Redevelopment Agency of Layton City

2026

RDA/EDA/CDA Report

April 2026

Layton Redevelopment Agency Report

Forward

History

An ordinance forming the Layton City Redevelopment Agency was adopted by the Layton City Council, an elected body, on June 4, 1998, when it was determined to be in the best interest of Layton City to consider the adoption of one or more redevelopment or economic development plans, and to take action to redevelop and revitalize certain areas of the City. The Council deemed it desirable that economic development or redevelopment activities in Layton City be carried out and in accordance with the provisions of the Utah Neighborhood Development Act, thus forming the Layton City Redevelopment Agency.

Ordinance 98-40

RDA Board Members

Mayor Joy Petro, Chair
Zac Bloxham
Bettina Smith Edmondson
Clint Morris
Mike Kolendrianos
Dave Thomas
Alex Jensen, Executive Director

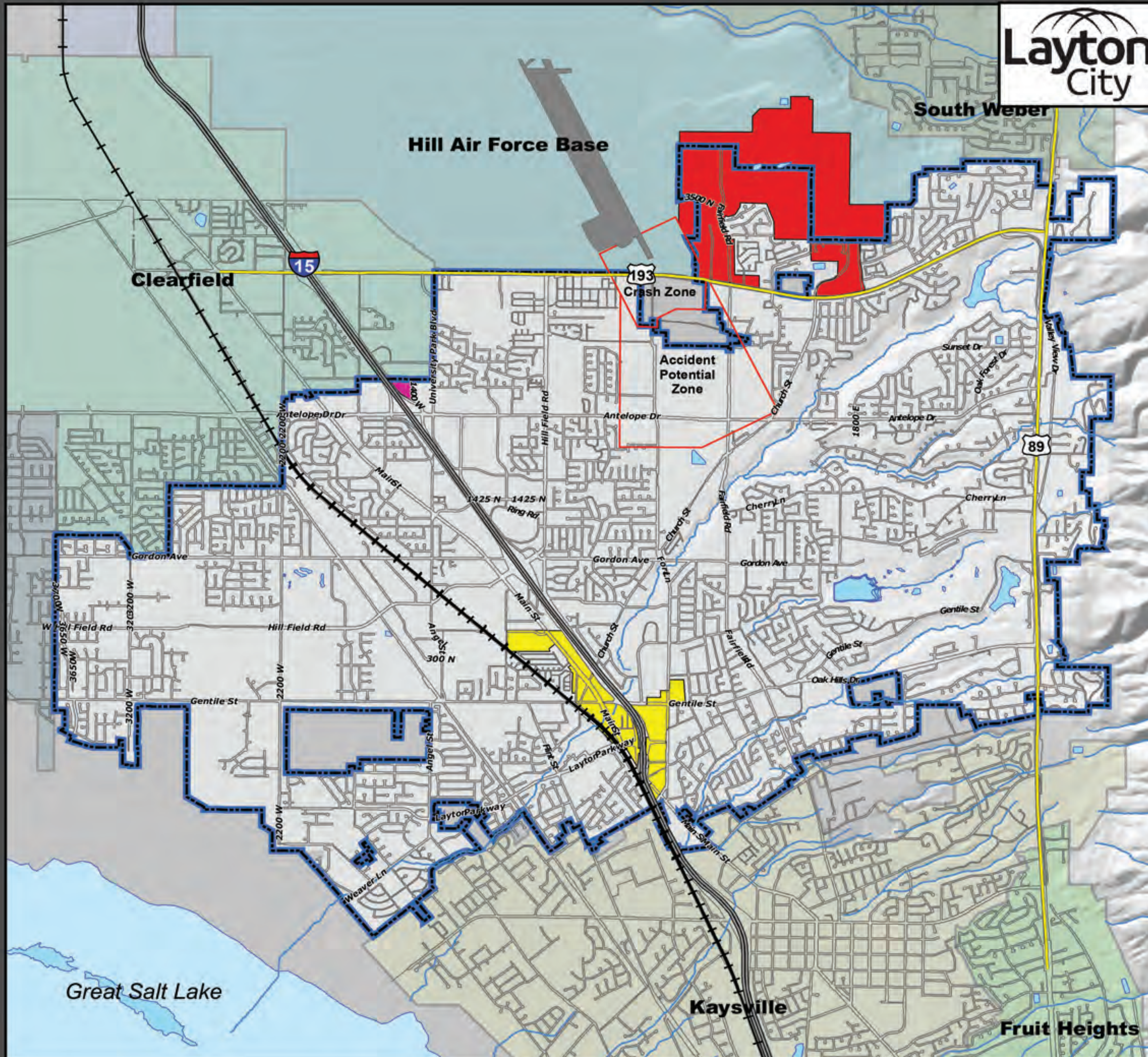
Staff Members

Weston Applonie
Lon Crowell

REDEVELOPMENT AGENCY

RDA
EDA
CDA

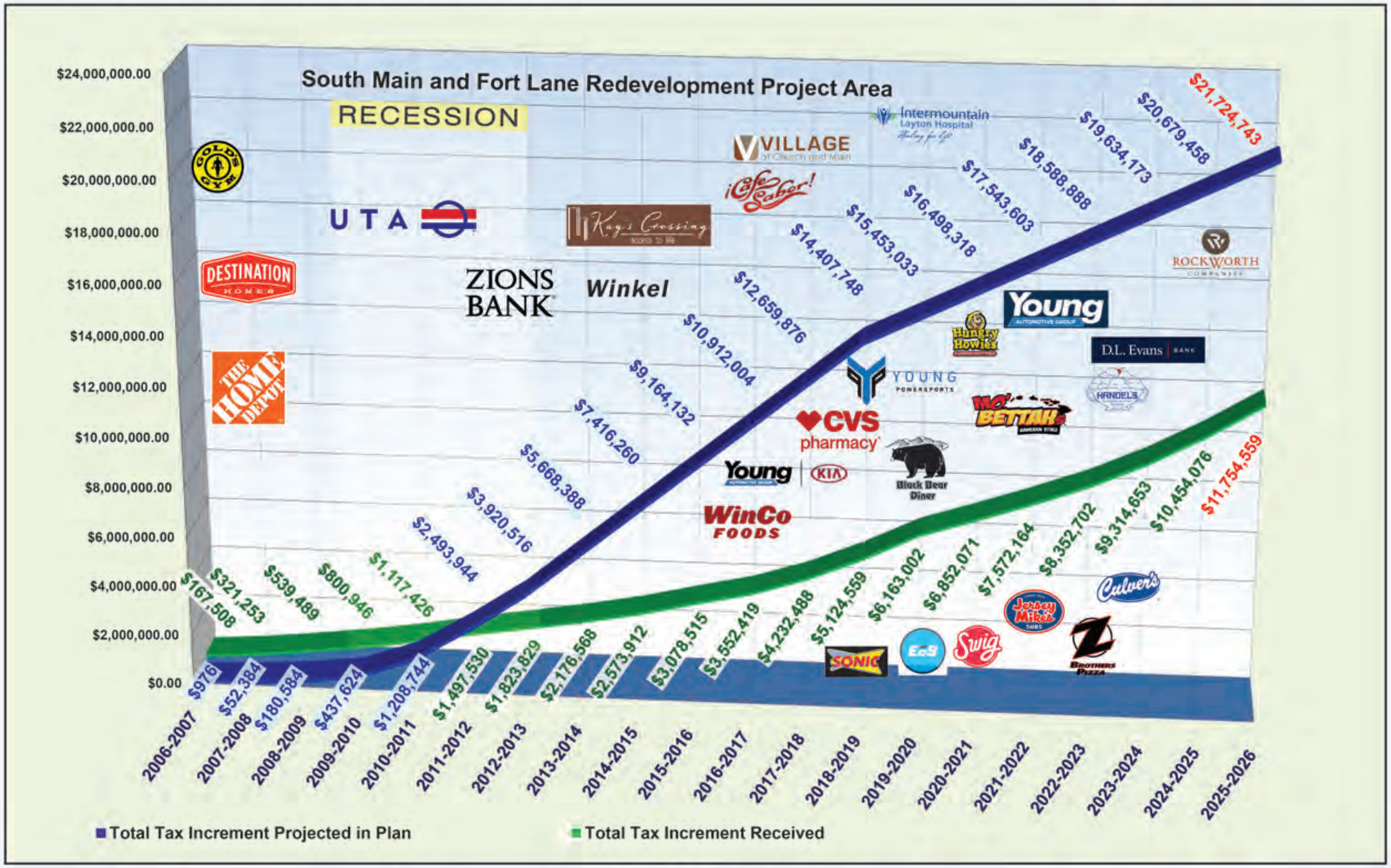
LOCATION MAP



RDA Tax Increment

Adopted 2004, Expires 2029

Affordable Housing:
20% of Increment

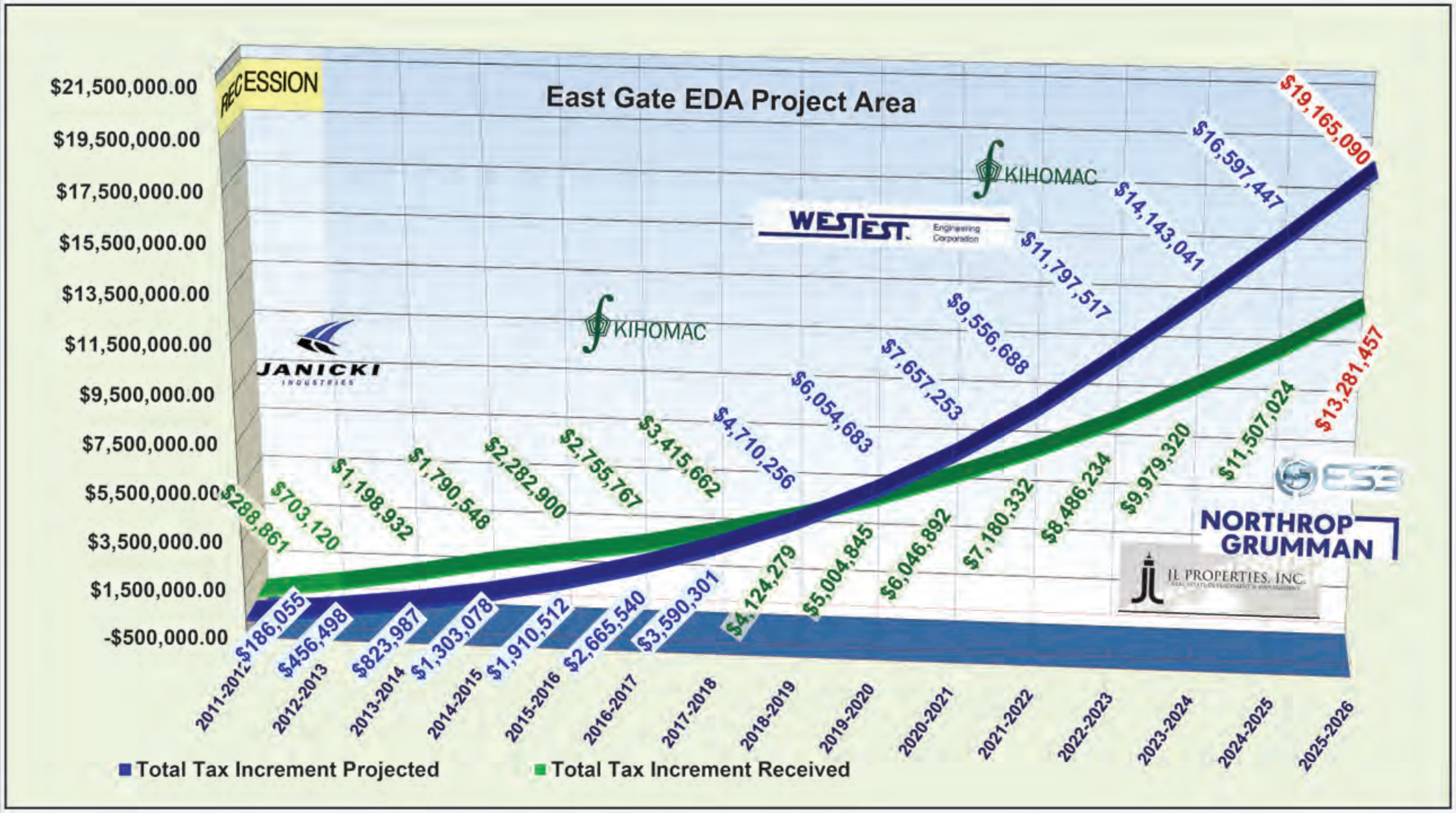


Cumulative Total

EDA Tax Increment

Adopted 2004, Expires 2035

Initiated 2010

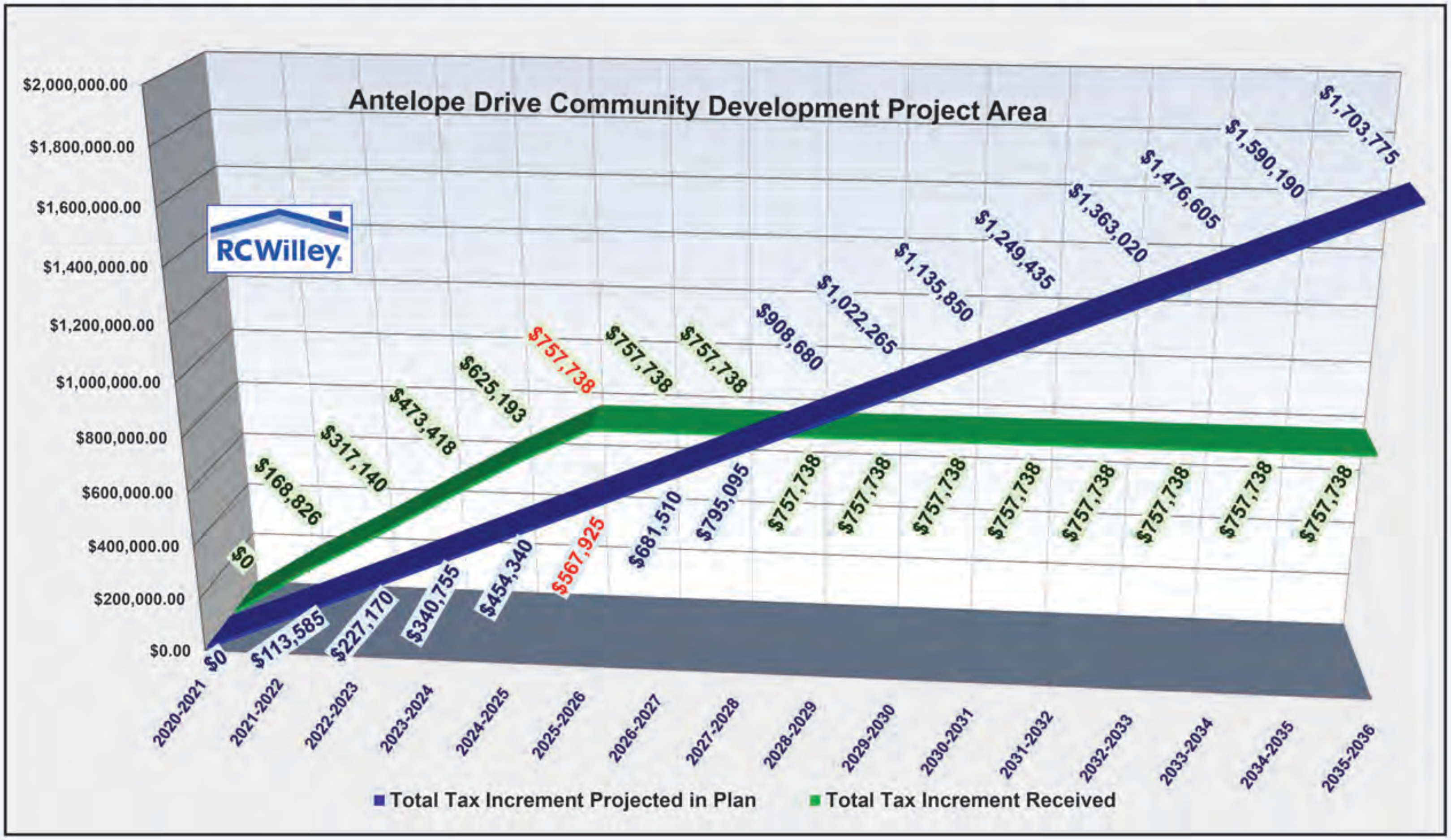


Cumulative Total

CDA Projected Tax Increment

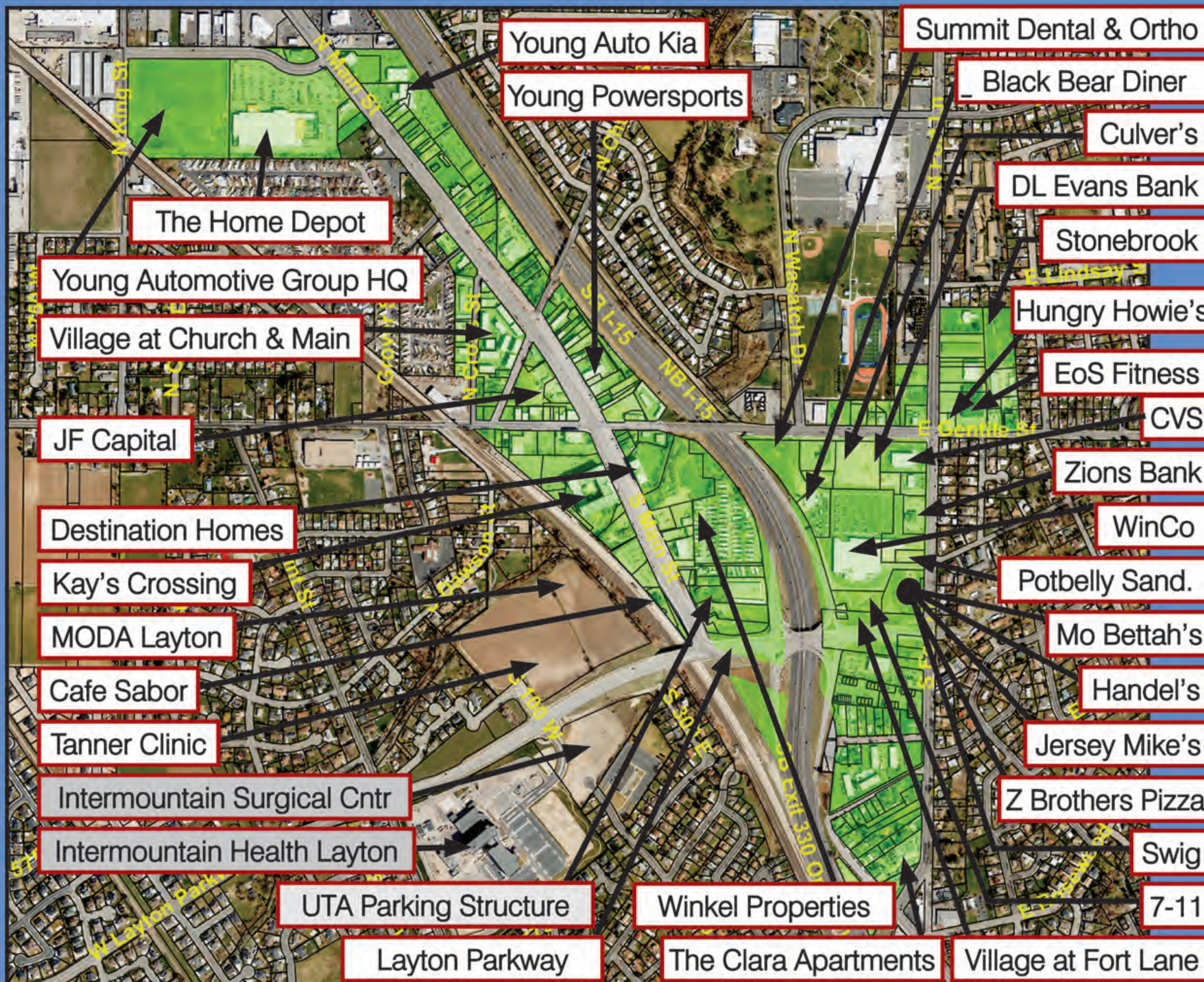
Adopted 2016, Expires 2044

$1,705,500 Obligated by Agreement



*CDA will close once the district has obtained $1,705,500, or after 15 years, per agreement

South Main/Fort Lane Redevelopment Area Map



South Main/Fort Lane Redevelopment Area

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

Base Valuation:
$44,088,615

Prior Year Total Valuation:
$225,606,258

Current Total Valuation:
$258,573,360

Difference:
+$32,967,102

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
Summit Dental & Orthodontics
Stonebrook Towns
The Clara Apts

EōS Fitness

(Replaced Gold's Gym)

18 N FORT LN

Year Built:	2005
Square Footage:	35,550
RDA Investment:	$0
Base:	$1,057,110
2025 Estimated Increment Received:	$12,616
Permit Fees Received:	$9,615
Construction Valuation:	$1,057,110
2025 Total Tax Valuation:	$3,142,027

The Home Depot

Year Built:	2005
Square Footage:	104,886
RDA Investment:	$0
Base:	$702,879
2025 Estimated Increment Received:	$66,598
Permit Fees Received:	$53,625
Construction Valuation:	$702,879
2025 Total Tax Valuation:	$11,006,100

449 N MAIN

Destination Homes

67 S MAIN

Year Built:	2006
Square Footage:	27,645
RDA Investment:	$0
Base:	$279,065
2025 Estimated Increment Received:	$27,023
Permit Fees Received:	$117,996
Construction Valuation:	$3,100,000
2025 Total Tax Valuation:	$4,745,000

Layton Parkway Interchange

Year Built:	2010
RDA Investment:	
EIS & Streetlights:	$858,215
Total Project Cost:	$100,000,000

Zions Bank

150 S FORT LN

Year Built:	2011
Square Footage:	3,790
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$7,545
Permit Fees Received:	$95,738
Construction Valuation:	$335,105
2025 Total Tax Valuation:	$1,246,953

Well's Fargo Bank

Year Built:	1965
Year of Last Remodel:	2019
Square Footage:	4,526
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$7,602
Permit Fees Received:	N/A
Construction Valuation:	N/A
2025 Total Tax Valuation:	$1,256,403

320 E GENTILE

Kay's Crossing

60 S MAIN

Year Built:	2014
Square Footage:	120,128
RDA Investment:	$744,000
Base:	$0
2025 Estimated Increment Received:	$123,656
Permit Fees Received:	$770,849
Construction Valuation:	$11,800,000
2025 Total Tax Valuation:	$37,155,611
2025 Taxable Value:	$20,435,587


Historic Train Station

Year Built:	1911
Year Renovated:	2016
Square Footage:	3,685
RDA Investment:	$15,000
CDBG Investment:	$280,500
Base:	$0
2025 Estimated Increment Received:	$3,742
Permit Fees Received:	$4,158
Construction Valuation:	$300,000
2025 Total Tax Valuation:	$618,405

200 S MAIN

Villas at Church & Main

100 N CROSS ST

Year Built:	2016
Square Footage:	1,022,688
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$57,858
Permit Fees Received:	$833,554
Construction Valuation:	$4,999,995
2025 Total Market Valuation:	$17,385,025
2025 Total Tax Valuation:	$9,561,765

WinCo

Year Built:	2016
Square Footage:	85,785
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$82,865
Permit Fees Received:	$544,239
Construction Valuation:	$7,000,000
2025 Total Tax Valuation:	$13,694,509

200 S FORT LN

Young Kia

308 N MAIN

Year Built:	2016
Square Footage:	26,971
RDA Investment (Infrastructure):	$193,583
+100% of Increment, projected:	$1,150,000
Base:	$938,049
2025 Estimated Increment Received:	$39,397
Permit Fees Received:	$76,188
Construction Valuation:	$2,820,000
2025 Total Tax Valuation:	$6,510,889

Beans & Brews

Year Built:	2017
Square Footage:	1,950
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$2,352
Permit Fees Received:	$50,353
Construction Valuation:	$257,120
2025 Total Tax Valuation:	$388,719

100 S FORT LN

CVS Pharmacy

50 S FORT LN

Year Built:	2017
Square Footage:	14,745
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$19,425
Permit Fees Received:	$162,466
Construction Valuation:	$1,400,000
2025 Total Tax Valuation:	$3,210,226

Marco's Pizza

Year Built:	2017
Square Footage:	1,565
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$2,352
Permit Fees Received:	$5,088
Construction Valuation:	$17,104
2025 Total Tax Valuation:	$388,719

100 S FORT LN

Young Powersports

(Replaced Layton Cycle)

60 N MAIN

Year Built:	2017
Square Footage:	14,805
CDBG Investment:	$13,200
Base:	$0
2025 Estimated Increment Received:	$12,488
Permit Fees Received:	$3,044
Construction Valuation:	$250,000
2025 Total Tax Valuation:	$2,063,813

Black Bear Diner

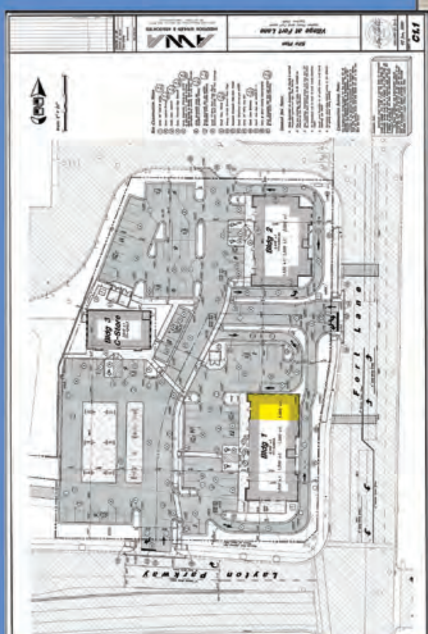
Year Built:	2018
Square Footage:	5,424
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$11,726
Permit Fees Received:	$35,585
Construction Valuation:	$700,000
2025 Total Tax Valuation:	$1,937,845

310 E GENTILE ST

Hungry Howie's

14 N FORT LN

Year Built:	2019
Square Footage:	1,115
RDA Investment:	$0
Base:	$255,360
2025 Estimated Increment Received:	$2,269
Permit Fees Received:	$4,636
Construction Valuation:	$110,000
2025 Total Tax Valuation:	$375,051



Jersey Mike's

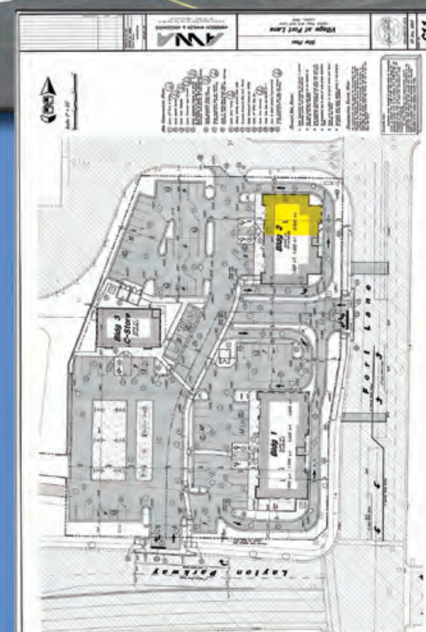
Year Built:	2020
Square Footage:	1,600
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$2,283
Permit Fees Received:	$13,944
Construction Valuation:	$437,419
2025 Total Tax Valuation:	$377,288

260 S FORT LANE

Mo Bettah's

240 S FORT LANE

Year Built:	2020
Square Footage:	2,620
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$4,117
Permit Fees Received:	$14,242
Construction Valuation:	$458,009
2025 Total Tax Valuation:	$689,750



Swig

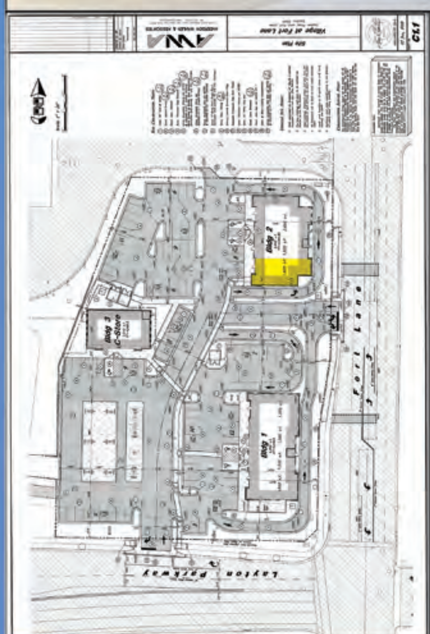
260 S FORT LANE

Year Built:	2020
Square Footage:	1,600
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$2,283
Permit Fees Received:	$17,587
Construction Valuation:	$237,419
2025 Total Tax Valuation:	$377,288

7-11

405 LAYTON PKWY

Year Built:	2020
Square Footage:	3,062
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$3,213
Permit Fees Received:	$81,629
Construction Valuation:	$1,000,000
2025 Total Tax Valuation:	$530,972



Handel's Ice Cream

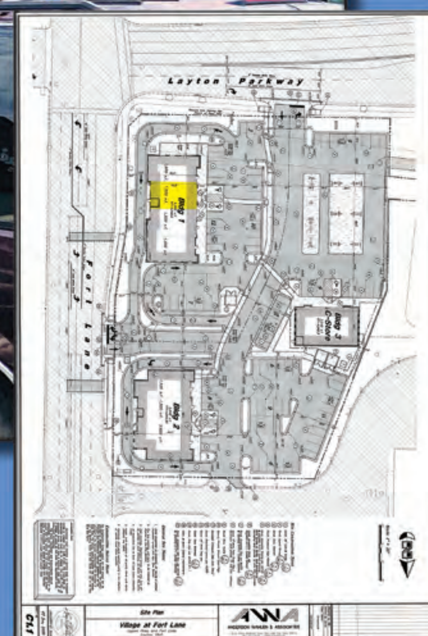
Year Built:	2021
Square Footage:	3,020
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$4,811
Permit Fees Received:	$13,655
Construction Valuation:	$444,089
2025 Total Tax Valuation:	$795,055

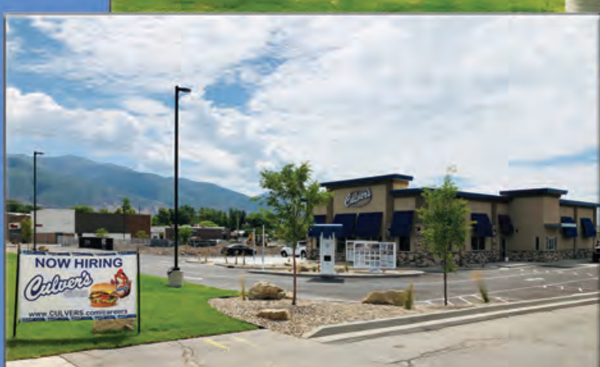
240 S FORT LANE

Z Brothers Pizza

260 S FORT LANE

Year Built:	2021
Square Footage:	3,000
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$4,281
Permit Fees Received:	$11,747
Construction Valuation:	$265,161
2025 Total Tax Valuation:	$707,415





Culver's

Year Built:	2021
Square Footage:	4,330
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$9,164
Permit Fees Received:	$121,071
Construction Valuation:	$1,400,000
2025 Total Tax Valuation:	$1,514,383

340 E GENTILE ST

DL Evans Bank

360 E GENTILE ST

Year Built:	2022
Square Footage:	3,829
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$12,726
Permit Fees Received:	$98,078
Construction Valuation:	$1,500,000
2025 Total Tax Valuation:	$2,103,199

Summit Dental & Orthodontics

250 E GENTILE ST

Year Built:	2022
Square Footage:	11,321
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$18,844
Permit Fees Received:	$138,115
Construction Valuation:	$1,698,150
2025 Total Tax Valuation:	$3,114,215

Young Auto HQ

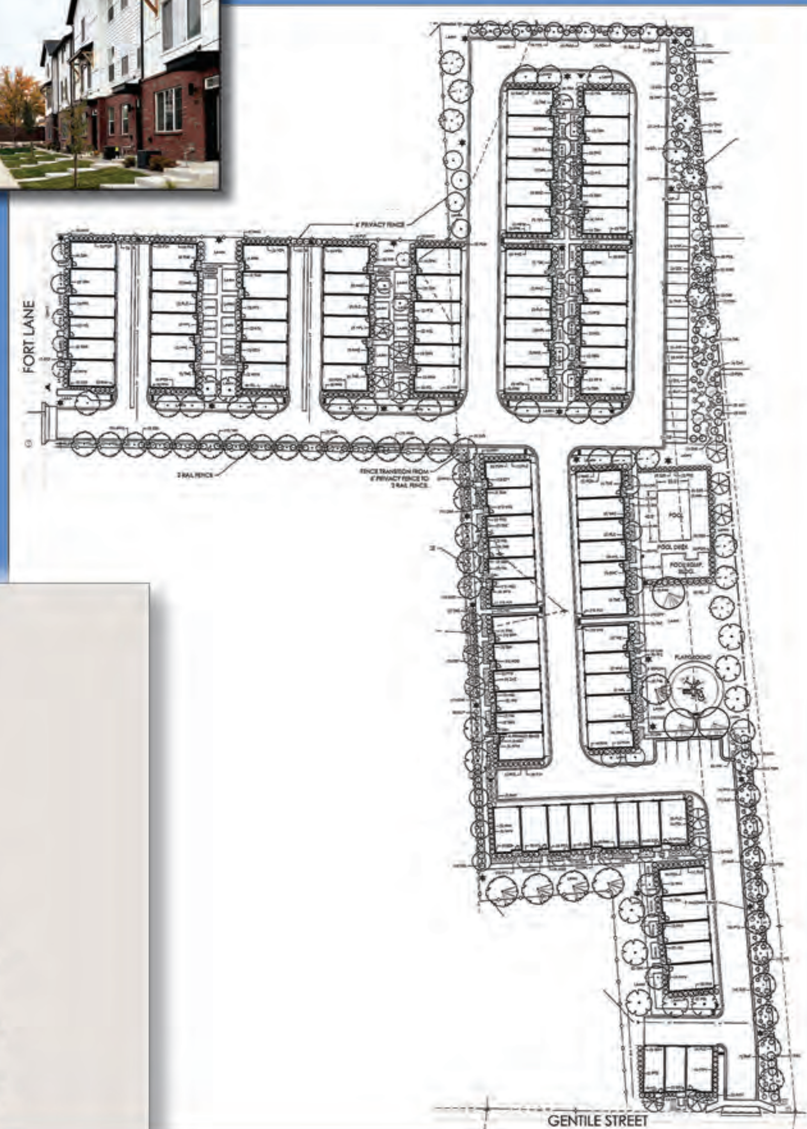
613 W 500 N

Year Built:	2022
Square Footage:	152,046
RDA Investment:	$2,000,000
Base:	$8,167
2025 Estimated Increment Received:	$180,857
Permit Fees Received:	$1,040,670
Construction Valuation:	$18,000,000
2025 Total Tax Valuation:	$29,888,834

Winkel Properties

189 S MAIN

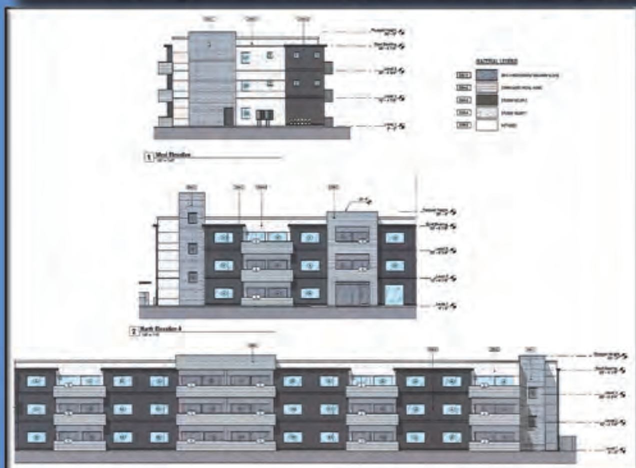
Year Built:	2024
Square Footage:	308,165
RDA Investment:	$1,324,847
Base:	$0
2025 Estimated Increment Received:	$147,817
Permit Fees Received:	$1,702,972
Construction Valuation:	$58,000,000
2025 Total Market Valuation:	$37,313,424
2025 Total Taxable Valuation:	$28,428,511



Stonebrook Towns

80 N 550 E

Year Built:	2023
Square Footage:	203,969
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$104,334
Permit Fees Received:	$730,768
Construction Valuation:	$19,378,457
2025 Total Market Valuation:	$31,762,658
2025 Total Taxable Valuation:	$17,242,500



The Clara Apartments

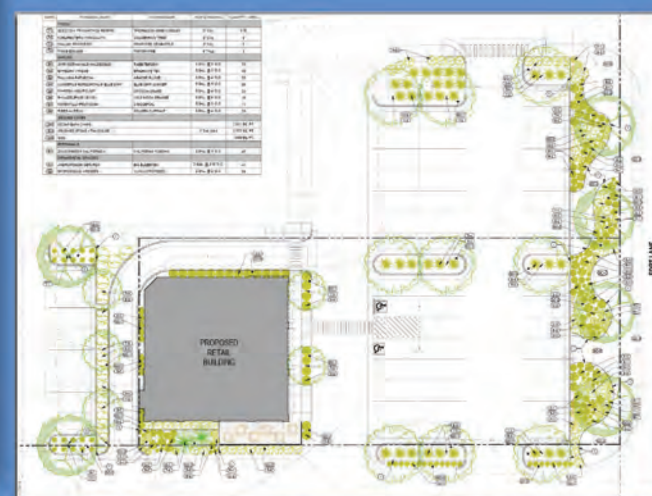
613 W 500 N

Year Built:	2024
Square Footage:	54,000
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$32,016
Permit Fees Received:	$585,355
Construction Valuation:	$9,191,000
2025 Total Market Valuation:	$9,620,000
2025 Total Tax Valuation:	$5,291,000

Fort Lane Retail II

80 N 550 E

Year Built:	2021
Square Footage:	3,782
RDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$4,143
Permit Fees Received:	$35,186
Construction Valuation:	$351,000
2025 Total Tax Valuation:	$684,624



RDA Incentives

PUBLIC INVESTMENT	$4,984,546
RDA	$4,675,846
CITY	$308,700
PRIVATE CAPX	$91,170,000
TAXABLE VALUATION	$87,946,039
ROI (Market)	18.3
ROI (Taxable Value)	17.6
AVE ROI	18.0

East Gate Economic Development Area Map

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 (GURU)
Grandview Office II (ES3)
JL Ventures Property
Northrop Grumman

Base Valuation:
$28,518,305

Prior Year Total Valuation:
$210,138,487

Current Total Valuation:
$245,645,787

Difference:
+$35,507,300







Janicki Industries

3835 N FAIRFIELD

Year Built:	2011
Square Footage:	100,000
EDA Investment (road):	$2,783,000
Base:	$0
2025 Estimated Increment Received:	$109,098
Permit Fees Received:	$362,535
Construction Valuation:	$5,079,756
2025 Total Tax Valuation:	$13,390,000

Kihomac, Inc.

Year Built:	2016
Square Footage:	127,025
EDA Investment:	$706,960
Base:	$0
2025 Estimated Increment Received:	$159,624
Permit Fees Received:	$513,119
Construction Valuation:	$8,843,429
2025 Total Tax Valuation:	$19,591,237

3800 N FAIRFIELD

WesTest & Rantec

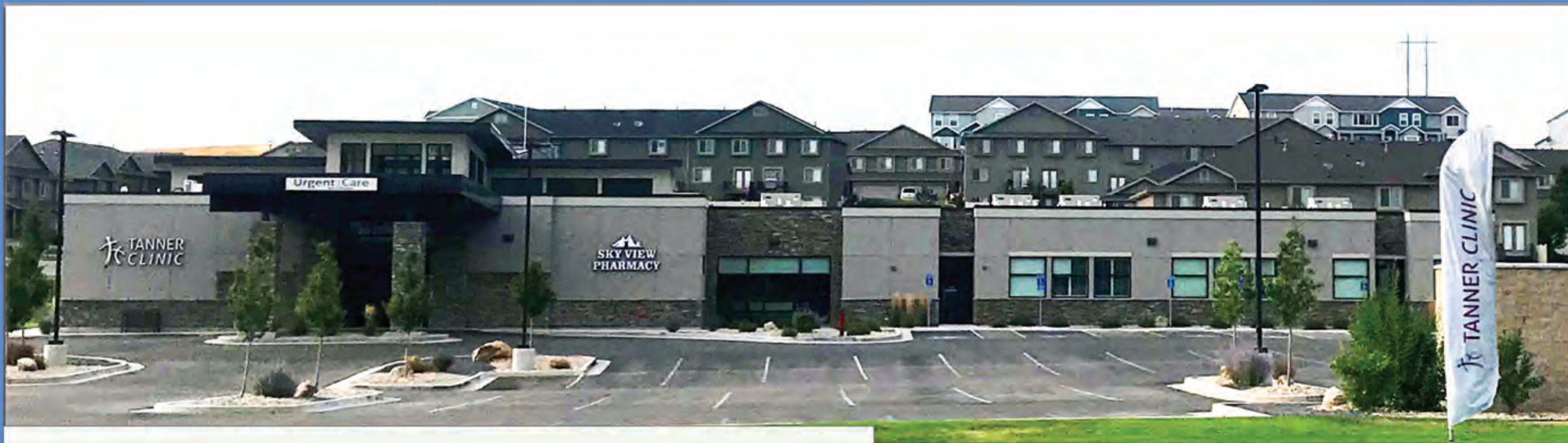
2980 N CHURCH ST

Year Built:	2019
Square Footage:	27,895
EDA Investment:	$304,600
Base:	$0
2025 Estimated Increment Received:	$40,801
Permit Fees Received:	$170,870
Construction Valuation:	$2,200,000
2025 Total Tax Valuation:	$5,007,635

Layton Medical

Year Built:	2011-2012
Square Footage:	260,488
EDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$81,078
Permit Fees Received:	$459,847
Construction Valuation:	$2,564,398
2025 Total Tax Valuation:	$9,950,980

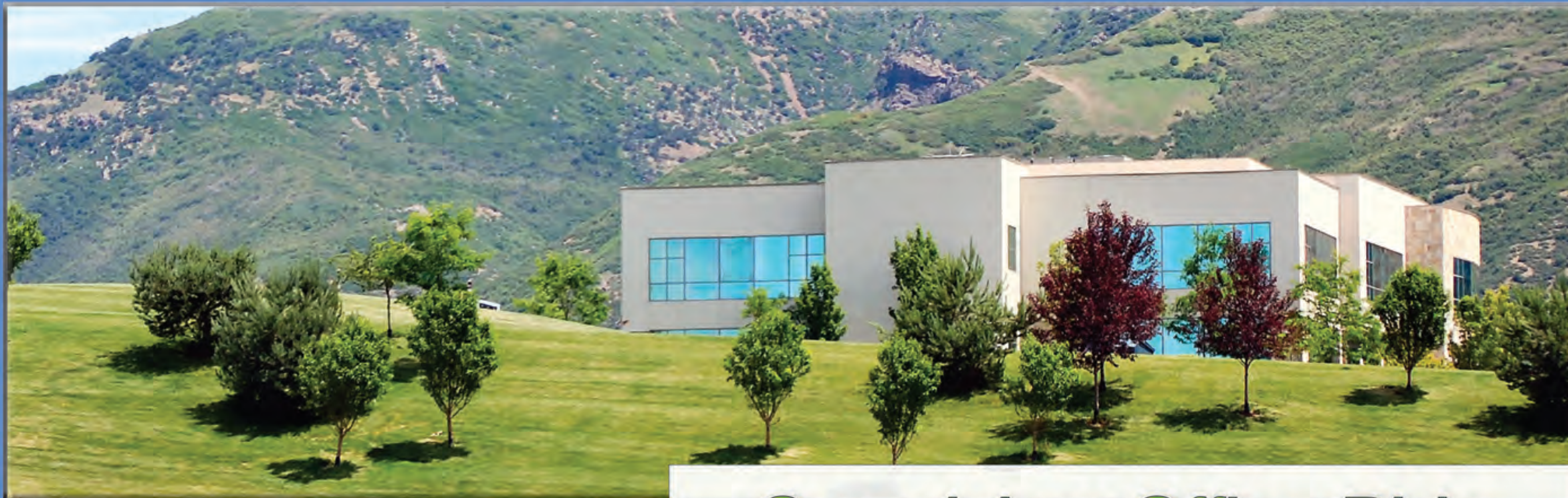
2940 N CHURCH ST



Greyhawk Business Park

1750 E 3100 N

Year Built:	2013-2018
Square Footage:	119,048
EDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$95,952
Permit Fees Received:	$402,644
Construction Valuation:	$3,408,380
2025 Total Tax Valuation:	$11,776,608



Grandview Office Bldg

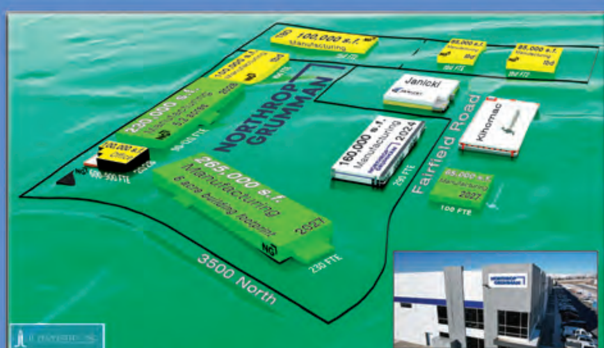
Year Built:	1999
Square Footage:	36,486
EDA Investment:	$0
Base:	$2,800,000
2025 Estimated Increment Received:	$41,990
Permit Fees Received:	$26,995
Construction Valuation:	$1,230,898
2025 Total Tax Valuation:	$5,153,555

1645 E HWY 193

Grandview Office Bldg 2

1645 E HWY 193

Year Built:	2025
Square Footage:	47,262
EDA Investment:	$1,558,830
Base:	$0
2025 Estimated Increment Received:	$74,860
Permit Fees Received:	$298,906
Construction Valuation:	$10,640,000
2025 Estimated Total Tax Valuation:	$9,187,885



Topography Constraints

JL Properties, Inc.

Year Built:	2024
Square Footage:	640,098
EDA Investment *(to date)*:	$2,833,089
Base:	$0
2025 Estimated Increment Received:	$218,226
Permit Fees Received:	$621,674
2025 Construction Valuation:	$93,911,893
2023 Total Tax Valuation:	$63,211
2025 Tax Valuation:	$26,783,771

3625 N FAIRFIELD

Twin D

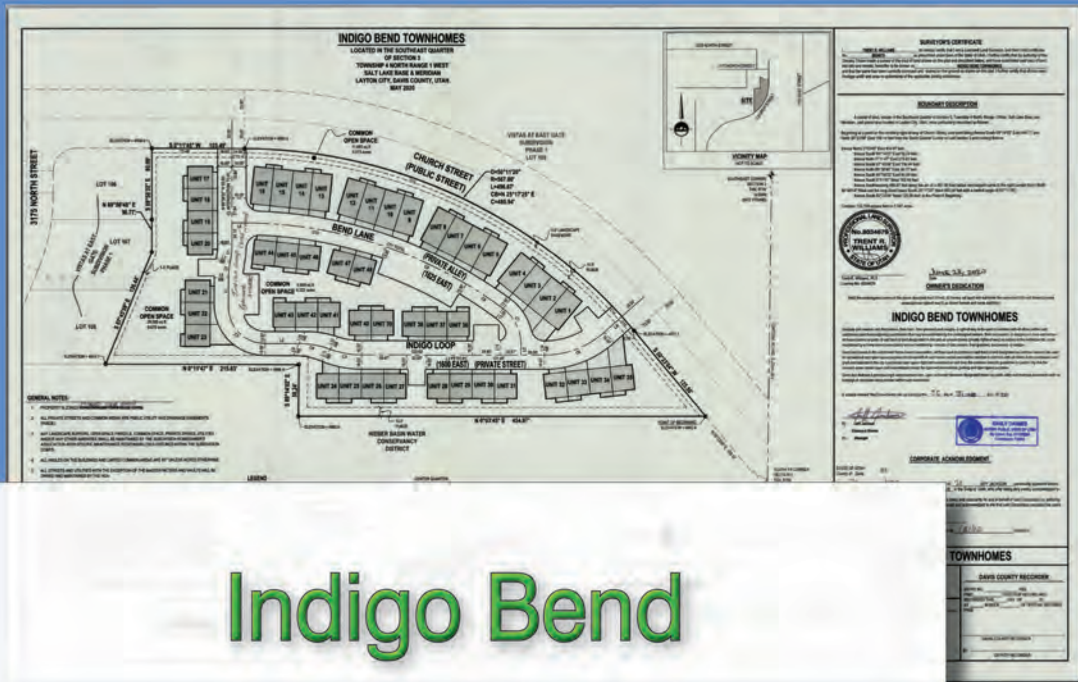
3325 N FAIRFIELD

Year Built:	2025
Square Footage:	11,970
EDA Investment:	$75,000
Base:	$0
2025 Estimated Increment Received:	$6,999
Permit Fees Received:	$39,910
Construction Valuation:	$575,000
2025 Estimated Total Tax Valuation:	$859,000

Vistas at East Gate

Year Built:	2018 - 2019
Square Footage:	639,732
EDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$257,417
Permit Fees Received:	$1,363,934
2018-2025 Construction Valuation:	$26,358,624
2025 Total Market Valuation:	$57,443,336
2025 Total Taxable Valuation:	$31,593,835

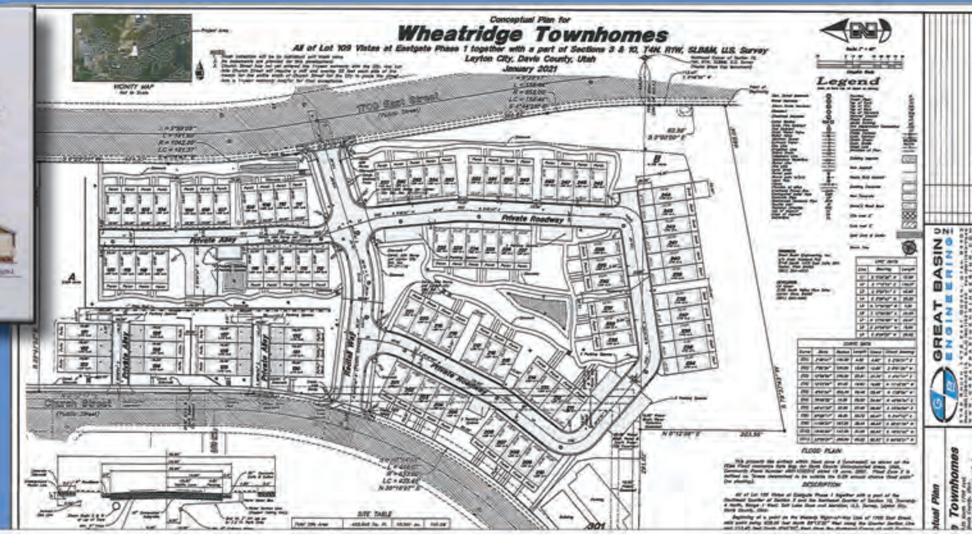
3625 N FAIRFIELD

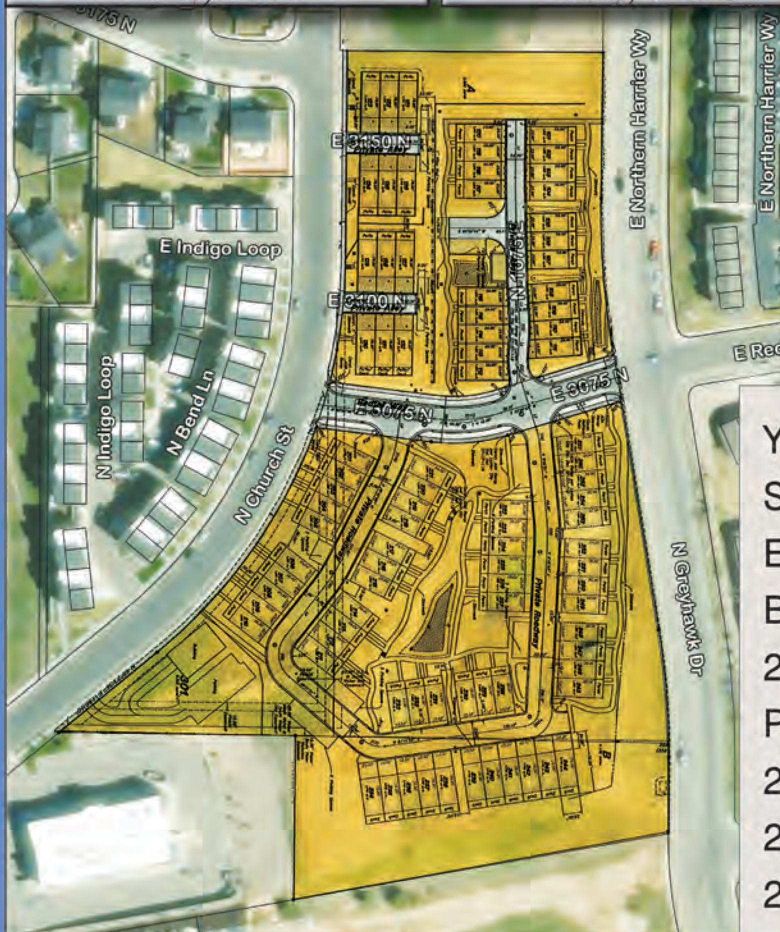


Indigo Bend

3325 N Fairfield Rd

Year Built:	2020 - 2022
Square Footage:	107,422
EDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$89,988
Permit Fees Received:	$388,938
Construction Valuation:	$9,734,167
2025 Estimated Total Tax Valuation:	$11,044,550





Wheatridge Townhomes

Year Built:	2025
Square Footage:	31,529
EDA Investment:	$0
Base:	$0
2025 Estimated Increment Received:	$33,373
Permit Fees Received:	$154,981
2025 Construction Valuation:	$2,850,000
2025 Total Market Valuation:	$4,096,000
2025 Total Taxable Valuation:	$4,096,000

3625 N FAIRFIELD

Layton City
Fairfield Road
Extention

Fairfield Road

Fairfield Road

Year Built:	2009
EDA Investment:	$2,783,000

EDA Incentives

PUBLIC INVESTMENT	$9,505,221
EDA	$6,722,221
CITY	$2,783,000
PRIVATE CAPX	$132,556,315
TAXABLE VALUATION	$69,429,528
ROI to CAPX	13.9

Antelope Drive Community Development Area Map

Antelope Community Development Area

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

Base Valuation:
$1,170

Prior Year Total Valuation:
$29,996,352

Current Total Valuation:
$26,904,608

Difference:
-$3,130,819

Antelope CDA (CDA)

RC Willey

RC Willey

2205 N 1400 W

Year Built:	2021
Square Footage:	171,816
CDA Investment:	$1,705,550
Layton City Investment:	$2,208,682
Base:	$1,170
2025 Estimated Increment Received:	$162,556
Permit Fees Received:	$821,256
Construction Valuation:	$19,000,000
2025 Total Tax Valuation:	$26,865,533

CDA Incentives

PUBLIC INVESTMENT	$3,914,682
CDA	$1,705,550
CITY	$2,209,182
PRIVATE CAPX	$19,000,000
TAXABLE VALUATION	$26,865,533
ROI to CAPX	6.9

RDA

Base Value		$44,088,615	Annual Revenue				
	Project Year	Projected Total Revenue	Actual Revenue	Projected RDA Admin	Diff	Total Valuation	% change
TOTALS		$22,427,330	$11,754,559	$350,332	-$10,672,771	$214,484,745	586%
CURRENT TOTAL		$1,045,285	$1,300,483	$37,862	$255,198	$258,573,360	15%
2005	1	$334	$76,508	$2,295	$76,174	$44,088,615	BASE
2006	2	$642	$91,000	$2,730	$90,358	$56,705,012	29%
2007	3	$51,408	$153,745	$4,612	$102,337	$63,084,839	11%
2008	4	$128,200	$218,236	$6,547	$90,036	$65,666,036	4%
2009	5	$257,040	$261,457	$7,844	$4,417	$68,118,379	4%
2010	6	$771,120	$316,480	$9,494	-$454,640	$70,159,371	3%
2011	7	$1,285,200	$380,104	$11,403	-$905,096	$66,724,302	-5%
2012	8	$1,426,572	$326,299	$9,789	-$1,100,273	$69,362,532	4%
2013	9	$1,747,872	$352,739	$10,582	-$1,395,133	$68,361,434	-1%
2014	10	$1,747,872	$397,344	$11,920	-$1,350,528	$72,953,492	7%
2015	11	$1,747,872	$504,603	$15,138	-$1,243,269	$79,896,376	10%
2016	12	$1,747,872	$473,904	$14,217	-$1,273,968	$79,510,085	0%
2017	13	$1,747,872	$680,069	$20,402	-$1,067,803	$98,892,554	24%
2018	14	$1,747,872	$892,071	$26,762	-$855,801	$117,744,933	19%
2019	15	$1,747,872	$1,038,443	$31,153	-$709,429	$126,348,434	7%
2020	16	$1,045,285	$689,069	$20,672	-$356,216	$130,028,312	3%
2021	17	$1,045,285	$720,093	$21,603	-$325,192	$138,836,597	7%
2022	18	$1,045,285	$780,538	$23,416	-$264,747	$164,113,724	18%
2023	19	$1,045,285	$961,951	$28,859	-$83,334	$193,258,838	18%
2024	20	$1,045,285	$1,139,423	$33,031	$94,138	$225,606,258	17%
2025	**21**	**$1,045,285**	**$1,300,483**	**$37,862**	**$255,198**	**$258,573,360**	15%
2026	22	$1,045,285					
2027	23	$1,045,285					
2028	24	$1,045,285					
2029	25	$1,045,285					
2030	close						

EDA

Base Value		$ 29,481,017	Annual Revenue				
	Project Year	Projected Revenue	Actual Revenue	Projected EDA Admin	Diff	Total Valuation	% change
TOTALS		$15,783,158	$11,507,024	$388,478	-$4,276,134	$180,657,470	737%
CURRENT TOTAL		$1,640,117	$1,527,704	$61,108	-$112,413	$210,138,487	4%
2011	1	$186,055	$288,861	$8,666	$102,806	$50,967,762	BASE
2012	2	$270,443	$414,259	$12,428	$143,816	$60,529,752	19%
2013	3	$367,489	$495,812	$14,874	$128,323	$61,044,268	1%
2014	4	$479,091	$591,616	$17,748	$112,525	$67,394,373	10%
2015	5	$607,434	$492,352	$14,771	-$115,082	$77,257,108	15%
2016	6	$755,028	$472,867	$14,186	-$282,161	$68,405,265	-11%
2017	7	$924,761	$659,895	$19,797	-$264,866	$69,046,114	1%
2018	8	$1,119,955	$708,617	$21,259	-$411,338	$93,400,200	35%
2019	9	$1,344,427	$880,566	$26,417	-$463,861	$106,143,263	14%
2020	10	$1,602,570	$1,042,047	$31,261	-$560,523	$125,441,308	18%
2021	11	$1,899,435	$1,133,440	$34,003	-$765,995	$141,015,468	12%
2022	12	$2,240,829	$1,305,902	$52,236	-$934,927	$175,529,385	24%
2023*	13	$2,345,524	$1,493,086	$59,723	-$852,438	$201,709,327	15%
2024	14	$1,640,117	$1,527,704	$61,108	-$112,413	$210,138,487	4%
2025	**15**	**$1,929,617**	**$1,774,433**	**$70,977**	**-$155,184**	**$245,645,787**	17%
2026	16	$2,051,072					
2027	17	$3,227,810					
2028	18	$3,349,264					
2029	19	$4,302,195					
2030	20	$4,423,650					
2031	21	$4,545,104					
2032	22	$4,666,558					
2033	23	$4,788,012					
2034	24	$4,909,466					
2035	25	$5,030,920					
2036	close						

CDA

Base Value		$1,170	Annual Revenue				
	Project Year	Projected Revenue	Actual Revenue	Projected CDA Admin	Diff	Total Valuation	% change
TOTALS		$567,925	$757,738	$30,310	$189,813	$26,903,438	2299539%
CURRENT TOTAL		$113,585	$132,545	$5,302	$18,960	$26,904,608	-10.30%
2018							
2019						$4,590,732	
2020						$10,291,359	124%
2021	1	$113,585	$168,826	$6,753	$55,241	$28,146,642	BASE
2022	2	$113,585	$148,314	$5,933	$34,729	$28,165,419	0.07%
2023	3	$113,585	$156,278	$6,251	$42,693	$30,002,978	6.52%
2024	4	$113,585	$151,775	$6,071	$38,190	$29,995,182	-0.03%
2025	**5**	**$113,585**	**$132,545**	**$5,302**	**$18,960**	**$26,904,608**	-10.30%
2026	6	$113,585					
2027	7	$113,585					
2028	8	$113,585					
2029	9	$113,585					
2030	10	$113,585					
2031	11	$113,585					
2032	12	$113,585					
2033	13	$113,585					
2034	14	$113,585					
2035	15	$113,585					
2036	close						

Snapshot Comparison of URA Areas

Policy Discussion

Extension of Fairfield Drive?

The norther half of Fairfield Drive was constructed through a partnership with JL Ventures and took approximately 8 years to reimburse both parties with tax increment. The EDA has approximately 12 years remaining. Layton City and the Layton Redevelopment Agency may wish to leverage EDA tax increment to extend Fairfield before it is no longer available.

West Layton Business Park?

A discussion should occur regarding the formation of a Community Reinvestment Area (CRA) for the Weston Layton Business Park in preparation for new development and the potential for tax increment incentives for the development of infrastructure which may include a vertiport.

East Gate

Development east of JL

Discussions with Hill AFB, State of Utah, Department of Veteran and Military Affairs and FAA may need to occur over the next five years as interest in the property continues to grow between Prime Defense Contractors. Hill AFB will be key to this conversation as we look to strengthen their presence and mission.

Hill Air Force Base Compatible Use Plan

Involvement in this process was critical to the Plan's success which positively affecting growth within the EDA. The Final Plan was provided to each participating community in January, 2022. Layton City adopted Resolution 22-16 Adopting the HAFB CUP and Resolution 22-17 Endorsing the Formation of The Hill Air Force Base Compatible Use Plan Implementation Coordination Committee on Febuary 17, 2022.

Redevelopment Agency of Layton City

2026 RDA/EDA/CDA Report