacturing

protect



F-35 - Hill Air Force Base

commute



Layton UTA Frontrunner

innovate



Kihomac

be history



Northrop Grumman GBSD

live



East Layton

health



Tanner Clinic

bike



Tour of Utah

play



Ellison Park

nature



Thurston Peak

golf



Sun Hills Golf Course

meet



Davis Conference Center

nature



Antelope Island

eat



Weller's Bistro

play



Kenley Amphitheater

shop



Layton Hills Mall

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The Mayor and City Council Welcome You



It is our honor and privilege to welcome you to our great city of Layton, Utah. We are excited to show you why Layton is such a great place to live well, operate a business in a business-friendly community, and play to your heart's content.

Bordered by the magnificent Wasatch Mountains and Great Salt Lake, Layton sits in the heart of Davis County with immediate access to Utah's great outdoor lifestyle. Home to just over 88,000, our citizens enjoy a thriving economy with consistent growth in business and career opportunities.

The regional market strength of Layton continues to bring reinvestment and new retail/restaurant/office tenants. Layton contributes \$2.4 billion worth of total taxable sales activity; the largest in Davis County, the second largest market city north of Salt Lake City, and ninth in the State of Utah.

Intermountain Health Care continued development of their property along Layton Parkway with a new surgical center and Tanner Clinic completed their new 130,000 sq. ft. clinic. JL Ventures in East Gate finished a 165,000 sq. ft. building for

Northrop Grumman and started construction for another 500,000 sq. ft. of new manufacturing with 2 additional buildings. Cobalt in East Gate just finished construction of a new 43,000 sq. ft. Class A office building for 200 defense engineering jobs. Kihomac in East Gate is expanding with a new 60,000 s.f. building which include space for apprenticeship training and start-up space.

The bedding down and arrival of the full F-35 squadrons at Hill Air Force Base (HAFB) and Northrop Grumman's acquisition of the Sentinel Missile contract strengthens the Base's future success and economic infusion to Layton City. HAFB provided \$12.7 billion to the local economy during 2024 and considered a great partner to our community.

Layton City maintains its consistent growth with a vibrant housing market and a steady expansion of our business market in spite of national trends. The City continued a steady growth in residential development with 92 single-family units, 51 townhome units, and 312 multi-family units permitted in 2024.



**Mayor
Joy Petro**

**Councilman
Zach
Bloxham**

**Councilwoman
Bettina Smith
Edmondson**

**Councilman
Tyson
Roberts**

**Councilman
Dave
Thomas**

**Councilman
Clint
Morris**

For more information, please visit: <https://www.laytonecon.org/>

Population **88,130**

- Layton City is home to the largest population in Davis County
- Layton is the 2nd largest city north of Salt Lake City and growing
- Layton's population has increased 30.9% from 2010 Census figures of 67,311

Logistics **26,893**

- Gateway to Hill Air Force Base - Utah's largest employer - 26,893 employees
- 2 Interstates, 6 Utah highways, Union Pacific Rail, Frontrunner Commuter Rail
- Utopia Fiber: up to 100 Gbs dedicated
- 25 minutes from Salt Lake City and SLC International Airport
- Under 1 hour from Utah's 6 major Universities, 20 colleges/technical schools

Workforce **71.7%**

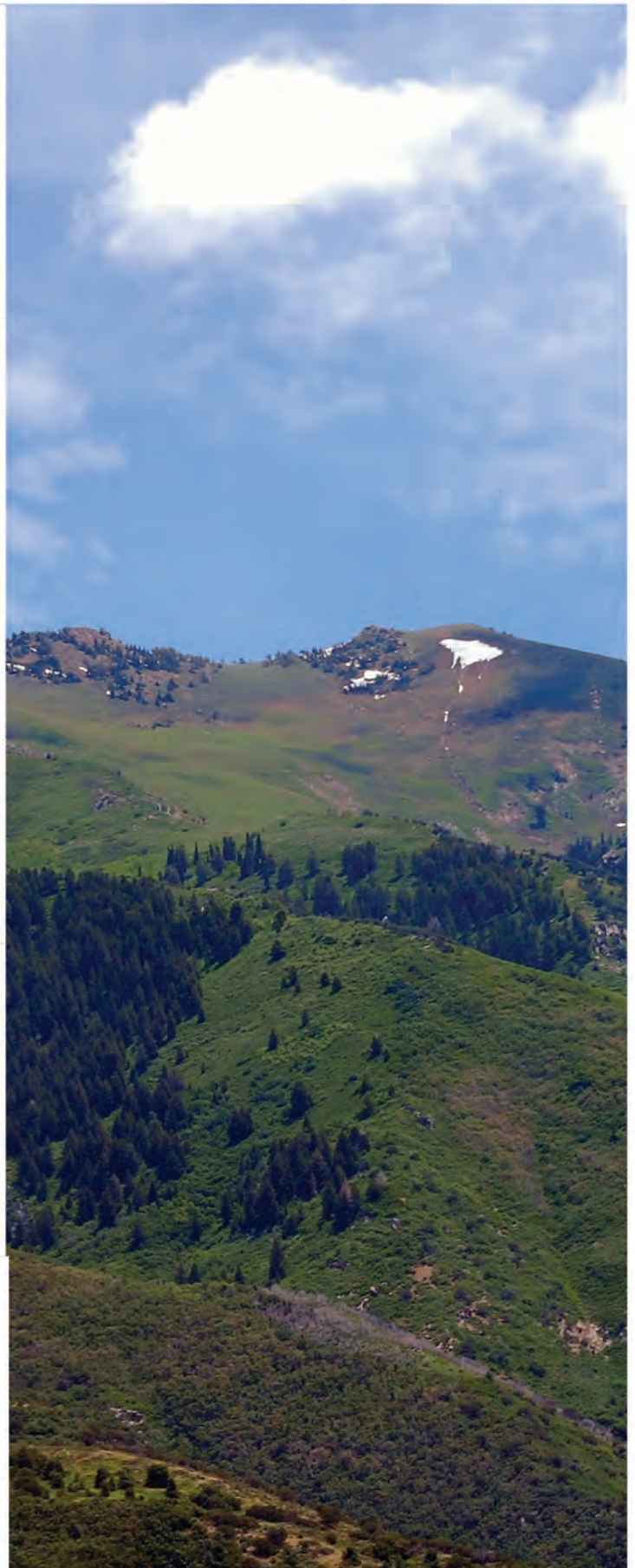
- 71.7% of Layton's workforce demographic is actively employed
- Layton offers broad variety of education
- One of the youngest populations in Utah
- A well trained and educated workforce pipeline continues to grow and meet the needs of our local employers
- Labor Force population; 1,045,593 within a 30 mile radius

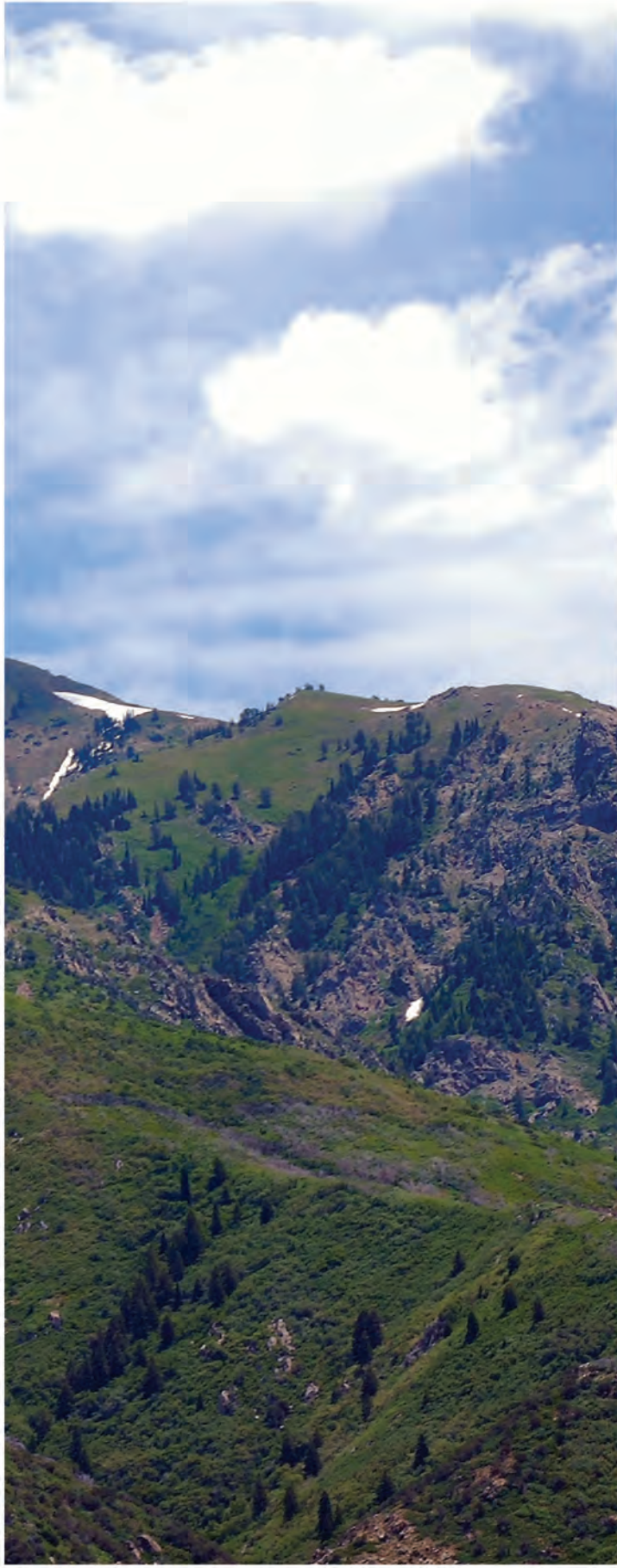
Household Income **\$99,188**

- The 2018-2022 Layton median household income was \$99,188
- Layton's median household income is 26.3% above the U.S. average of \$78,538
 - High-paying job options in aerospace, defense, medical, and others provide good living wages to raise a family

Retail Sales **\$2.39b**

- Layton leads Davis County in retail sales and annual retail sales tax: *\$2.39 billion 2024*
- Layton is the 2nd largest retail provider north of Salt Lake City in northern Utah
- Layton contributes 26.8% of all Davis County annual retail sales, at least 2.6x's higher than all other Davis County Cities; exceeds all but 1 City in northern Utah by a large margin





Growth 37%

- Layton's 2022 population: 88,130 people
- Layton is PROJECTED to grow by another 37% and reach 120,500 by 2050
 - Recent demand for talent at Hill Air Force Base and its defense contractors will add to those projections
- Hill AFB annual economic impact grew 344% from \$3.7 billion in 2019 to \$12.6 billion in 2024

Age 32.5

- Average age of Layton residents is 32.5 years; 35.1% of Layton residents are under 18 years of age; Utah average is 26.6% and U.S. is 21.5%
- 71.6% of Layton residents are in the labor force; Utah average is 69.4% and U.S. is 63%
- Layton continues to grow annually in housing, population, workforce and number of businesses while supporting a young population to foster the trend well into the future

Talent 36%

- 36% of Layton's population has a Bachelor degree or higher education

Layton is home to:

- Weber State University Davis
- NUAMES (*Northern Utah Academy for Math, Engineering, and Science*)
- Davis School District
- Layton High Aerospace Pathways Program

Housing 4.2%

- Layton provides some of the most diverse housing options in Utah
- Layton offers an average rent savings of 4.2% in comparison to the Davis County median rent, and 1.3% savings in mortgage payments
- Layton offers housing 4% below the median Utah home value and 7.6% lower than the Davis County median home value

Location 1 hour

- 20 minutes north of Salt Lake City, 25 minutes from SLC Airport, halfway between Logan and Provo, Layton sits at the epicenter of northern Utah
- Under 1 hour from 9 of Utah's top ski resorts, *the Greatest Snow on Earth*
 - Under 1 hour from 74 Utah golf courses, 350 Utah lakes, and 94 rivers
 - Adjacent the Wasatch Mountains, Great Salt Lake Shorelands Preserve, and Antelope Island

Population Statistics

Of the 94 cities in Utah, Layton City is the 9th largest by population. Layton City is home to the largest population in Davis County and continues to grow. Layton's population has grown consistently since 2010. Layton City has grown by 30.9% since 2010, an average of 2.2% a year. If land permits, Kem C. Gardner projects Layton to grow another 30% by the year 2035. However, these projections were prior to the announcements of Northrop Grumman and Hill Air Force Base new projects, adding 5,000 jobs and 2,700 additional indirect jobs to the region over the next 5 years. East Gate alone is projecting 3,300 jobs to be filled by 2028.

Population 88,130

- Layton City is home to the largest population in Davis County
- Layton is the 2nd largest city north of Salt Lake City and growing
- Layton's population has increased 30.9% from 2010 Census figures of 67,311

26.8%

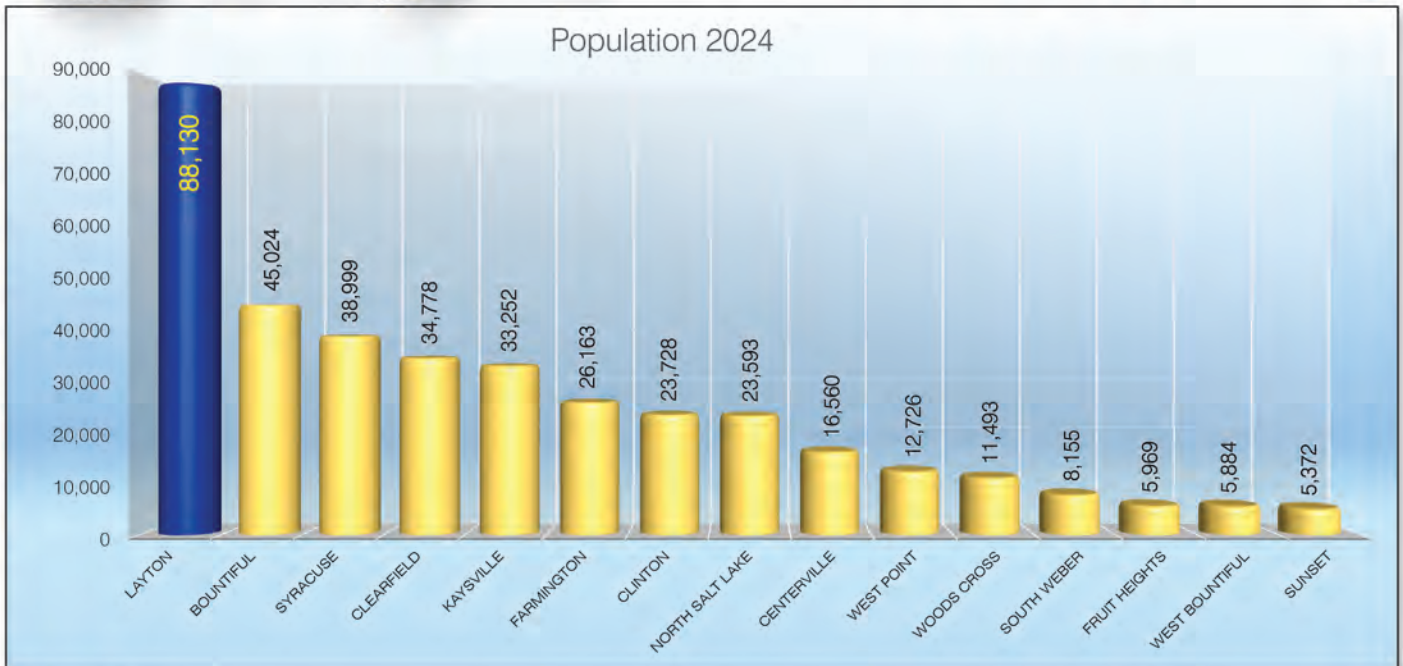
Utah Ave

30.9%

10.2%

U.S. Ave

POPULATION CHANGE



Growth



Growth 37%

- Layton's 2022 population: 88,130 people
- Layton is PROJECTED to grow by another 37% and reach 120,500 by 2050
 - Recent demand for talent at Hill Air Force Base and its defense contractors will add to those projections
- Hill AFB annual economic impact grew 344% from \$3.7 billion in 2019 to \$12.6 billion in 2024

Layton City contributed approximately 13% of all new residential construction in both Davis and Weber counties combined, and 22.5% of the total residential construction for all of Davis County since 2010. Since 2010, Layton has grown by 30.9% in housing units, the United States by 10.2% units, and Utah by 26.8% units. In 2024, Layton welcomed 92 new single family homes, 51 townhomes, 312 multi-family units, and 24 ADU's for a total of 479 new housing units.

Population and employment projections indicate an additional 830 new families could move to Layton City annually in addition to the average 400-500 units a year. Lack of labor and materials due to market competition, pricing, and climbing interest rates continue to affect housing costs.

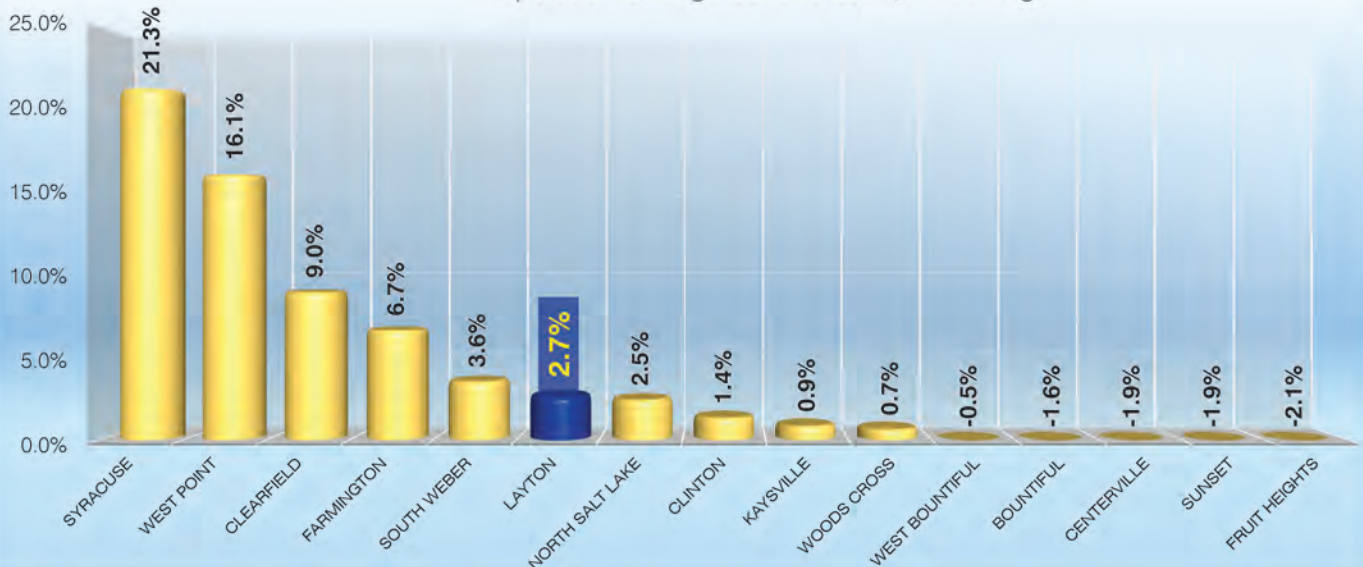
Utah Ave

28.5%

U.S. Ave

10.4%

Population Change 2010 to 2024, Percentage



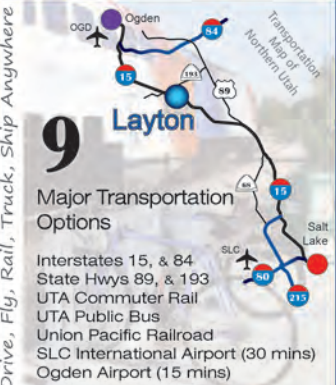
POPULATION CHANGE

Layton City is located in Davis County, Utah, United States, and is part of the Ogden-Clearfield Metropolitan Statistical Area

#1 Layton City Population
In Davis County
#2 North of Salt Lake City
88,130



As of the 2020 Census, the City had a population of 81,773; growing an average of 1.9% annually over the past decade



#9 Layton is the 9th largest city in Utah by population

Layton City Annual Taxable Retail Sales

\$2.39 billion



#1

in Davis County
#2 North of Salt Lake City



Utah's fastest network available to every resident and business in Layton

Up to **100 GB** Dedicated Fiber

UTOPIA Fiber

Hill Air Force Base

\$12.763 Billion
2024 annual economic impact



26,893 EMPLOYEES

Utah's Largest Single Site Employer &
LAYTON'S neighbor and partner for 80 years

26

major Universities, Colleges, and Technical Schools all within a 1 hour drive

Weber State University Davis, Layton
NUAMES, Layton

\$99,188
Layton City 2023 Median Household Income

20

minutes to the Greatest Snow on Earth at Snowbasin
Enjoy every major ski resort along the Wasatch within a 1 hour drive

#1

Restaurants

182

in Davis County

236 food producers/retail options

Be Entertained

Ed Kenley Outdoor Theatre
Davis Arts
Davis County Conference Center
Cinemark
AMC Loews

479

2024 New Housing Permits

#1

in Davis County

Increases in new housing units have averaged about 6.5% annually over the past decade

4.0% in Davis County

Rent Savings

- At \$1,455/mo. Layton's median rent is 4.2% LESS than the Davis County, Utah median and 2.6% LESS than Salt Lake County, Utah
- Layton City provides some of the most diverse housing options to buy or rent in Utah

Location	Median Rent
State of Utah	\$1,405
Davis County*	\$1,516
Salt Lake County	\$1,493
Utah County	\$1,455

Recreation

Layton Parks **360** Acres
Layton Trails **27** Miles

Organized Sports to Nature



Aerospace and Defense

Growth at Hill Air Force Base due to the F-35 Lightning II and Northrop Grumman's Sentinel Missile contract through the United States Department of Defense is a driving force for growth and economic prosperity in northern Utah. An increase in thousands of jobs with an economic impact in the billions of dollars is creating demand for all types of products and services which Layton is well positioned to provide to the community.

Building Permits



In 2024, Layton City welcomed 479 new residential units to its community for a total of 6,842 residential units since 2010. At the same time, Layton City processed 12 commercial building permits in 2024, for a total of 185 new commercial buildings since 2010, including a 310,241 s.f. Intermountain Layton Hospital in 2018, a 171,816 s.f. RC Willey in 2021, and a 164,800 s.f. manufacturing building for Northrop Grumman in 2024 (with 498,000 additional square feet under construction).

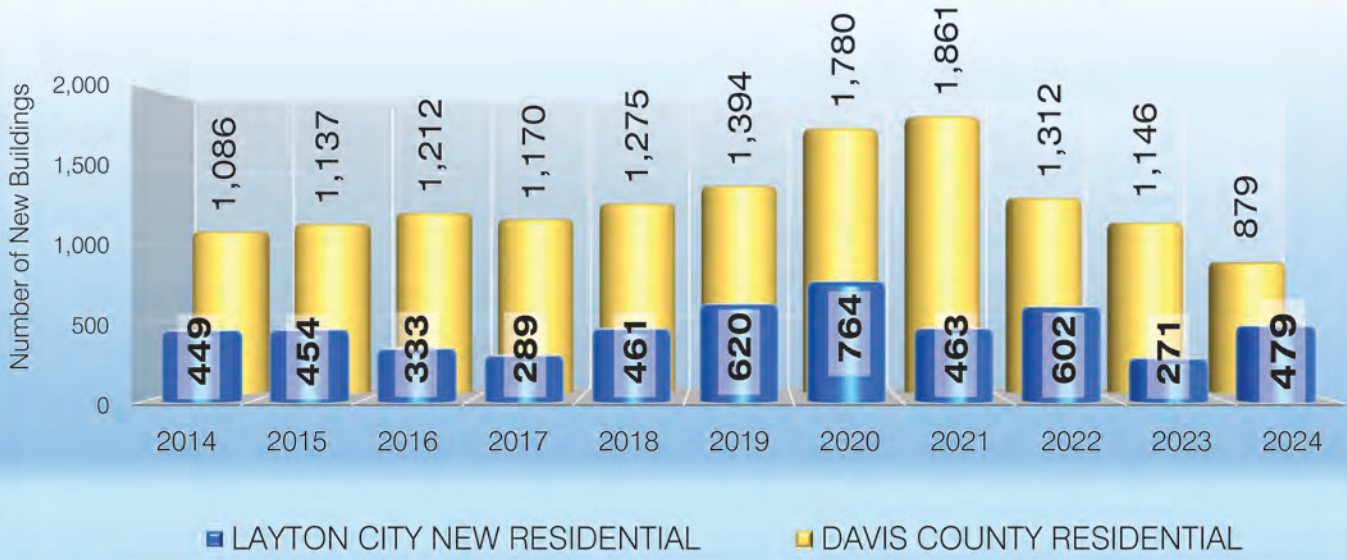
6,842



New Residential Building Construction in Layton



New Residential Construction in Layton City vs All of Davis County



Layton

133

In 2024, Layton City was responsible for 54% of total residential units constructed in Davis County and an annual average of 37% of all new residential units in Davis County since 2010.

Layton City processed 133 new residential buildings with 479 units in 2024 and has welcomed an average of 236 new single family homes and 461 new residential units each year since 2010. Interest rates continued to impact the number of new homes built in 2024.

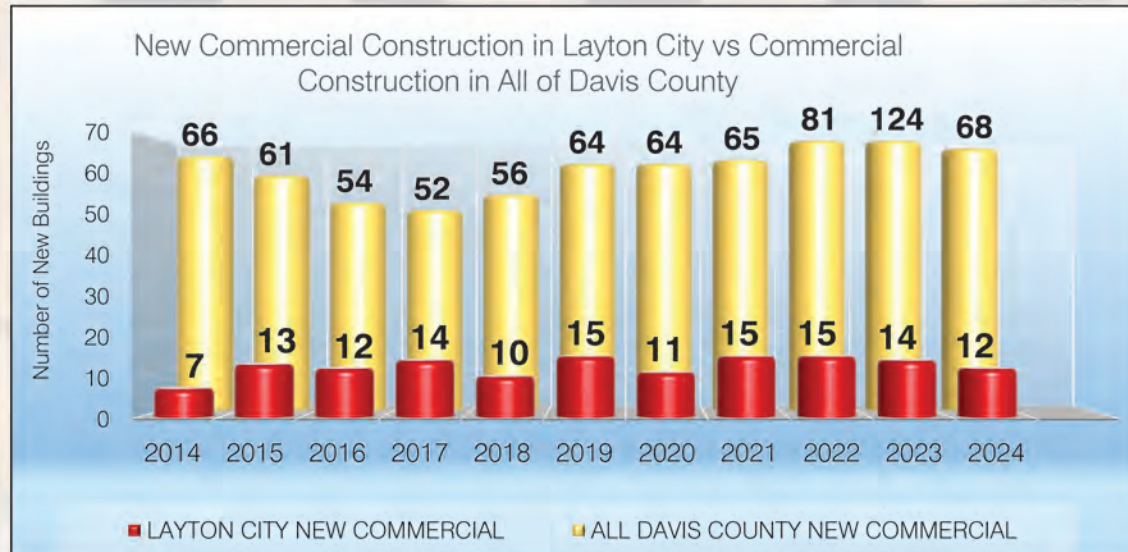
37%

Layton

Layton Percentage of Davis County Total Residential Construction by Number of Building Permits

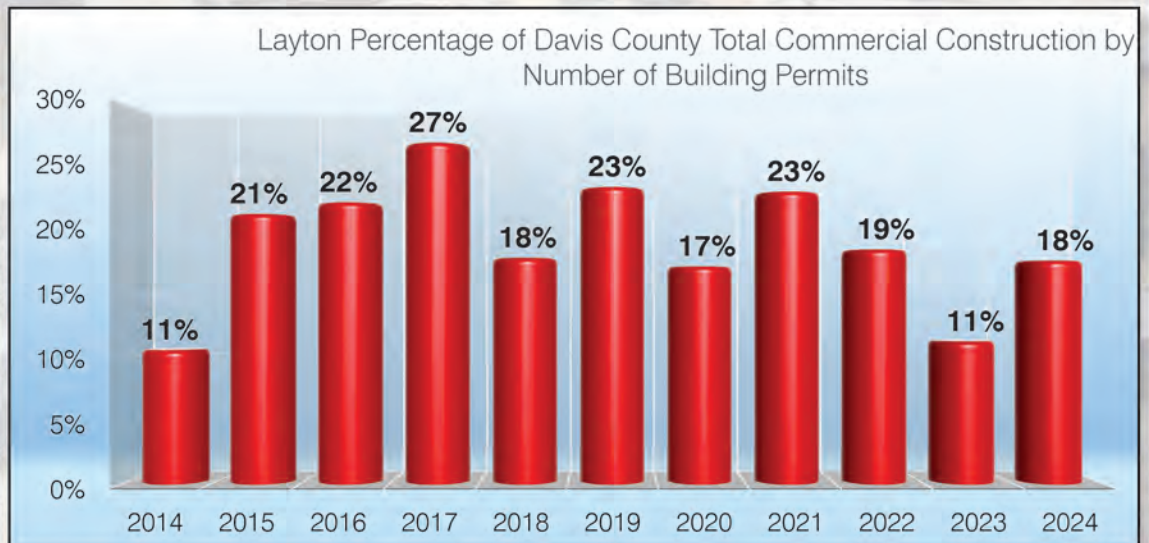


In 2024, Layton City welcomed 12 new commercial buildings, and 138 new commercial buildings since 2014.



Layton City has welcomed an average of 12 new commercial structures each year since 2014.

In 2024, Layton City Commercial building permits equalled 18% of the total permits in Davis County with an annual average of 22% of all County permits since 2010.



Application Under Review

		Units	
2024	Davis Behavioral Health	60	apartments
2024	Silver Bend Townhomes	23	townhomes
2024	Boyce Mixed Use Townhomes	68	townhomes
2024	Cottages at Country Meadows PRUD	12	townhomes
2024	Ridgeview East	72	apartments
2023	Jenkins PRUD	24	townhomes
2023	Seboya Farms PRUD	53	townhomes
2023	Seboya Farms PRUD	144	apartments
2022	Folkman Farms	20	townhomes
2022	H-Lofts	30	apartments
2022	Layton Midtown	28	townhomes
2021	Apartments at Antelope Park	30	apartments
2021	Trailside West	340	condo/apartments
2021	Wheatridge Townhomes	87	townhomes
		991	units

Building Permits Applied for or Issued

		Units	
2024	The Angels Townhomes	9	townhomes
2021	Layton Station	230	apartments
2021	Towns on Main	53	townhomes
2021	Trailside West Townhomes	190	townhomes
2021	Altitude Townhomes	42	townhomes
2021	Altitude Apartments	193	apartments
2021	Layton Hills Apartments	200	apartments
2021	Morgan Street Townhomes	11	townhomes
		928	units

Projects Completed

		Units	
2021	Alure at Twelve 25	48	apartments
2021	Fairfield Place Townhomes	19	townhomes
2021	Moda Apartments	246	apartments
2021	Stonebrook Townhomes	93	townhomes
2021	The Clara Apartments	46	apartments
2021	The Alice Townhomes	24	townhomes
2021	Tynebridge Lofts (960 N Angel St)	5	townhomes
2020	7th West Apartments	130	apartments
2020	Fairfield Square Phase II	31	townhomes
2020	Indigo Bend Townhomes	45	townhomes
2020	Mecham Towns	83	townhomes
2020	Studios on Gordon	20	apartments
2020	The Park Mansion Homes	130	townhomes
2019	Adams Court	14	townhomes
2019	Gentile Station Townhomes	63	townhomes
2019	Midtown Courts Phase II	24	townhomes
2019	Villas on Main (expansion)	22	apartments
		1,043	units
	TOTAL	2,962	units



Logistics 26,893

- Gateway to Hill Air Force Base - Utah's largest employer - 26,893 employees
- 2 Interstates, 6 Utah highways, Union Pacific Rail, Frontrunner Commuter Rail
- Utopia Fiber: up to 100 Gbs dedicated
- 25 minutes from Salt Lake City and SLC International Airport
- Under 1 hour from Utah's 6 major Universities, 20 colleges/technical schools

Location, location, location still applies to retail and many other employment sectors in Utah. Layton is in the perfect location with access to Interstate 15, Interstate 84, Highway 89, West Davis Highway, State route 126, 193, and others. These roads offer easy access both north/south and east/west through Layton. Union Pacific rail and the UTA Frontrunner provide access to additional transportation and logistics options in Layton. Layton is only minutes from the Salt Lake

International Airport and Ogden Hinkley Airport. Home to one of the primary and original accesses into Hill Air Force Base, and access at the Hill AFB East Gate to open in the summer of 2027, Layton is well situated for all employers who support the Hill AFB mission and operations. Current employers and career options include several prime contractors, composites design, fabrication and production, aeronautics, electrical engineering, software engineers, software programmers, and many more. Layton is a great place to be.

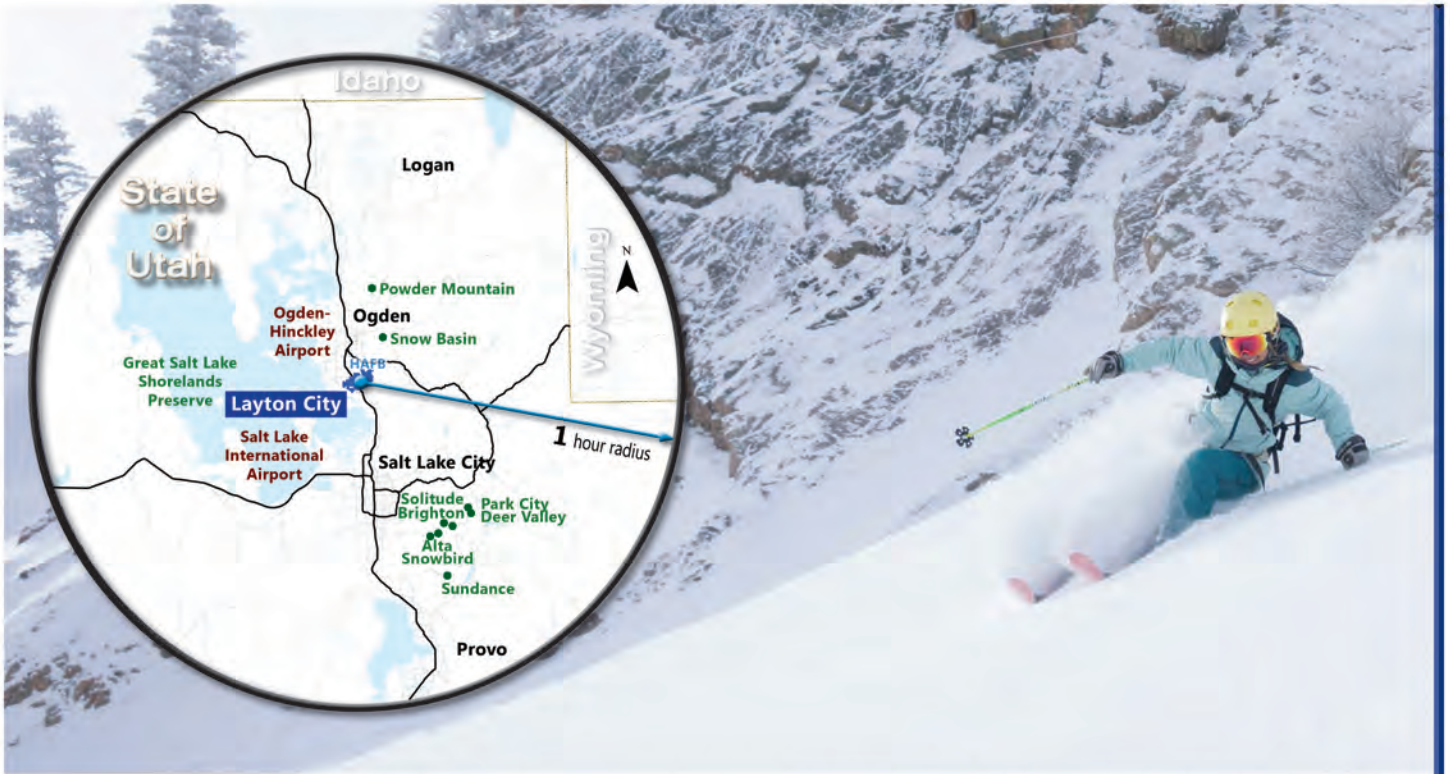




Layton is close to all major transportation networks including interstate freeways, heavy rail and commuter rail, the Salt Lake International Airport (25 minutes) and Ogden Hinkley Regional Airport (15 minutes). Layton is also home to Hill Air Force Base.



Layton is less than 1 hour from Utah's 6 major universities and 20 colleges in Northern Utah, and home to Weber State Davis Campus and the top rated Northern Utah Academy of Math, Engineering and Science (NUAMES).



Layton is less than 1 hour from all 9 of Utah's top ski resorts in Northern Utah, 20 minutes from Snowbasin Resort with UTA ski buses to get you there, and home to many outdoor recreation opportunities such as golf, hiking, biking, fishing, swimming, birdwatching, and more.



Located between the Wasatch Mountain Range and the Great Salt Lake, Layton is surrounded by the outdoors. Layton is less than 1 hour from 9 major reservoirs and hundreds of lakes in the Uintah National Forest.



Layton City is a proud founding partner with UTOPIA Fiber offering unprecedented fiber optic speed and reliability. UTOPIA Fiber and Layton provide the fastest internet in the nation for its residents and employers, with light speed performance up to 30 times faster than average internet speeds. A dedicated connection to your home or office, so you'll never experience slow connectivity due to shared lines again.

Layton City is home to the The Great Salt Lake Shorelands Preserve. The Great Salt Lake Shorelands Preserve spans 4,400 acres of wetlands and uplands habitat along the eastern edge of the Great Salt Lake—one of Utah's most unique natural treasures. As the largest saline lake in the Western Hemisphere, the Great Salt Lake is crucial to both people and nature. The lake is a rich feeding ground for migratory shorebirds and waterfowl, supporting between four and six million migratory birds as they journey from as far north as the Arctic to southern points in Central and South America.



Layton residents enjoy direct access to the Wasatch-Cache National Forest and its 1.6 million acres of land and thousands of miles of trails, 15 city parks with every activity from swimming and Pickleball to organized sports of every kind, over 24 miles of scenic trails including the Bonneville Shoreline Trail and Great Western Trail, two reservoirs, two golf courses, Antelope Island State Park, Great Salt Lake Shorelands Preserve, and nearby Snowbasin ski resort.



Age of Population



Of the 94 cities in Utah, Layton City is the 9th largest by population. In 2024, 35.1% of Layton was younger than 18, while the Utah percentage younger than 18 was 26.6% and the U.S. was 21.5% of the total population.

7.9% of Layton was younger than 5, while the Utah average was 6.6% and the U.S. average was 5.5%. Layton's population in the labor force is 71.7%, while the Utah average is 69.4% and the U.S. average is 63%.

Median age in Davis County is 32.3 years old.

Median age in Layton is

32.5

Age

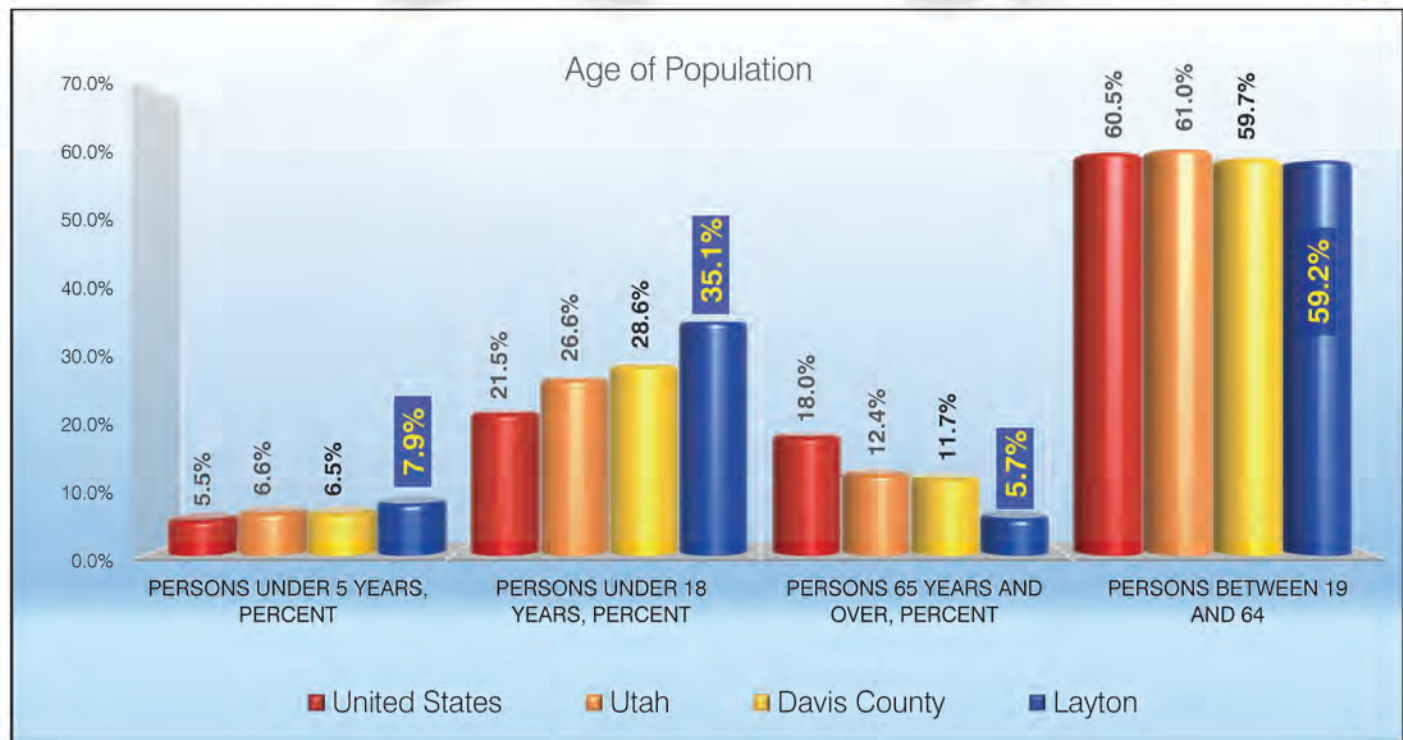
32.5

- Average age of Layton residents is 32.5 years; 35.1% of Layton residents are under 18 years of age; Utah average is 26.6% and U.S. is 21.5%
- 71.6% of Layton residents are in the labor force; Utah average is 69.4% and U.S. is 63%
- Layton continues to grow annually in housing, population, workforce and number of businesses while supporting a young population to foster the trend well into the future

32.3

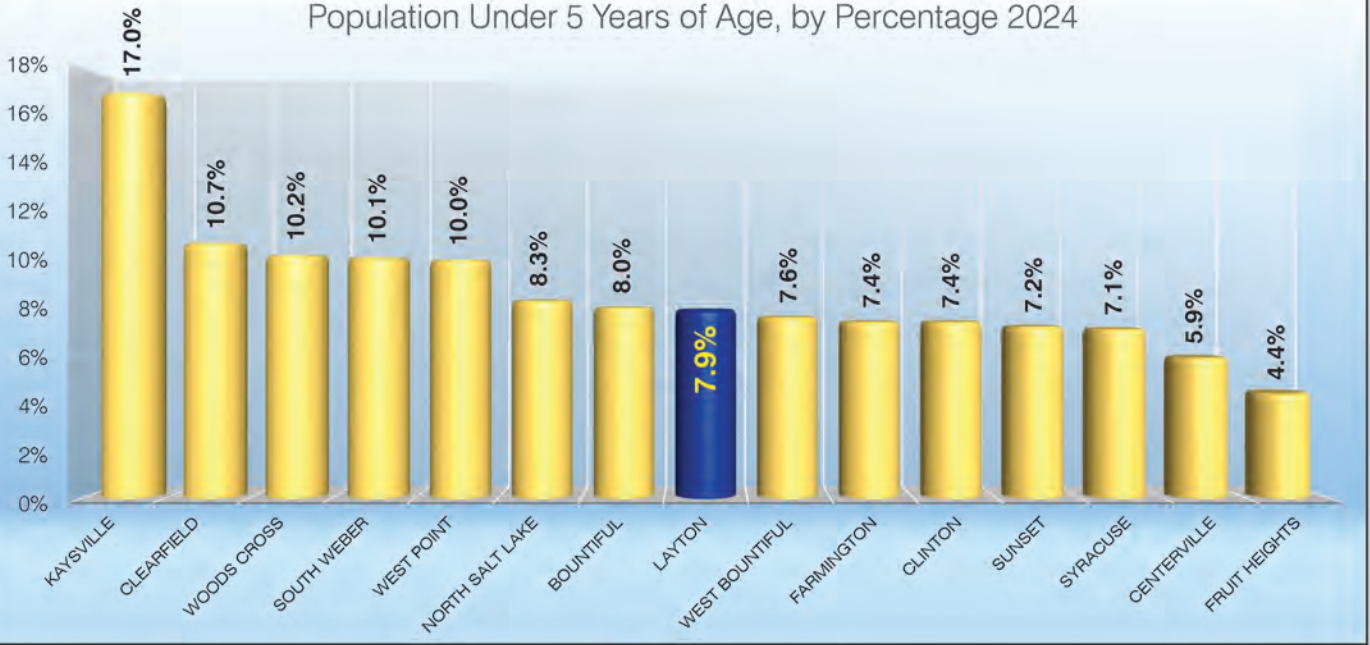
39.1

U.S. Ave Utah Ave



AGE OF POPULATION

Population Under 5 Years of Age, by Percentage 2024



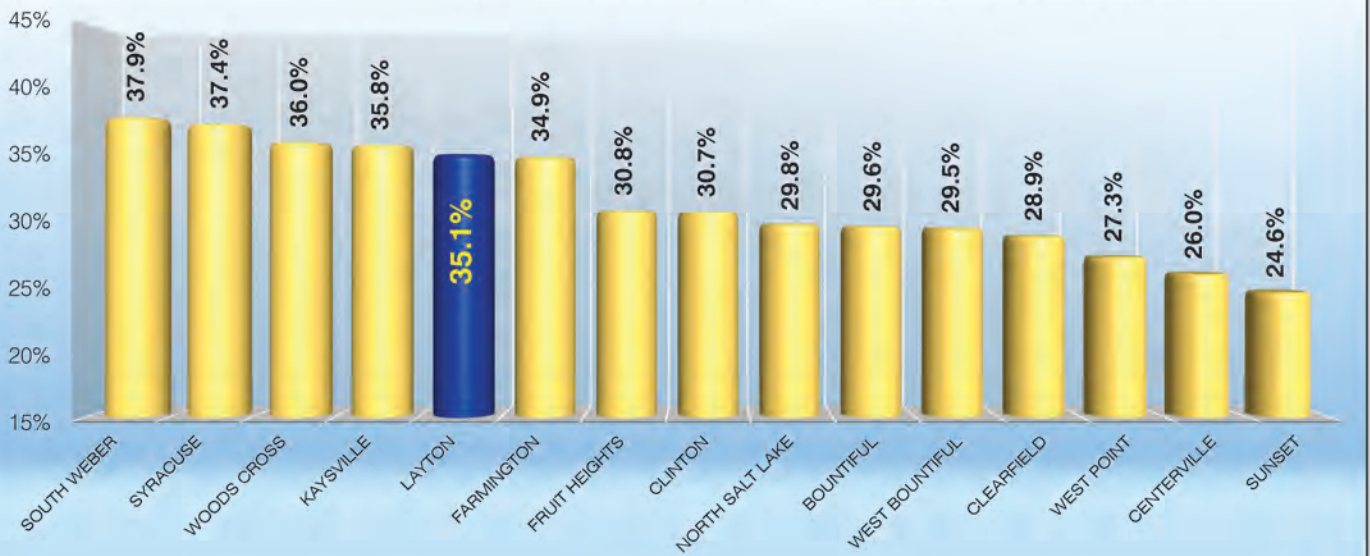
6.6%

Utah Ave

5.5%

U.S. Ave

Population Under 18 Years of Age, by Percentage 2024

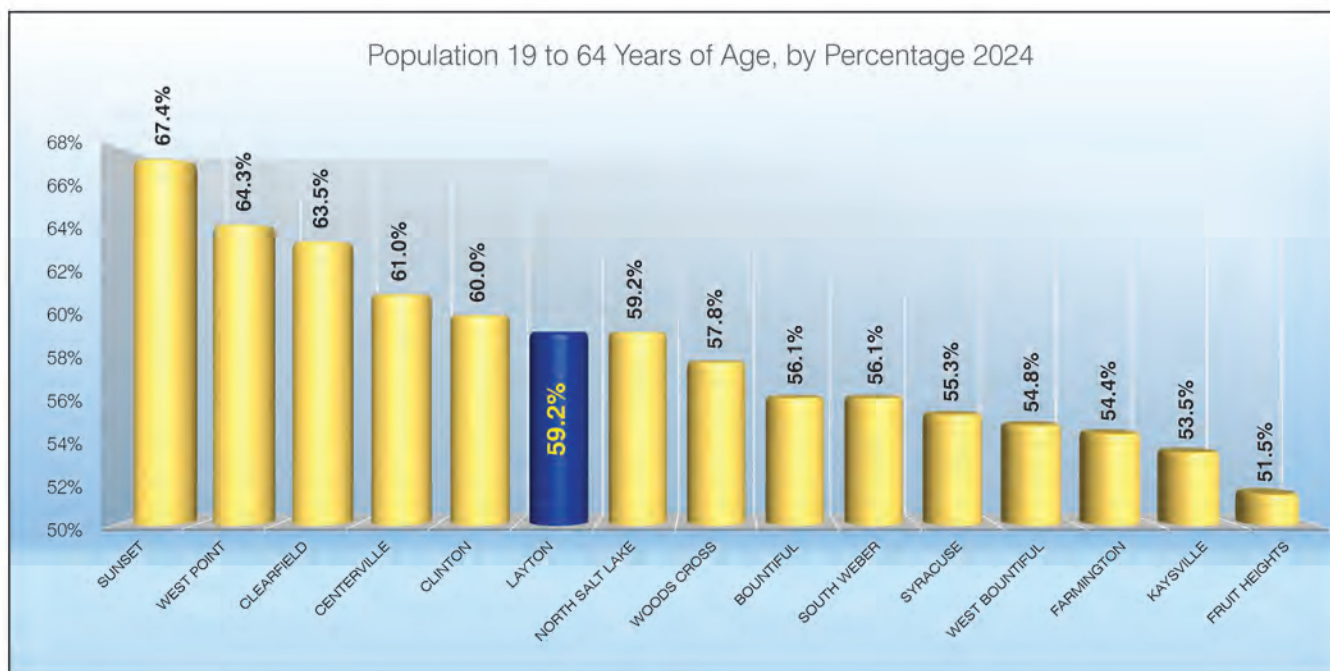


26.6%

Utah Ave

21.5%

U.S. Ave

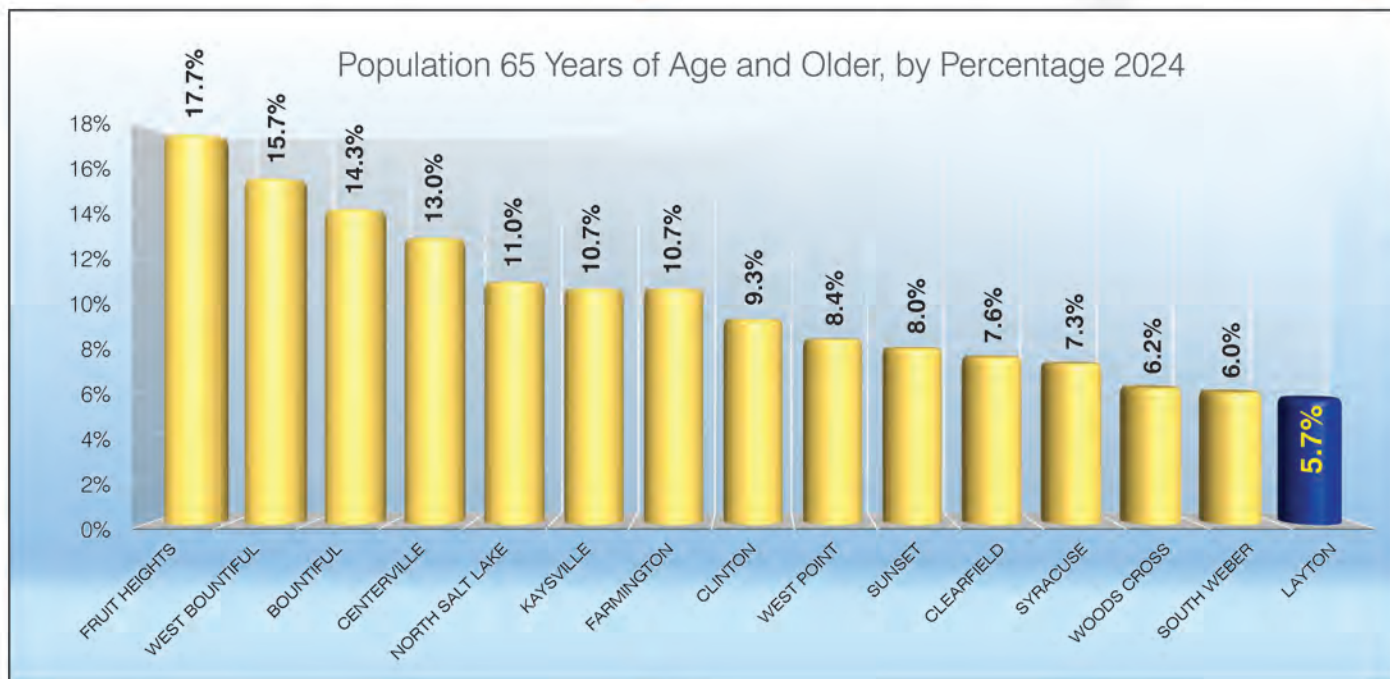


61.0%

Utah Ave

60.5%

U.S. Ave



12.4%

Utah Ave

18.0%

U.S. Ave

Workforce 71.7%

- 71.7% of Layton's workforce demographic is actively employed
- Layton offers broad variety of education
- One of the youngest populations in Utah
- A well trained and educated workforce pipeline continues to grow and meet the needs of our local employers
- Labor Force population; 1,045,593 within a 30 mile radius

Layton residents are committed to work and provide a well-trained pipeline to our local employers. Approximately 71.7% of the population in Layton City is actively employed and considered part of Utah's workforce. This average is 3.4% higher than the Davis County average, 2.3% higher than Utah's average, and 8.7% above the national average.

Utah Ave

69.4%

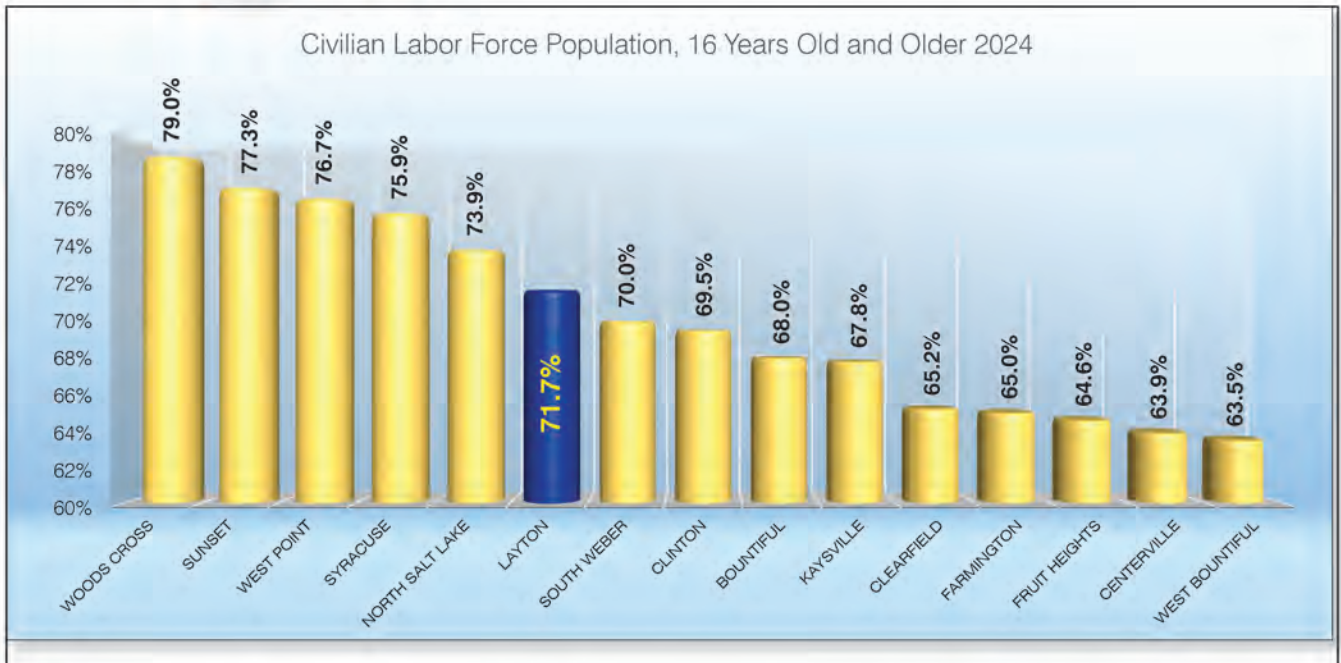
U.S. Ave

63.0%

71.7%

LABOR FORCE

Civilian Labor Force Population, 16 Years Old and Older 2024



Skilled Workforce



Layton residents are skilled and well educated. 36.0% of Layton residents have a bachelor degree. In 2024, Davis School District had a 95% graduation rate - the highest among school districts along the Wasatch Front. The Aerospace Pathways Program teaches aerospace manufacturing skills. These skills translate into internships and careers in the aerospace sector immediately after high school.

Talent

36%

- 36% of Layton's population has a Bachelor degree or higher education

Layton is home to:

- Weber State University Davis
- NUAMES (Northern Utah Academy for Math, Engineering, and Science)
- Davis School District
- Layton High Aerospace Pathways Program

36.0%

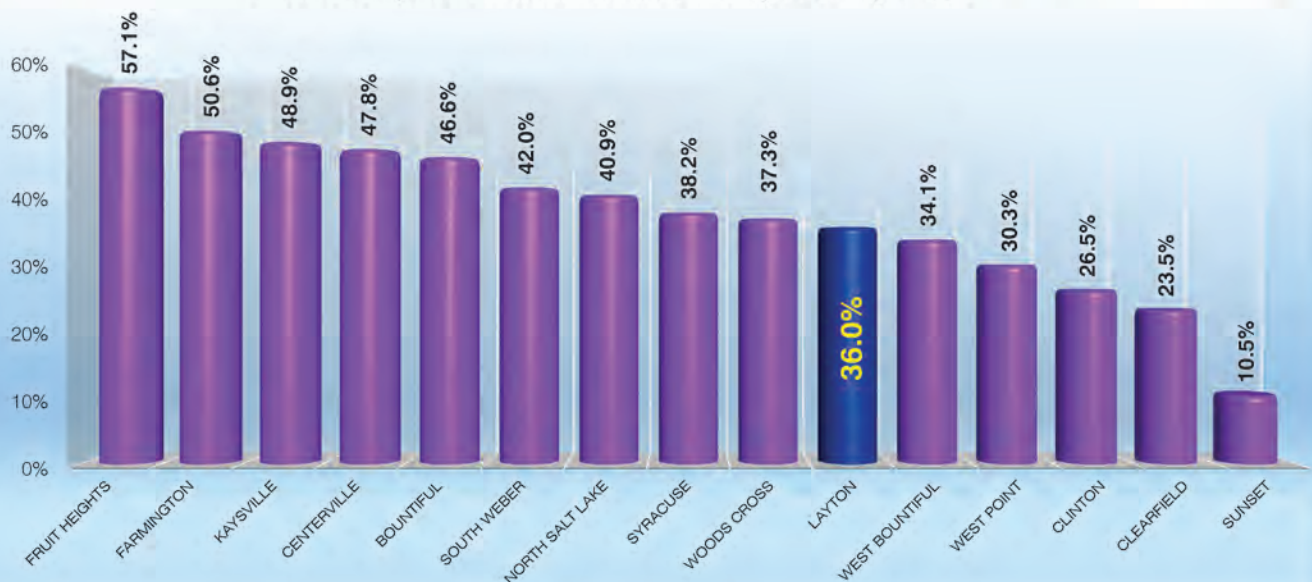
36.9%

Utah Ave

35.0%

U.S. Ave

Davis County Residents with a Bachelor Degree or Higher 2024





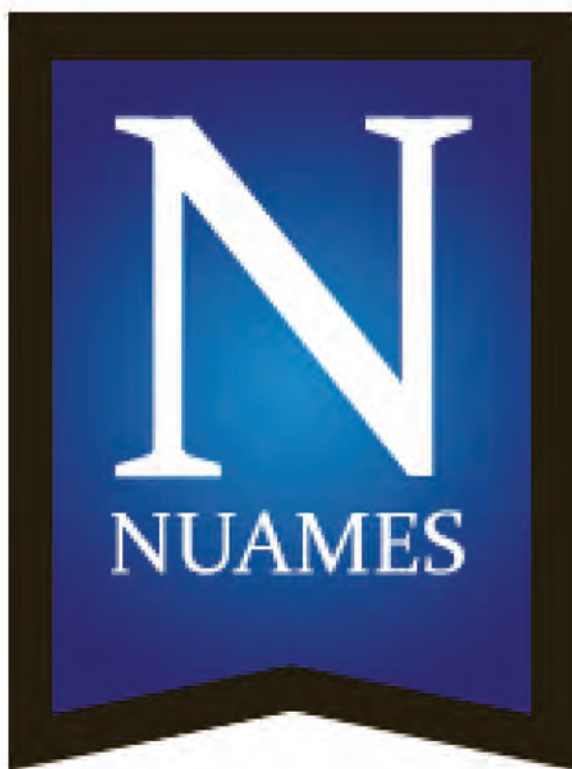
The Weber State University (WSU) Davis Campus provides a wide range of higher educational opportunities to the residents of Davis County and surrounding areas. From its 105-acre campus in Layton, WSU Davis Campus offers a full range of general education courses and a wide range of associate's, bachelor's, and master's degrees. One of the hallmarks of the Davis Campus is the special attention given to meeting the needs of non-traditional and working students.



Davis Technical College provides a competency-based education environment, which prepares high school and adult students with career and technical skills. Davis Technical College currently offers certificate programs in the Schools of Business and Technology, Construction, Health Professions, Manufacturing, Service Professions, and Transportation.



DAVISTECH
DAVIS TECHNICAL COLLEGE



Northern Utah Academy of Math, Engineering & Science (NUAMES), is an early college charter high school that works in partnership with Weber State University. They specialize in preparing students for an early transition into a university baccalaureate program in fields related to math, engineering, or science. They offer many of the benefits of a private school education at a tuition-free public high school.

NUAMES is consistently ranked as one of the best public schools in Utah year after year while preparing a skilled workforce pipeline for years to come.



The Davis School District (DSD) operates 62 elementary schools, 17 junior high schools, 9 high schools and six special purpose schools. DSD's enrollment is the second largest of any school district in Utah, and is the first and only district in the state to receive a system-wide K-12 accreditation.

DSD is home to students who speak 67 different languages. It features a language immersion program in which 12 of the district's elementary schools spend half the school day learning curriculum in Spanish, French, or Chinese. The immersion program can be continued through junior high and high school.

Hill Air Force Base



AT A GLANCE

There are 26,893 total personnel working within Hill Air Force Base (5,608 military, 913 Air Force Reserve, 14,151 government civilians, and 6,221 contractors) with an additional 5,660 military dependents. Hill AFB has an annual federal payroll of \$2.12 billion and annual expenditures of \$4.3 billion, creating approximately \$6.3 billion in indirect economic impact, with a total annual economic impact of over \$12.7 billion.

The Hill Economic Impact Analysis is prepared by the Cost and Economics Division, Hill AFB.

Any questions, please contact 75th Air Base Wing Public Affairs at (801) 777-5201.

67,046

Hill Air Force Base created 67,046 total local jobs in 2024.



SUMMARY OF PERSONNEL

Category	Personnel
Authorized Active Duty Personnel	5,608
Air Force Reserve / Air National Guard	913
Government Civilians	14,151
Contract Civilians	6,221
TOTAL WORKFORCE:	26,893
Military Dependents	5,660
COMBINED TOTAL:	32,553

EXPENDITURES

Construction	\$246,731,348
Locally Produced Goods and Services	\$4,029,629,104
Local Purchases Produced Elsewhere (local effect)	\$46,522,304
Other Spending – Local Hotel and Restaurant Spending by Traveling Personnel	\$8,676,487
TOTAL:	\$4,331,559,242

ESTIMATED INDIRECT IMPACT FOR PAYROLL AND MATERIALS

Annual Value	\$6,309,673,840
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TOTAL ESTIMATED JOBS CREATED

Jobs	67,046
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TOTAL ANNUAL ECONOMIC IMPACT ESTIMATE

Category	Amount
Annual Government Payroll	\$2,122,186,501
Annual Expenditures	\$4,331,509,576
Estimated Indirect Economic Impact	\$6,309,673,840
GRAND TOTAL:	\$12,763,369,917



Hill AFB

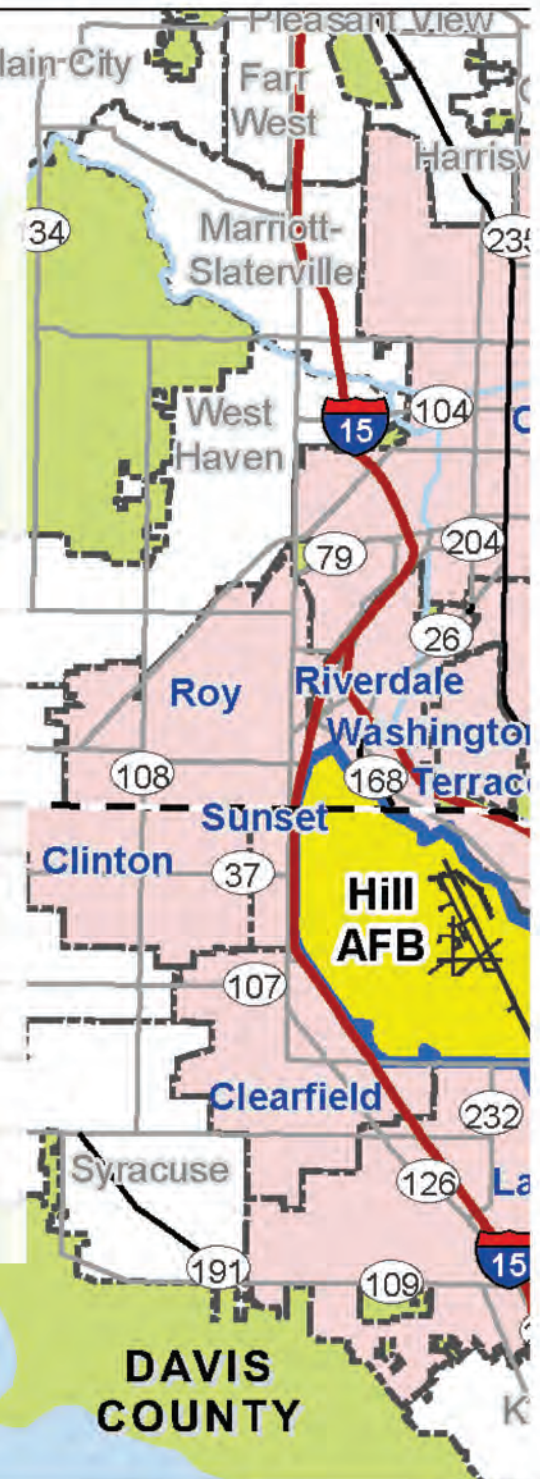
WEBER

Hill Air Force Base Compatible Use Plan

Layton City led a 2 year effort to develop a Compatible Use Plan which was funded in part (80%) through the Department of Defense. With help from 9 additional surrounding cities, counties, the Office of Economic Adjustment (now the Office of Office of Local Defense Community Cooperation) and Matrix Design Group, the Plan was completed in December 2021 and adopted by the Layton City Council on February 17, 2022 through Resolution 22-16.

The Hill AFB Compatible Use Plan is a cooperative planning effort between Layton City, Clearfield City, Ogden City, Riverdale City, Roy City, South Ogden City, South Weber City, Sunset City, Uintah City, City of Washington Terrace, Davis County, Weber County, Hill AFB [including the Utah Test and Training Range (UTTR) and Little Mountain Test Facility], state and federal agencies, and other affected stakeholders that addresses compatible use planning and communication around Hill AFB and its testing and training facilities. The goal of compatibility planning is to promote an environment where both entities can coexist successfully.

Hill AFB CUP website
October 2021





Analysis in Brief

Approximately 55,000 defense employees work in Utah, consisting of federal defense civilian employees (over 19,000), military personnel (almost 16,000), and employees of private defense contractors (roughly 20,200). The 34,950 defense civilians and military personnel together make up 62% of the federal workforce in the state.¹ Most defense civilians in Utah work for the Department of Defense (DOD), while the Air Force has the largest active-duty military presence and the Army has the largest National Guard and Reserves presence. The remainder of defense civilian employees work for the Department of Veterans Affairs (VA). DOD and VA contracts fund jobs at private defense contractors like Northrop Grumman and L3Harris Technologies.

- Hill Air Force Base
- Utah National Guard
- Military Reserves
- VA Healthcare & Benefits
- Dugway Proving Ground
- Tooele Army Depot
- Military Recruiting
- ROTC
- DOD Tuition Assistance
- Payments to Veterans
- Defense Civilian Retirees

The defense presence is also felt through federal government spending in Utah. The Department of Defense and Department of Veterans Affairs obligated \$6.0 billion in prime contracts and \$142.5 million in grants for performance in Utah in federal fiscal year (FY) 2024. The nearly \$6.2 billion total equals 2.1% of the state's GDP, ranking Utah 23rd for total dollars and 15th for share of GDP. An estimated 98.9% of Hill Air Force Base's civilian employment and 85.3% of its military employment are in Davis County, with the remainder in Weber County.

*Kem C. Gardner Policy Institute,
Utah/Federal Government Nexus, Defense in Utah
John C. Downen, Levi Pace, Michael T. Hogue
March 2025*



Household Income

Layton City's median household income continues to climb and is approximately 8.1% above the Utah median household income, and 26.3% higher than the national median household income. The current median household income of \$99,188 represents a 90.3% increase since 2010. Inflation since 2010 would place the median household income at approximately \$75,061 per household today. New Aerospace and Defense, other high-tech manufacturing, healthcare industry and similar family sustaining jobs have contributed to this positive increase.

Household Income **\$99,188**

- The 2018-2022 Layton median household income was \$99,188
- Layton's median household income is 26.3% above the U.S. average of \$78,538
 - High-paying job options in aerospace, defense, medical, and others provide good living wages to raise a family

\$99,188

\$91,750

Utah Ave

\$78,538

U.S. Ave

Median Household Income 2024



Housing



Layton City offers a variety of housing options within a wide price range. The cost of housing in Layton City is 4% more affordable than the median home in Utah, but 44% higher than the U.S. median home value. A mortgage is 1.3% less in Layton than Davis County, 3.6% less than Utah County, and 5.3% less than Salt Lake County. Rent in Layton is approximately 4.2% less than the median rent in Davis County, 2.5% less than the median rent in Salt Lake County.

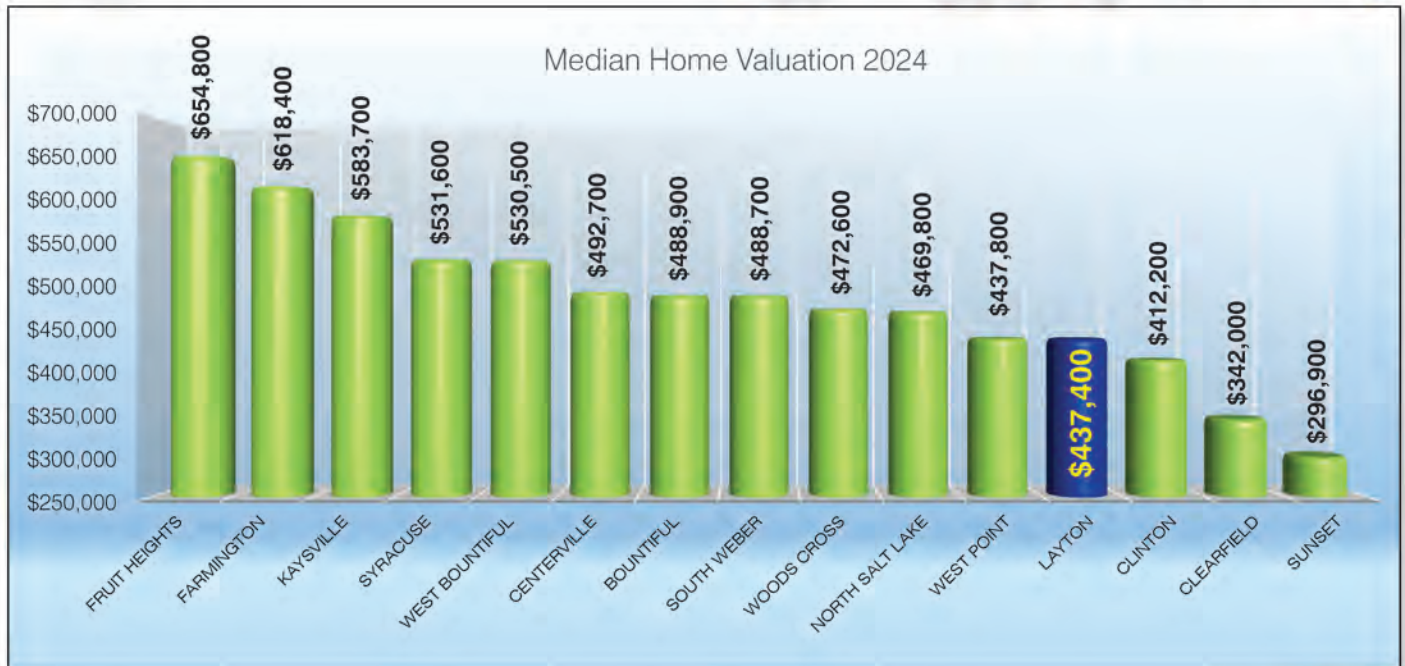
Housing

4.2%

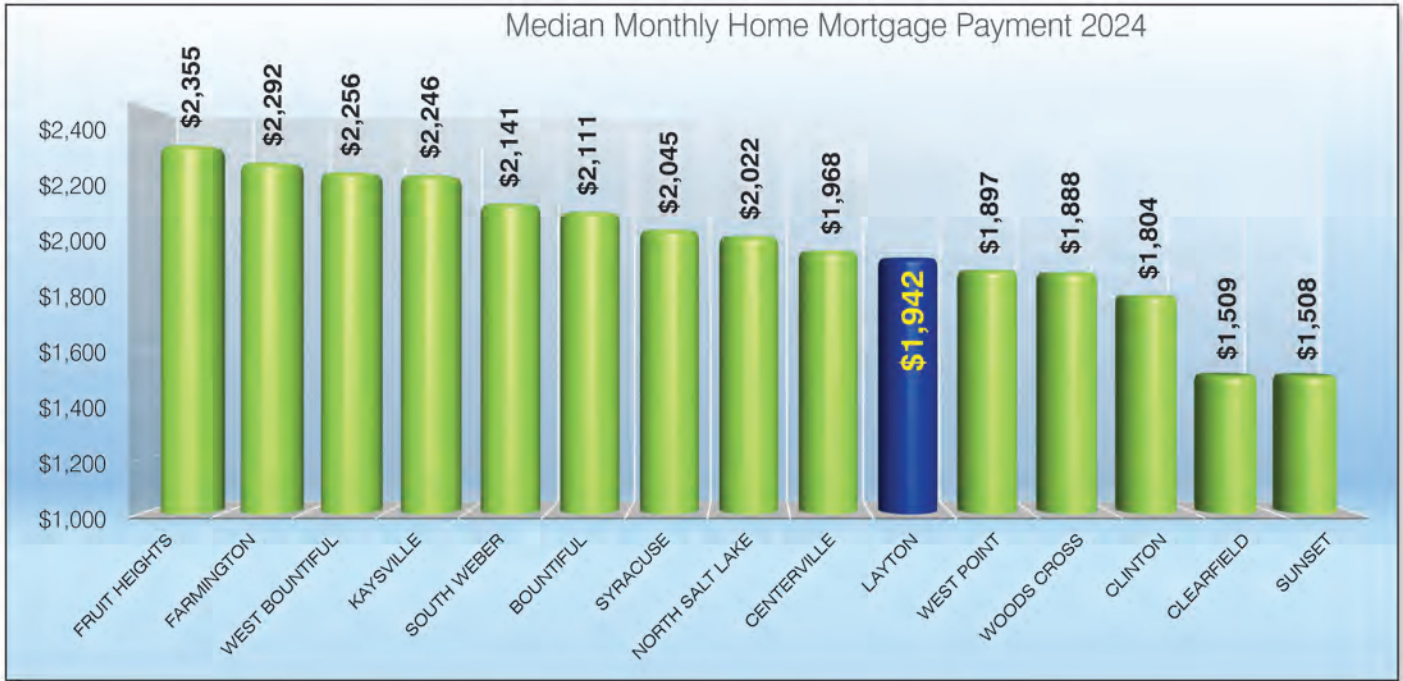
- Layton provides some of the most diverse housing options in Utah
- Layton offers an average rent savings of 4.2% in comparison to the Davis County median rent, and 1.3% savings in mortgage payments
- Layton offers housing 4% below the median Utah home value and 7.6% lower than the Davis County median home value

\$437,400 **455,000** **303,400**

Utah Ave
U.S. Ave



MEDIAN HOME VALUE



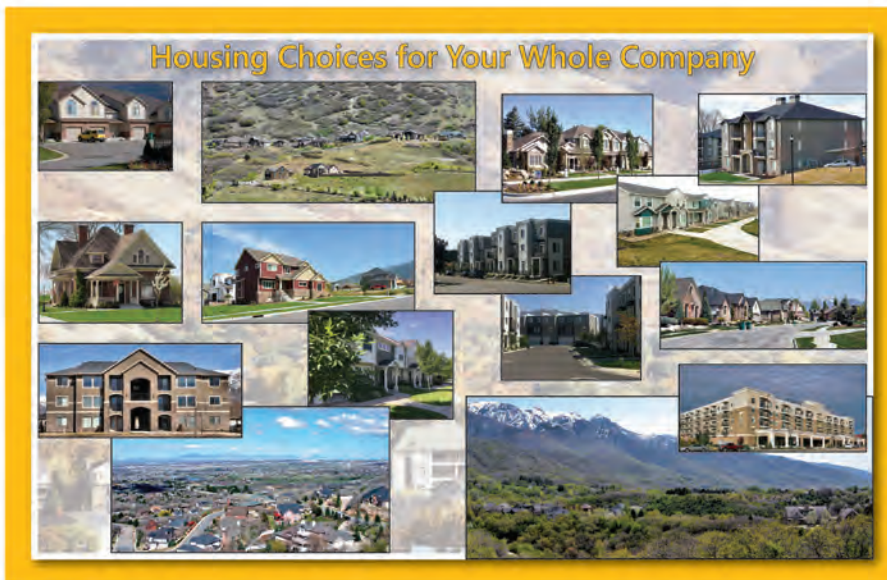
Utah Ave

\$1,927

U.S. Ave

\$1,902

\$1,942



The cost of housing in Layton City is about 4% lower than the average home price in Utah, and 7.6% lower than the average home in Davis County, with mortgage payments that are lower than the Davis County, Salt Lake County, and Utah County median by approximately 1.3%, 5.3% and 3.6% respectively. Median mortgage payments are slightly higher which may be attributed to a newer housing stock overall.

LAYTON CITY

Layton City has worked hard over the past decade to provide a diverse housing inventory for its residents. From apartments to small farms, Layton has a variety of options to meet housing preferences and needs.

Rent is more affordable in Layton as well. Rent in Layton is about 4.2% less than the average rent in Davis County.

Application Under Review	
2024 Davis Behavioral Health	60 apartments
2024 Silver Bend Townhomes	20 townhomes
2024 Boyce Mixed Use Townhomes	66 townhomes
2024 Cottages at Country Meadows PRUD	12 townhomes
2024 Ridgeway East	72 apartments
2023 Jenkine PRUD	24 townhomes
2023 Geboya Farms PRUD	53 townhomes
2023 Geboya Farms PRUD	144 apartments
2022 Follmer Farms	20 townhomes
2022 H-Lots	30 apartments
2022 Layton Midtown	28 townhomes
2021 Apartments at Antelope Park	30 apartments
2021 Trailside West	340 condos/apartments
2021 Wheatridge Townhomes	87 townhomes
991 units	
Building Permits Applied for or Issued	
2024 The Angels Townhomes	9 townhomes
2021 Layton Station	230 apartments
2021 Towne on Main	53 townhomes
2021 Trailside West Townhomes	190 townhomes
2021 Altitude Townhomes	42 townhomes
2021 Altitude Apartments	193 apartments
2021 Layton Hills Apartments	200 apartments
2021 Morgan Street Townhomes	11 townhomes
928 units	
Projects Completed	
2021 Alure at Twelve 25	48 apartments
2021 Fairfield Plaza Townhomes	19 townhomes
2021 Moda Apartments	246 apartments
2021 Stonebrook Townhomes	99 townhomes
2021 The Civic Apartments	46 apartments
2021 The Alice Townhomes	24 townhomes
2021 Tynesbridge Lofts (900 N Angel St)	5 townhomes
2020 7th West Apartments	130 apartments
2020 Fairfield Square Phase II	31 townhomes
2020 Indigo Bend Townhomes	45 townhomes
2020 Medham Towns	83 townhomes
2020 Studio at Gordon	20 apartments
2020 The Park Mansion Homes	130 townhomes
2019 Adams Court	14 townhomes
2019 Gentile Station Townhomes	63 townhomes
2019 Midtown Courts Phase II	24 townhomes
2019 Villas on Main (expansion)	22 apartments
1,043 units	
TOTAL	2,962 units



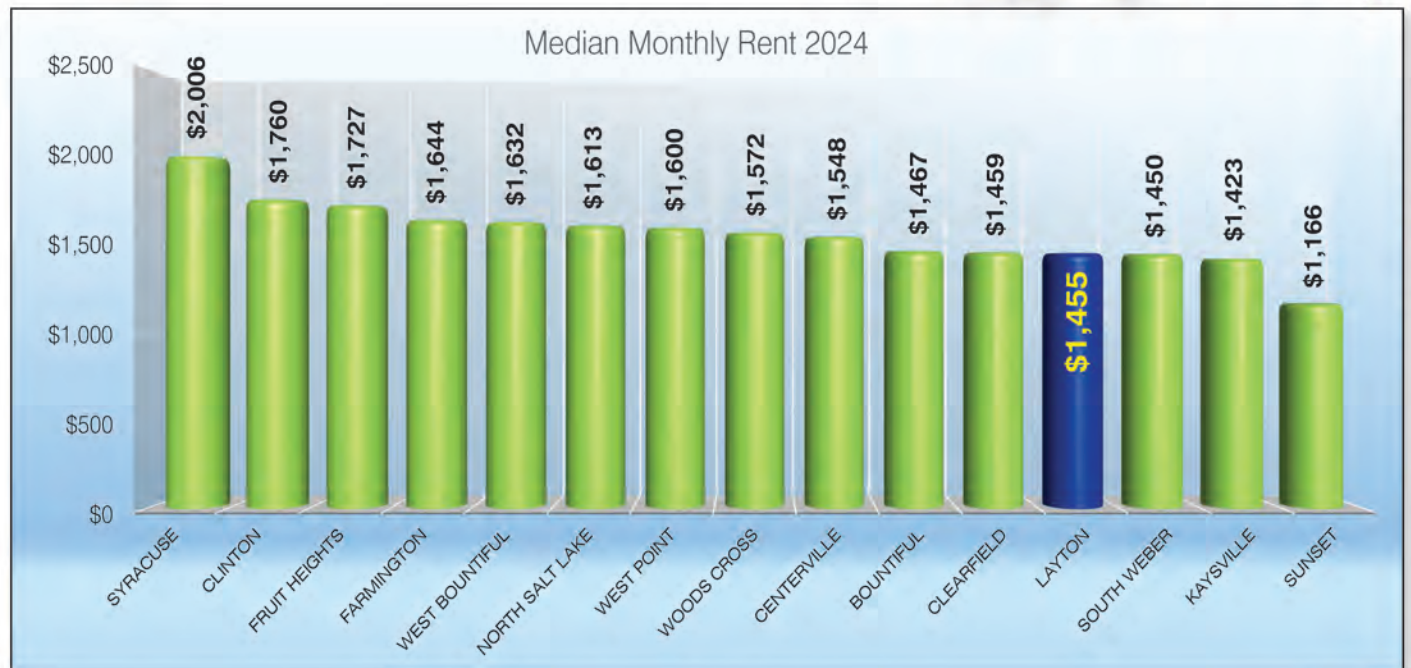
\$1,455

\$1,405

Utah Ave

\$1,348

U.S. Ave



MEDIAN MONTHLY RENT



Large Cities See Substantial Price Increases

Of Utah's 15 cities with more than 50,000 population, 11 experienced price increases greater than 30%. Certainly for most, if not all of these cities, the gains were recordbreaking. Thirty percent price increases were unheard of in Utah before 2020–2021. Layton led all major cities with an increase of 41.7%, followed by Herriman's 38.1% gain. Nine other major cities saw increases of more than 30%. Interestingly, Herriman was the only city in Salt Lake County to rank in the top half of the 15 large cities. Lehi, Logan, St. George, Ogden, Provo, and Orem registered larger increases than most major cities in Salt Lake County.

*Kem C. Gardner Policy Institute,
State of the State's Housing Market,
October 2021*

41.7%



**Kem C. Gardner
POLICY INSTITUTE**
THE UNIVERSITY OF UTAH

DAVID ECCLES SCHOOL OF BUSINESS

Taxable & Retail Sales



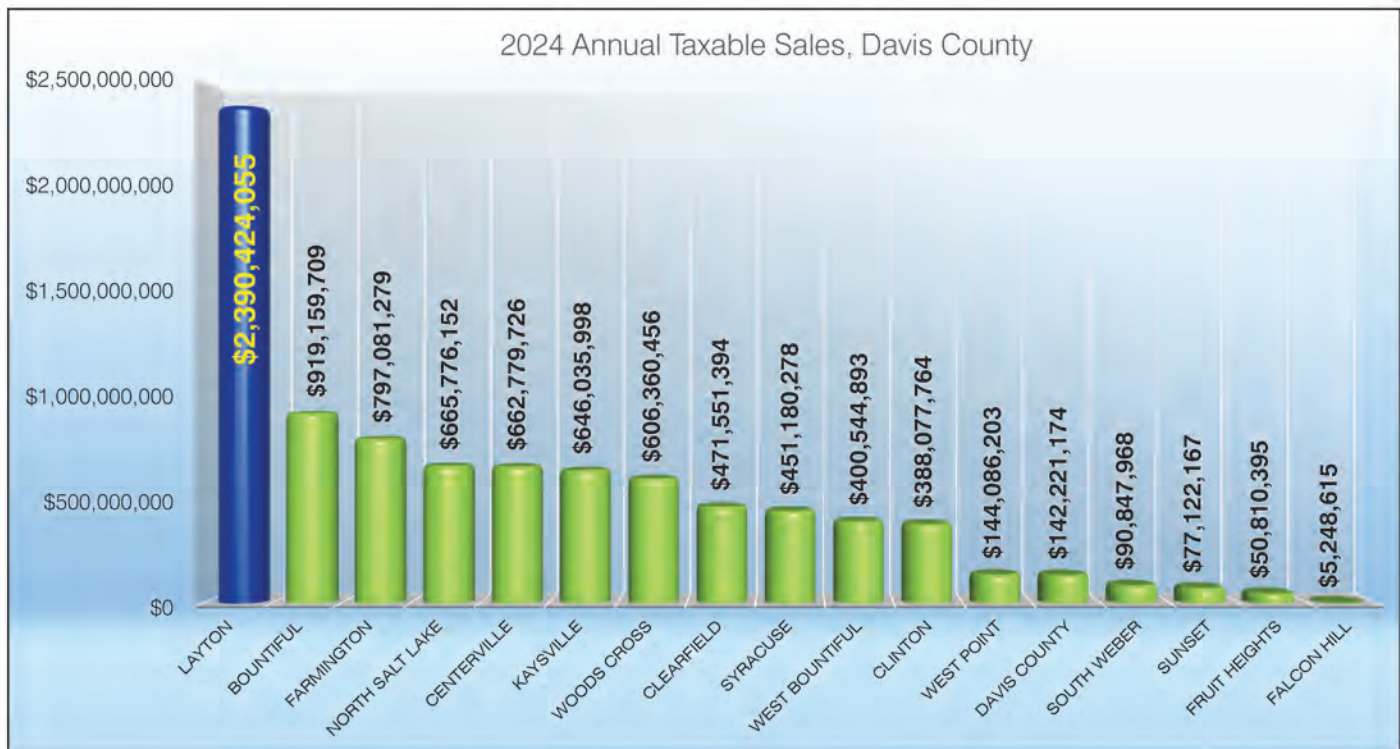
Layton City continues to surpass its highest recorded taxable retail sales amount for 13 years in a row, with consistent growth in the retail sector. Good employers offering high paying jobs and good wages moving into the region and targeted planning to provide for commercial growth along major transportation corridors are key to successful retail.

Retail Sales **\$2.39b**

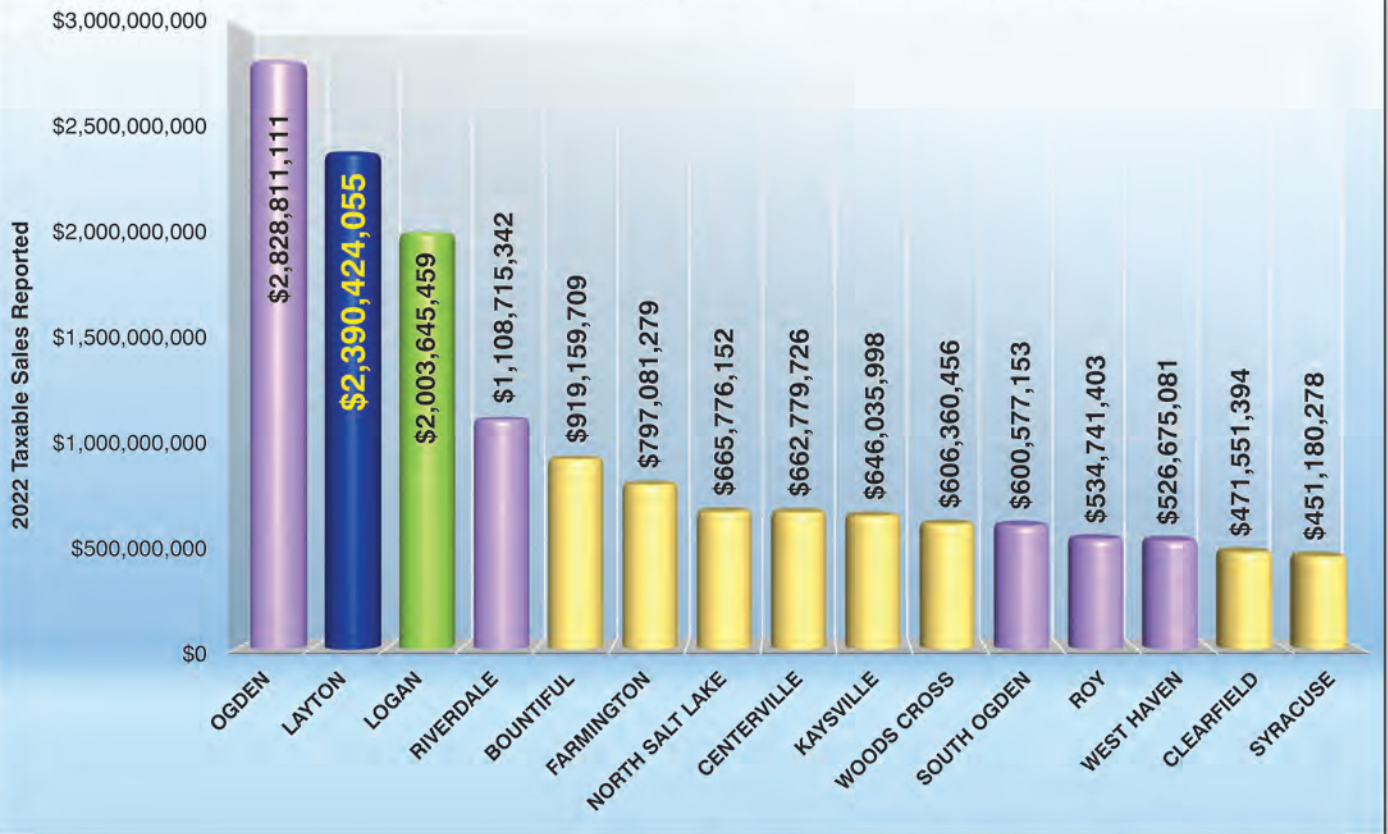
- Layton leads Davis County in retail sales and annual retail sales tax: *\$2.39 billion 2024*
- Layton is the 2nd largest retail provider north of Salt Lake City in northern Utah
- Layton contributes 26.8% of all Davis County annual retail sales, at least 2.6x's higher than all other Davis County Cities; exceeds all but 1 City in northern Utah by a large margin



\$2.39 Billion



Top 15 Cities in Northern Utah - 2024 Taxable Retail Sales



The variety of retail in Layton allowed many of the employers to continue to operate, even flourish, during the 2020 - 2022 COVID-19 pandemic. While many communities struggled across the country with varying degrees of impact, Layton experienced its highest growth to date. Layton did however lose some retailers due to the pandemic.

Restaurants that were unable to evolve to the market changes and demands due to the virus struggled. Those able to shift operations to quickly provide for pickup and delivery of their food, change their menus due to limited supply, and continue work with limited staff survived. This same flexibility was also required in the hospitality, entertainment and face-to-face service driven industries.





North American Properties, Avalon, Alpharetta, Ga.



Millennials prefer to live in mixed-use communities found in urban centers

"Millennials are savvy, price-conscious shoppers, yet they also tend to place a high value on experiences, perhaps more so than on the acquisition of material goods"

- ICSC The Future of the Shopping Center Industry - Envision 2020



Steiner + Associates, Liberty Center, Cincinnati



Layton Hills Mall was a casualty of the pandemic. Their parent company, owner of several malls in the eastern United States, filed bankruptcy due to the closures from COVID.

In the fall of 2024, the Mall was sold to two separate companies from different locations in the U.S.; the Mall and movie theater sold to Second Horizon Capital, and the Mall's exterior pad sites sold to The Tabani Group. The two companies have been investing heavily into the Mall and the Mall's success and are both great partners. While conversations around redevelopment, or reinventing with a new mixed use layout have temporarily subsided, Staff is confident in the new owners, and the Mall's success.

Layton 2024 Retail Sales Distribution (\$ Millions)



Motor Vehicle Sales

PASSENGER
CARS

777

TRUCKS &
S.U.V.'S

4,362

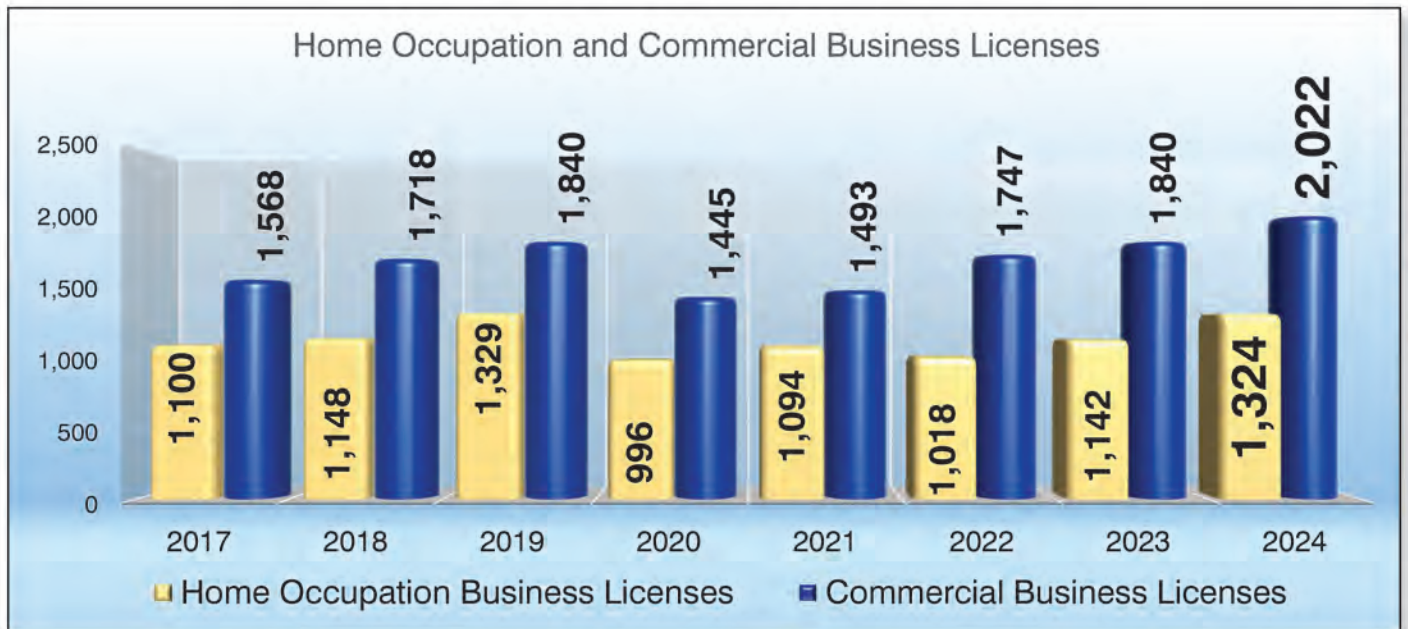
CARS & TRUCKS SOLD

MOTOR VEHICLE AND PARTS TAXABLE SALES (\$MILLIONS)

2021	\$262
2022	\$307
2023	\$313
2024	\$299

Sales Tax Revenue 2024





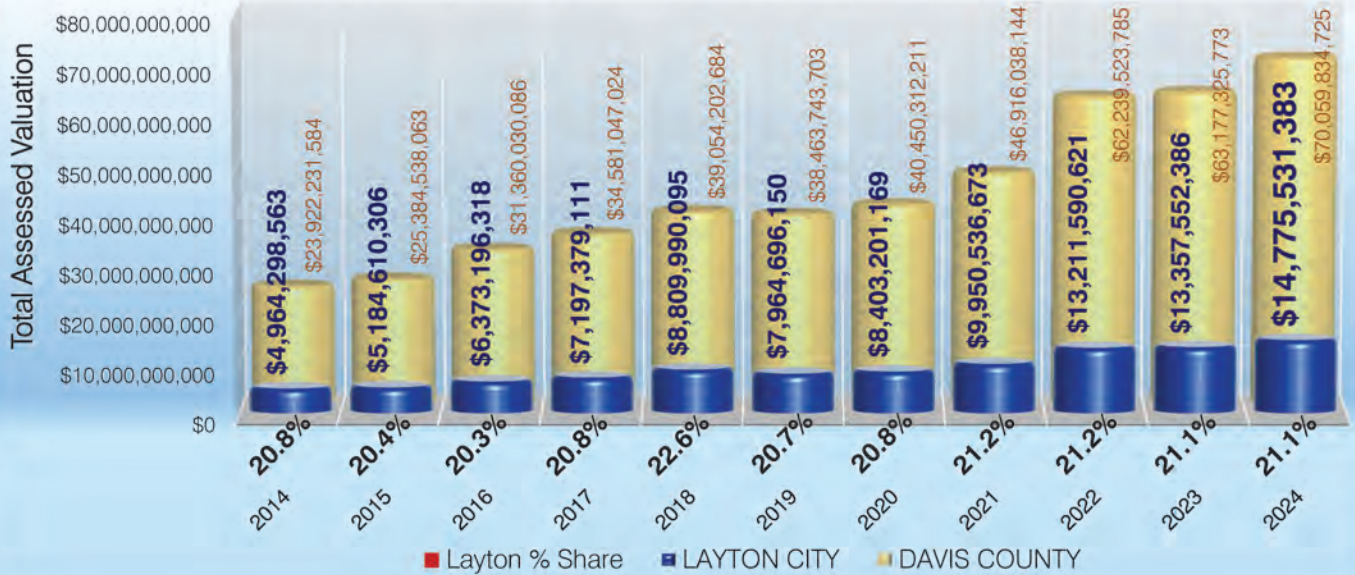
2024 Tax Rates

DAVIS COUNTY	0.001175	TOTAL 0.009457
DAVIS COUNTY SCHOOL DISTRICT	0.006099	
LAYTON CITY	0.001148	
WEBER BASIN WATER CONSERVANCY	0.000196	
DAVIS COUNTY MOSQUITO ABATEMENT	0.000094	
NORTH DAVIS SEWER DISTRICT	0.000449	
DAVIS COUNTY LIBRARY	0.000225	
DAVIS COUNTY ANIMAL WELFARE SERVICES	0.000071	

Property Valuation

TOTAL LAYTON VALUATION

Layton City's Share of Total Davis County Property Valuation Over Time



Utah Ave

\$16,669,876,542

Average County Total in Utah

Layton

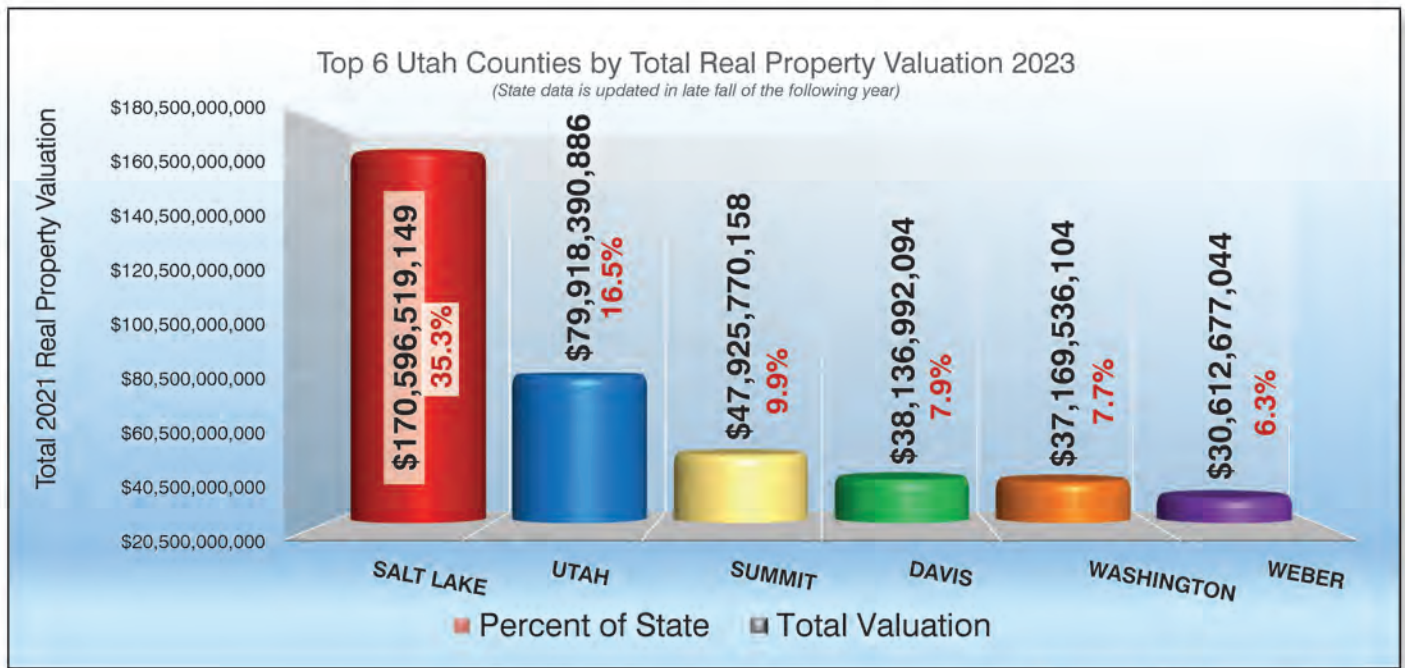
\$14,775,531,383

2023 Layton City Total

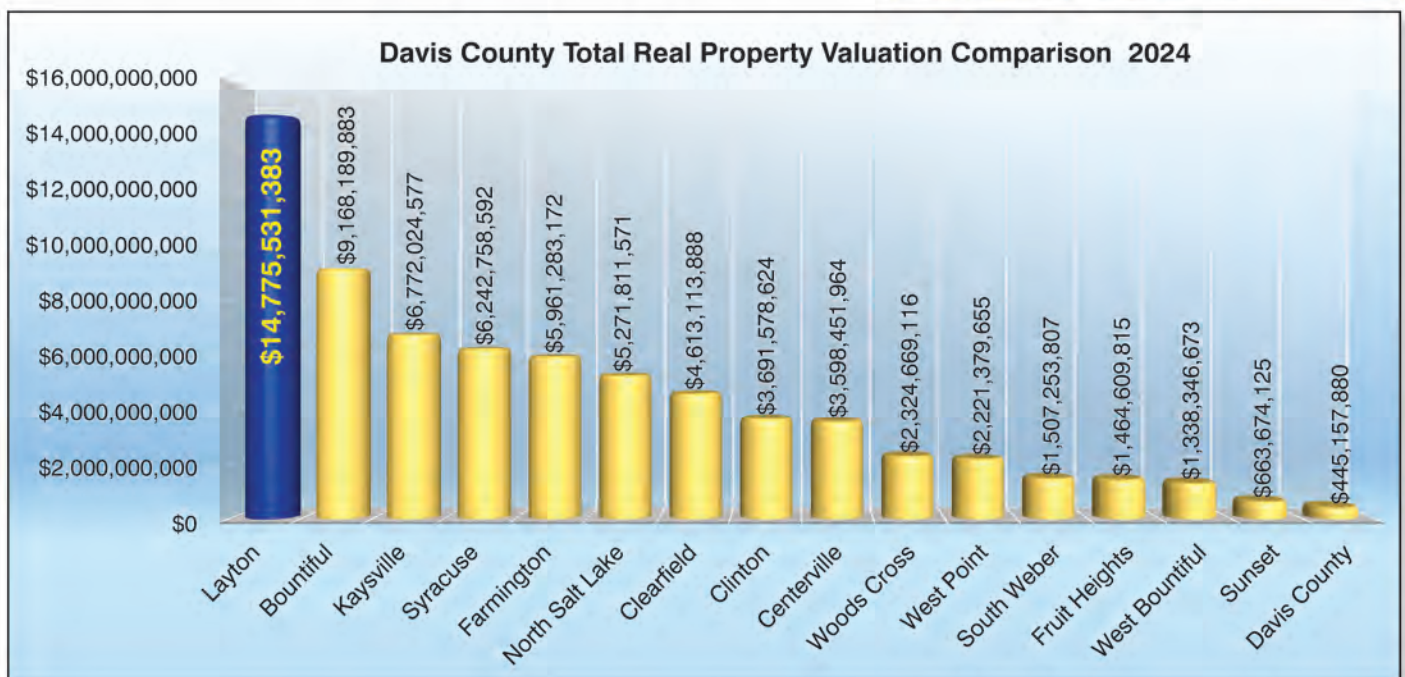
21.1%



Layton City's total Real Property valuation has climbed steadily over the past 13 years, however it did jump approximately 34% in 2022 from the year before. Layton City's total Real Property valuation has averaged 21.1% of Davis County's total annual Real Property Valuation since 2010. In 2024, Layton City's total Real Property valuation surpassed the total valuation of 23 of the 29 counties in Utah.



In 2024, Davis County total property valuation increased, but dropped in rank below Summit County, and is now ranked fourth in Utah's 2024 total Real Property valuation by County. Davis County provides approximately 7.9% of the total Real Property value for Utah. In 2024, Layton City provided over 21% of the total real property valuation for all of Davis County with a City total property valuation equal to \$14,775,531,383.



Quality of Life

Layton City sits between the Wasatch Mountain range and the Great Salt Lake Shorelands with access to both. Layton is proud of its trails, parks, organized recreation, arts, culture, education, shopping and dining opportunities. The average commute to work for Layton residents is just under 23 minutes.

Layton is in a great location. If you live in Layton, you are anywhere from 1 minute to less than 1 hour from some of the best outdoor recreation the Western U.S. has to offer.

22.8

Location 1 hour

20 minutes north of Salt Lake City, 25 minutes from SLC Airport, halfway between Logan and Provo, Layton sits at the epicenter of northern Utah

- Under 1 hour from 9 of Utah's top ski resorts, the *Greatest Snow on Earth*
- Under 1 hour from 74 Utah golf courses, 350 Utah lakes, and 94 rivers
- Adjacent the Wasatch Mountains, Great Salt Lake Shorelands Preserve, and Antelope Island

22

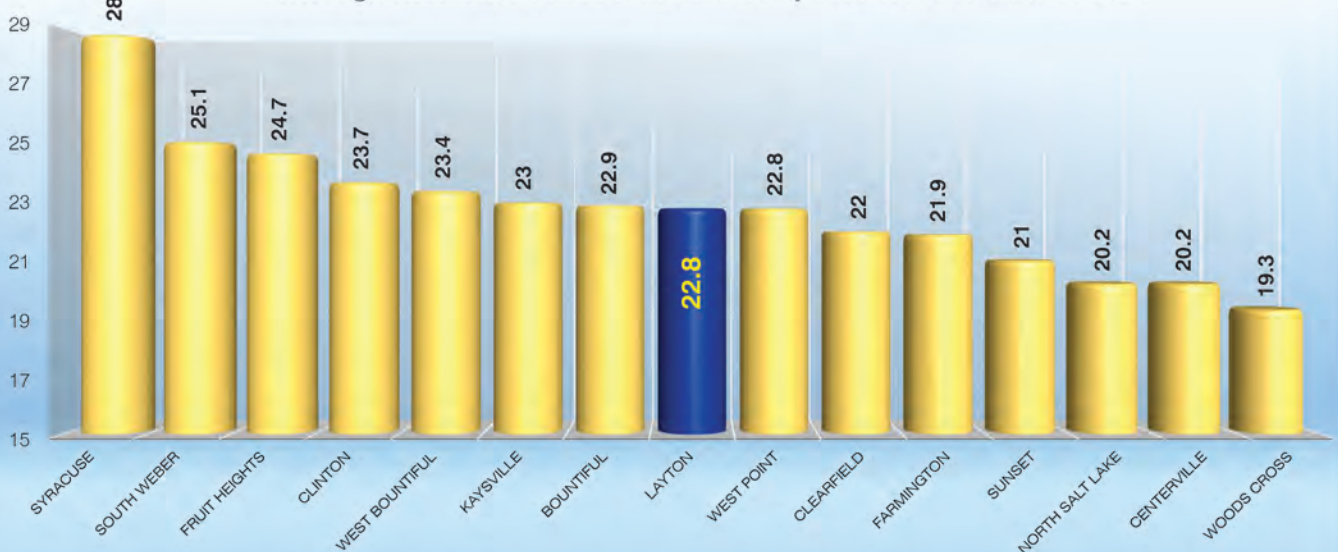
Utah Ave

26.6

U.S. Ave

AVERAGE LAYTON COMMUTE

Average Commute Time for Davis County Residents in Minutes 2024



Layton City Redevelopment Agency



Tax Increment Financing (TIF)

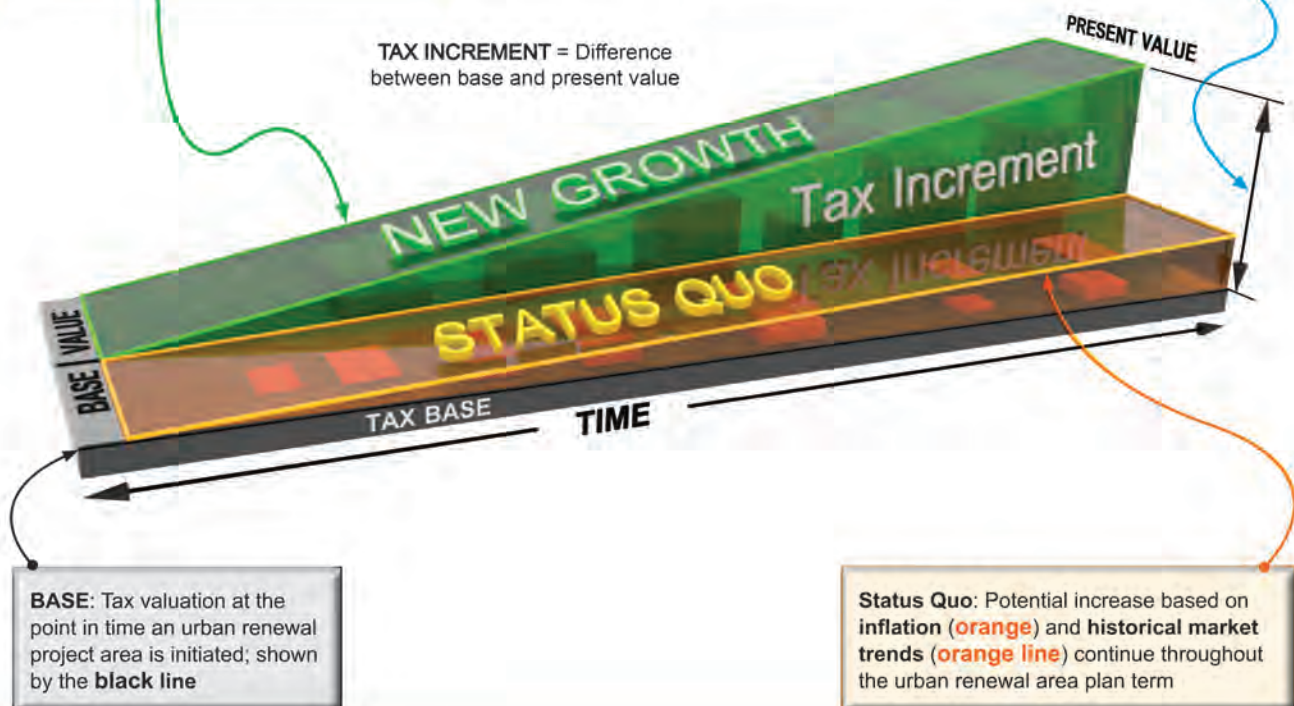
Redevelopment Areas are created and managed by the Layton City Redevelopment Agency for specific areas to encourage development by providing a financing mechanism for the reinvestment of new property tax generation, or tax increment. As property tax gains value through new development the increase in property tax for the new development paid by the developer or new land owner is provided to the Agency for use as incentive and usually toward public or private infrastructure.

The R.D.A. of Layton City currently manages three redevelopment areas – East Gate Economic Development Area, South Main/South Fort Lane R.D.A. and the Antelope Drive Community Development Area (CDA). Be sure to contact Layton City's Community & Economic Development staff for more details.

REDEVELOPMENT: New Growth (green) based on **new investment, new infrastructure, new construction (green line)**. New growth is stimulated by new improvements, new buildings, new public infrastructure funded through tax increment, and more investment occurs

TAX INCREMENT: is the **Difference** in taxes paid between the "base" tax valuation and **current tax valuation**. Property valuation is 'frozen' in each district area at the time a plan is initiated. "Base" tax funds are still provided to each taxing entity. As property values increase **over time** due to market demand, inflation, or new development, the difference in new property taxes versus the base is paid to a Redevelopment Agency to pay for improvements and other items to promote growth.

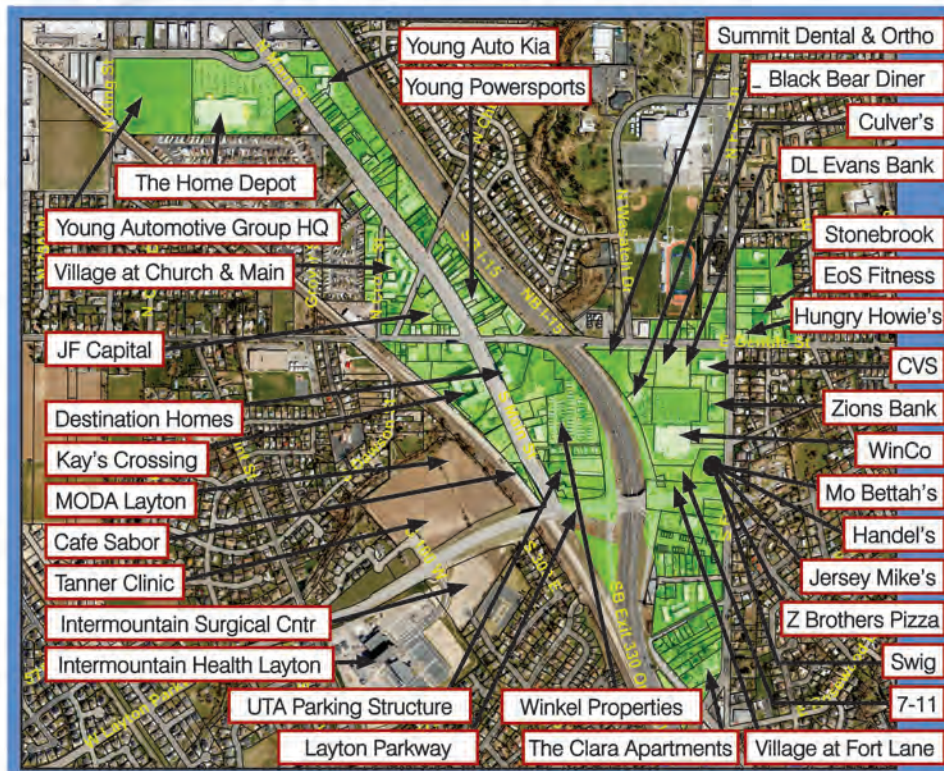
TAX INCREMENT = Difference between base and present value



Redevelopment Area RDA

The South Main/South Fort Lane Redevelopment Area (RDA) was initiated in 2004 and will expire in 2029. The base property tax valuation in 2004 was \$44,088,615 with a 2024 value of \$225,606,258 created through investment and redevelopment.

Businesses such as Home Depot, WinCo, Young Automotive, Mo Bettah's, Culver's, Handel's, Swig, 7-11, DL Evans Bank and Kay's Crossing Apartments and Rockworth have all invested in Layton's South Main/South Fort Lane Redevelopment Area due to its proximity to Interstate 15 and UTA Frontrunner



South Main/Fort Lane Redevelopment Area

Year Created: 2001
Year Initiated: 2005
Year Ending: 2029

South Main (RDA)

Kay's Crossing Apartments
 Historic Train Station ~ Cafe Sabor
 Winkel/Rockworth
 Destination Homes
 Young Automotive KIA
 Village at Church and Main
 The Home Depot
 Layton Parkway
 Young Powersports
 Young Automotive Headquarters
 Layton Station

South Fort Lane (RDA)

WinCo
 CVS Pharmacy
 Black Bear Diner
 Zions Bank
 Hungry Howie's Pizza
 EOS Fitness
 Mo Bettah's
 Handel's
 Jersey Mike's
 Z Brothers Pizza
 Swig
 7-11
 Culver's
 DL Evans Bank

Base Valuation:

\$44,088,615

Prior Year Total Valuation:

\$193,258,838

Current Total Valuation:

\$225,606,258

Difference:

+\$32,347,420



Commuter Rail and opportunities provided through the RDA.

Taxable property values have increased approximately 512% since the RDA was initiated.

512%

Economic Development Area EDA

The East Gate Economic Development Area (EDA) was initiated in 2010 and will expire in 2035. The base property tax valuation in 2010 was \$28,218,783 with a 2024 value of \$210,138,487 created through investment and redevelopment.

Business such as Northrop Grumman, Janicki Industries, Kihomac, and Westest Engineering and Rantec have all located in Layton's East Gate Economic Development Area and East Gate Business Park due to its proximity to Hill Air Force Base and opportunities provided through the EDA.

JL completed construction of a 165,000 sq. ft. building and started construction on two additional buildings approximately 498,000 sq. ft. for Northrop Grumman with an estimated project valuation of \$675 million. The valuation of everything built in Layton since 2014

equals just under \$2 billion. This project is equals about 34% of that figure.

Taxable property values in the EDA Plan area have increased approximately 737% since it was initiated in 2010.



East Gate Economic Development Area

Year Created: 2004
Year Initiated: 2010
Year Ending: 2035

East Gate (EDA)

Fairfield Road
 Janicki
 Kihomac
 Vistas at East Gate
 Westest/Rantec
 Layton Medical
 Grayhawk Business Park
 Indigo Bend
 Twin D
 Grandview Office
 JL Ventures Property
 Northrop Grumman

Base Valuation:
 \$28,518,305

Prior Year Total Valuation:
 \$201,851,713

Current Total Valuation:
 \$210,138,487

Difference:
 +\$8,286,774



737%

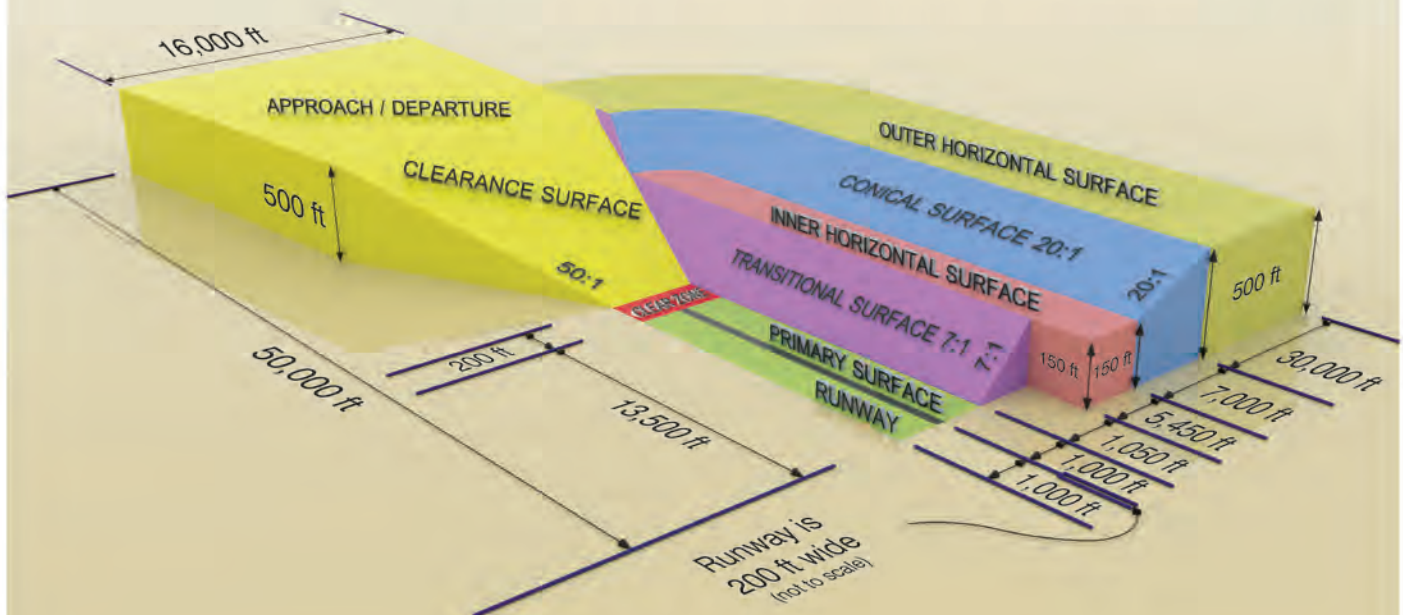
Imaginary Surface Area and FAA Restricted Air Space

One obstacle to overcome in the East Gate Economic Development Plan Area not fully addressed is restricted air space which is measured from and running perpendicular to the official elevation and centerline of the adjacent runway in accordance with CFR 14 Part 77.21 Department of Defense (DOD) airport imaginary surfaces.

State Easements

Some of the properties in East Gate also include easements, recorded against the property by the State of Utah to limit the land use and building height after concerns of Base closure in the 1990's. The City followed a lengthy process with the Governor's Office of Economic Opportunity and the Attorney General's office to have "compliance" letters from the Attorney General's Office recorded against the properties for property currently under construction and properties owned by the Layton Redevelopment Agency.

Hill Air Force Base Imaginary Surfaces (restricted height limits)

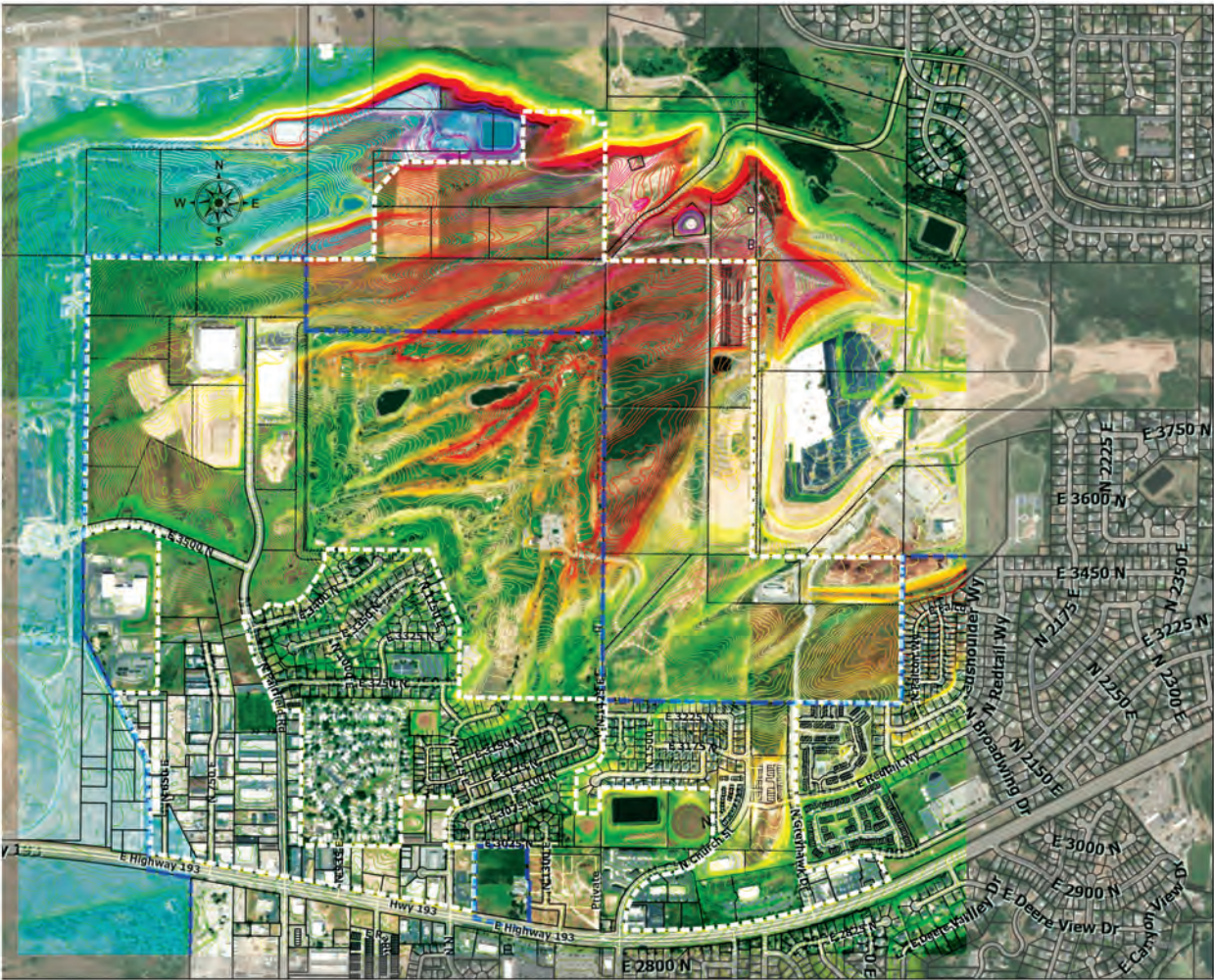


OFFICIAL ELEVATION OF HILL AFB RUNWAY
4,789 FT ELEVATION ABOVE SEA LEVEL

MAJORITY OF EAST GATE IS WITHIN THE "INNER HORIZONTAL SURFACE" MEANING THE MAXIMUM HEIGHT OF ANY OBJECT OR STRUCTURE IS **4,939** FT ELEVATION ABOVE SEA LEVEL

**Imaginary Surface Area and FAA
Restricted Air Space Illustrated
by 2' Contours**

Contour lines on map shown in red to blue exceed the maximum height allowed by the FAA adjacent to a military airport of 150' above the elevation of the runway (4,939) for a distance of approximately 1.3 miles. This issue will need to be addressed if the City hopes to see development continue to the east.



East Gate

4789'
Official Elevation
of Hill AFB
Runway

4939'
Max. Elevation
(shown in red)



Community Development Area CDA

The Antelope Drive Community Development Area (CDA) was adopted in 2016 specifically to accommodate a large retail business such as RC Willey which was constructed in 2020.

The CDA initiated the tax increment collection period in 2021 and the district will operate for 15 years to reimburse costs associated with the construction of RC Willey Road, moving utilities such as the relocation and burial of power lines, relocation of an existing ditch, and other needed improvements.



Antelope Community Development Area

Year Created: 2016
Year Initiated: 2021
Year Ending: 2035

Antelope CDA (CDA)

RC Willey

Base Valuation:

\$1,170

Prior Year Total Valuation:

\$28,141,663

Current Total Valuation:

\$29,958,062

Difference:

\$1,816,399



The taxable property value have increased approximately 2.56 million percent since the CDA was initiated, much higher than anticipated when the CDA was originally formed.

2.5m%



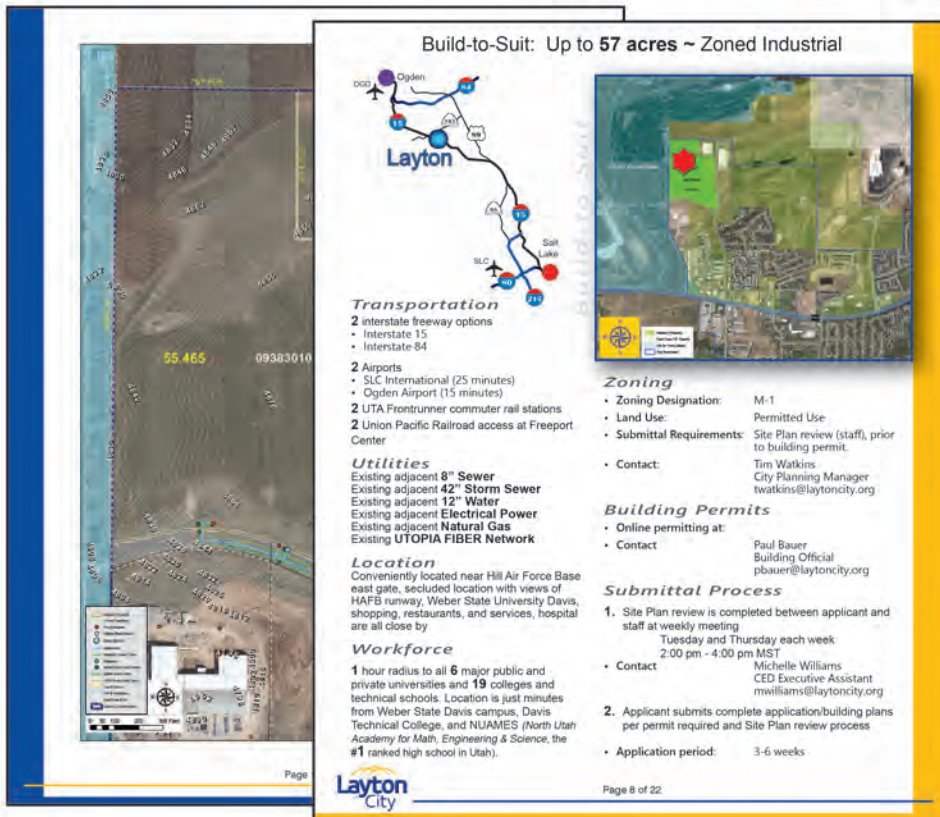
Resources



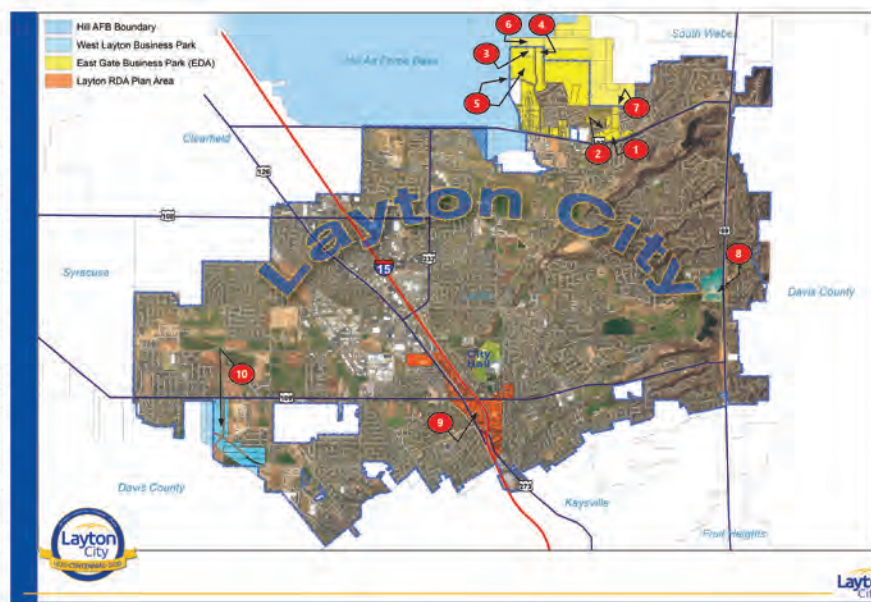
Economic Development Corporation of Utah

EDC Utah is instrumental in bringing employers from around the world who are interested in expansion or relocation to Utah. Layton City has partnered with EDC Utah for many years in this effort.

Staff prepares marketing documents, often included in realtor marketing documents, for EDC Utah. Staff includes utility and other important information. EDC Utah forwards these documents to a site selector representing an employer interested in Utah. An example of this information is shown in the illustration to the left.



In February 2021, staff had an opportunity to meet virtually with several businesses from various fields within the property development sector as Layton was hosted in EDC Utah's "Local Spotlight" program. Staff visited with 3 companies at a time, rotating every half hour from 9:00 am until 1:30 pm, to discuss development opportunities in Layton and community highlights.



Areas highlighted for development opportunities which created significant interest included the following:

East Gate offers approximately 220 acres of developable property (FAA height restrictions apply) remaining for research/development and light industrial use adjacent to the Hill Air Force Base east entry recently redeveloped and to be opened in the summer, 2027.

East Gate Business Park



Hwy 89/Gordon Ave Interchange

Property adjacent to the NEW Highway 89 and Gordon Avenue interchange, as a result of the Highway 89 widening project a lengthy public planning process, will provide approximately 40 acres of developable property for mixed-use retail, office and residential to serve east Layton and Highway 89 passersby as one of Layton's Town Centers.



Downtown Layton provides a unique opportunity adjacent to the UTA Frontrunner commuter rail station. With access to nearby amenities such as, retail, services, parks, and I-15, this area is ready for the proposed 1,000+ residential, office and retail uses to be constructed over the next several years.

Layton Downtown MU/OT



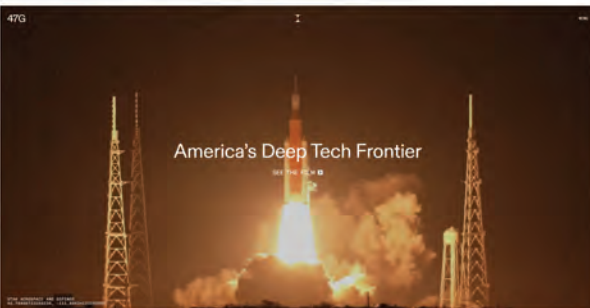
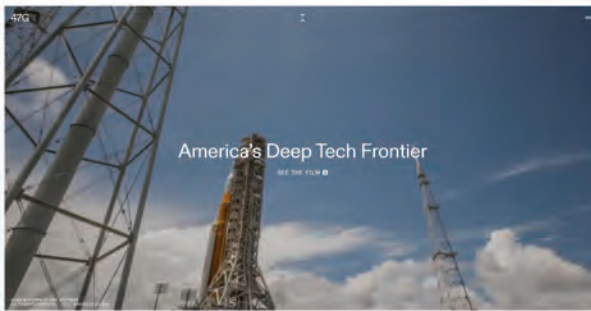
West Layton Business Park

With completion of the West Davis Corridor Highway within 12 months, the West Layton Business Park provides approximately 150 acres of land for office and research. The property is a prime location for one of Utah's first vertiports, and a recent economic market study indicates the Park can support almost double the available land in business use.



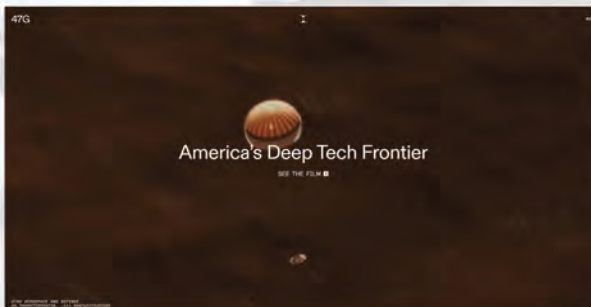
47G and UAMMI Institute

47G, formerly the Utah Aerospace and Defense Association is an ecosystem comprised of over 200 members and 20 academic institutions working to solve pressing challenges.



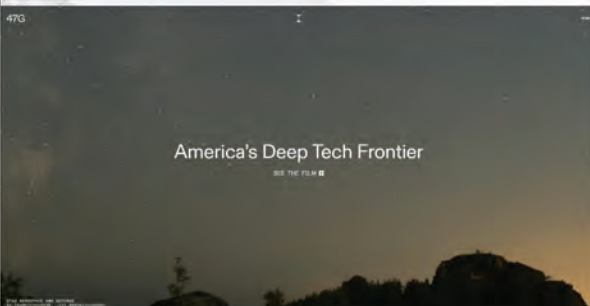
All together, Utah is home to over 1,000 aerospace, defense, and cyber companies. 47G is building the world's premier ecosystem for aerospace, defense, and cyber companies in Utah. Our mission is to foster talent, fund entrepreneurship, and fuel innovation.

Utah is home to some of the finest military installations nationwide, our academic institutions partner with industry to develop the next generation of talent, and our companies are developing the future of critical technology to keep our nation safe.



The Wasatch Front and its surrounding counties support a highly specialized manufacturing capacity in advanced composites materials and products.

Utah has a 50- year history in the Advanced Composite Cluster (ACC) with an infrastructure and transportation system that has grown with the cluster.



Other Local Resources



Weber State
Small Business Development Center
Shawn J. Beus, JD, Director
shawnbeus@weber.edu

Weber State Online & Continuing Education
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Denise Call
denisecall1@weber.edu

Davis Tech Business Resource Center
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andrew.willis@davistech.edu

47G
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(801) 850-4890
aaron@47g.org

Northern Utah Economic Alliance
Chris Roybal, President
(801) 455-5690
chris@nuea.org

United States Air Force
Small Business Innovation AFWERX
Lisa Stoker
lisa.stoker@us.af.mil | usaf.team@afsbirsttr.us
<https://afwerx.com/>

Davis Chamber of Commerce
Angie Osguthorpe
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angie@davischamberofcommerce.com

Kaysville Small Business Development Center
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Layton City



**We are
Aerospace & Defense
in Northern Utah**

fish



Andy Adams Pond

health



Davis Hospital

stay



Hilton Garden Inn

golf



Valley View Golf Course

hike



Thurston Peak

ski



Snowbasin Ski Resort

stay



Best Western Hotel

learn



War Dog Memorial

nature



Bonneville Shoreline Trail

view



East Layton

park



Greyhawk Park

bike



Rio Grande Rail Trail

health



Intermountain Layton

walk



Kay's Creek Trail

learn



Weber State University

float



Surf N' Swim

view



GSL Shorelands Preserve

pay
respect



Vietnam War Memorial

play



Ellison Park

shop



Layton Hills Mall

Layton City

Layton City
Community & Economic Development
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2025


Layton
City