



EAST GATE BUSINESS PARK



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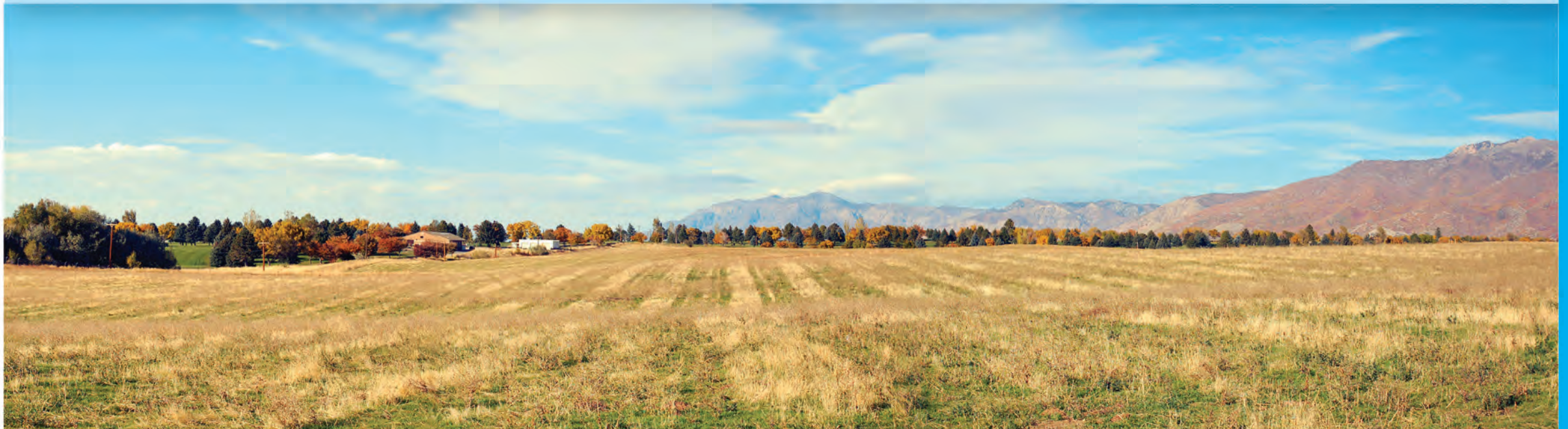


- Hill AFB Boundary
- West Layton Business Park
- East Gate Business Park (EDA)
- Layton RDA Plan Area



LAYTON CITY

EAST GATE BUSINESS PARK



5. BUSINESS CENTERS

Locations for Innovation and Employment

PRESERVING LAND FOR FUTURE EMPLOYMENT OPPORTUNITIES

Business Centers are most successful when they have access to major transportation corridors, a great workforce and a variety of housing choices. Layton supplies all three, in addition to convenient access to the Salt Lake International Airport. Both Business Centers are located near attractive residential areas with a strong and growing workforce.

In rapidly growing and developing areas like Layton, the immediate challenge is preserving land for high-quality employers in the face of residential growth and development pressure. Layton must be diligent in preserving land for job growth at its business centers.



“East Gate Business Park will house the next generation of high-tech composite advanced materials manufacturing businesses and jobs.”

Layton's General Plan

5. BUSINESS CENTERS

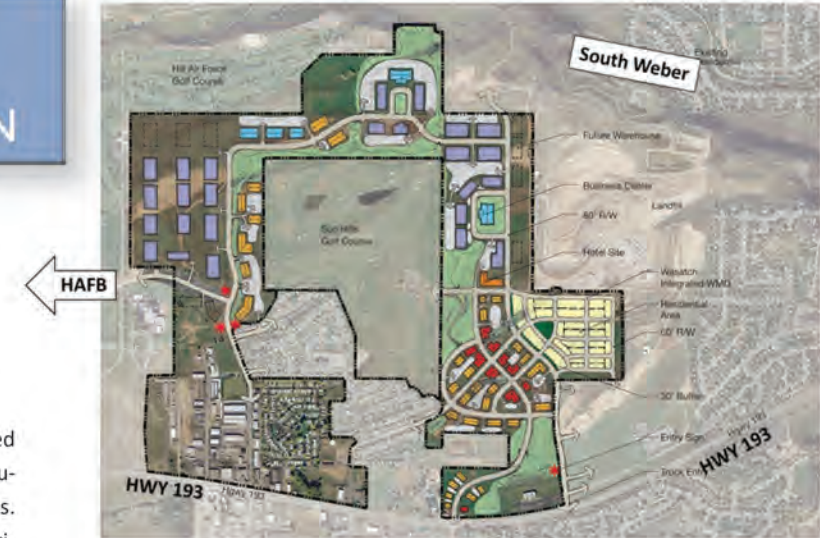


East Gate

EAST GATE BUSINESS CENTER

Adjacent to Hill Air Force Base, East Gate is a prime location for related aerospace and advanced material industry employers with light manufacturing and flex space uses to support this core suite of businesses. East Gate is served by four adjacent/nearby major transportation corridors: Interstate 15, Highway 89, Interstate 84, and State Route 193 (Highway 193). Highway 193 provides immediate access to the “East Gate” of Hill Air Force Base, as a locational advantage for supply chain manufacturers. East Gate Business Park will house the next generation of high-tech composite advanced materials manufacturing businesses and jobs. It will be a business cluster of innovation and excellence, and play a significant role in strengthening our national defense and the engineering systems of tomorrow.

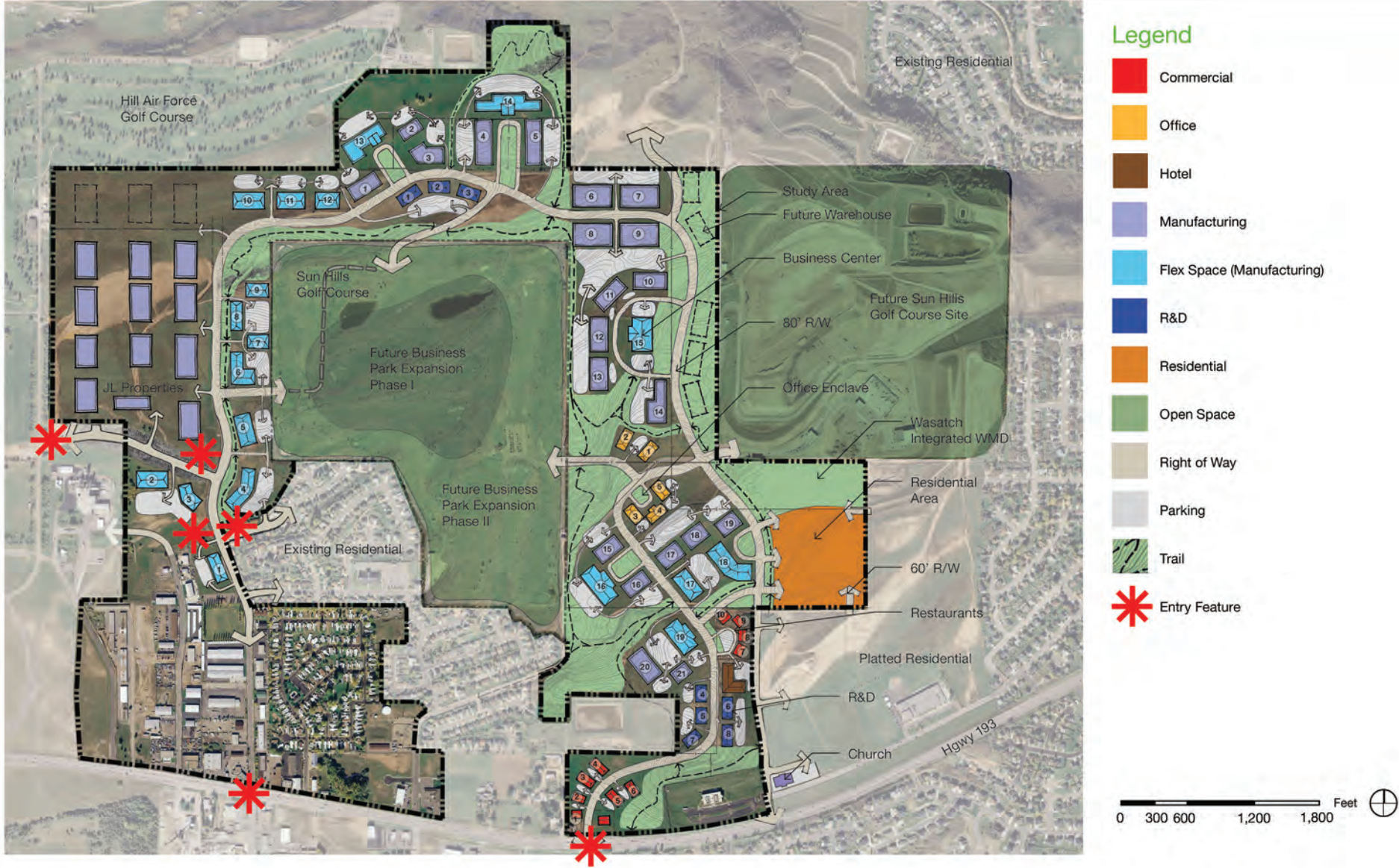
- Buildings will generally be a large manufacturing format of 100,000 to 500,000 square feet with an efficient shape conducive to manufacturing processes. Office and research uses are typically on multi-level portions of the building, when possible, optimizing the unique views of the mountains and the lake.
- Establish a unique brand and identity for the East Gate Business Center.



- Evaluate long-term land use development options for the current golf course that are supportive of the business park. Improve access from the business park into the golf course. The golf course could be modified to a private executive 9-hole golf course with incorporated buildings.
- Evaluate long-term land use options for the Wasatch Integrated Waste Land Fill. Once filled, closed and capped, the landfill could be converted to a managed open space amenity for recreational use by business park employees and nearby residents.
- Develop and incorporate trails as identified in Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan.
- Develop public roadways to provide access and circulation by implementing the Business Center's Vehicle Circulation Plan, which identifies key access and throughways, including a potential street connection to South Weber City.

East Gate Business Park Master Plan

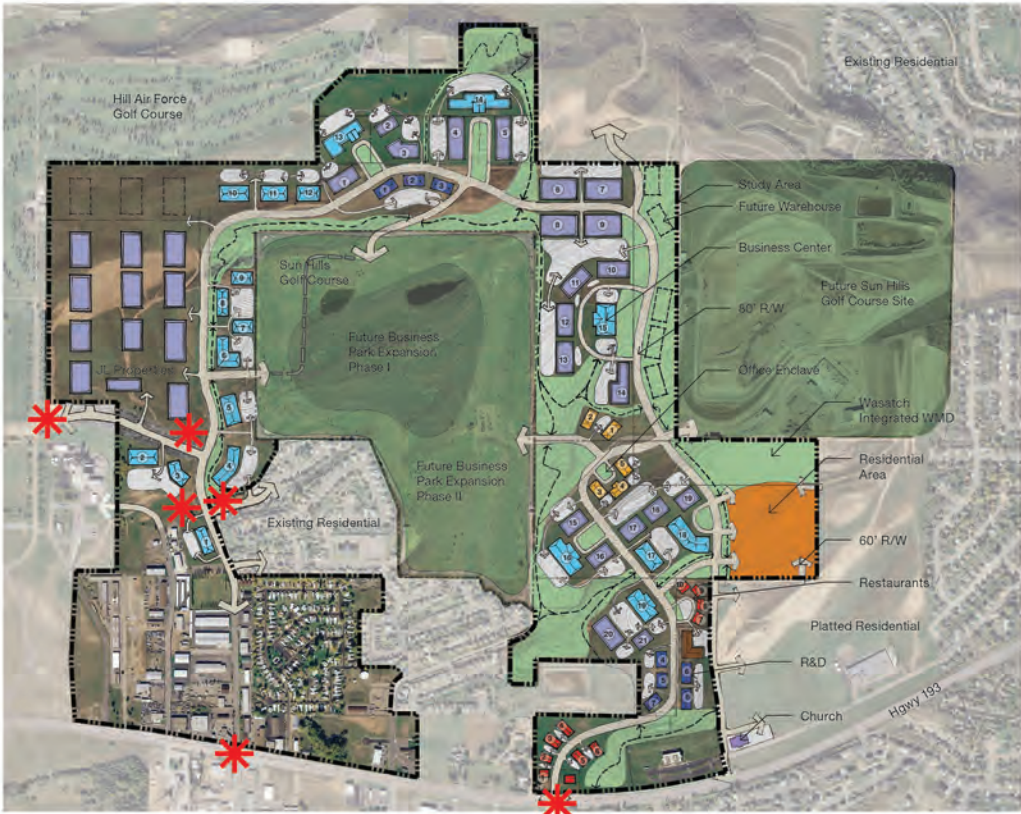
Land-use Plan



Economic Impact Analysis

Stat Study & Market Study

Stat Study



Flex (Manufacturing)	
Total Flex	1,546,800

Manufacturing	
Total Warehouse	936,300

Residential	
Total Multi-Family	16 acres

Commercial	
Total	96,700

Research & Development	
Total R & D	249,000

Office	
Total Office	217,750

Hospitality	
Total	87,500

Market Study

Year	Internal Demand	External Demand	Total Demand	Cumulative Total
2011	50,000.00	25,000.00	75,000.00	75,000.00
2012	50,000.00	25,000.00	75,000.00	150,000.00
2013	50,000.00	25,000.00	75,000.00	225,000.00
2014	50,000.00	25,000.00	75,000.00	300,000.00
2015	50,000.00	33,000.00	83,000.00	383,000.00
2016	50,000.00	33,000.00	83,000.00	466,000.00
2017	50,000.00	33,000.00	83,000.00	549,000.00
2018	50,000.00	50,000.00	100,000.00	649,000.00
2019	50,000.00	50,000.00	100,000.00	749,000.00
Total	450,000.00	299,000.00	749,000.00	

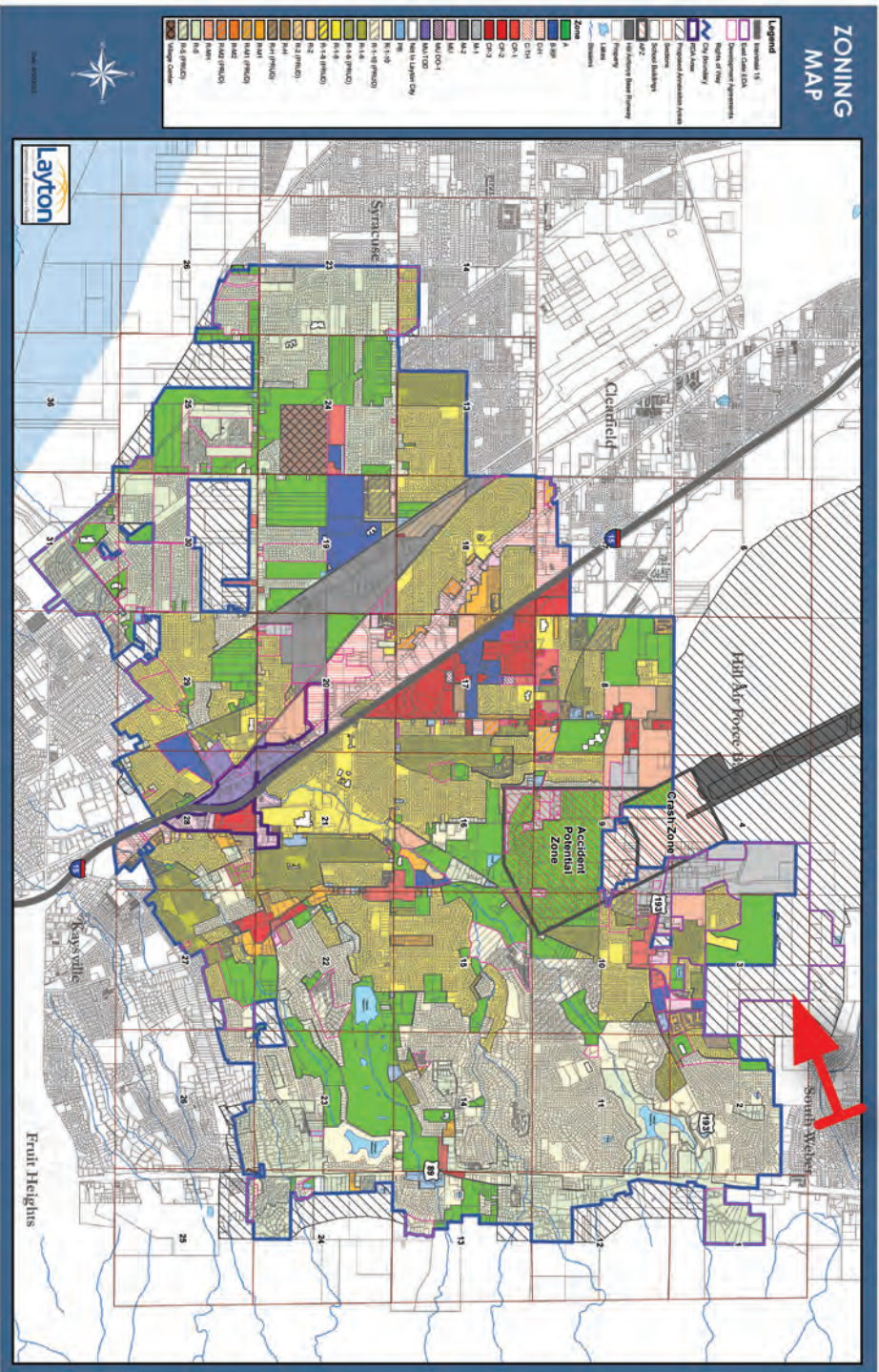


East Gate
Business Park

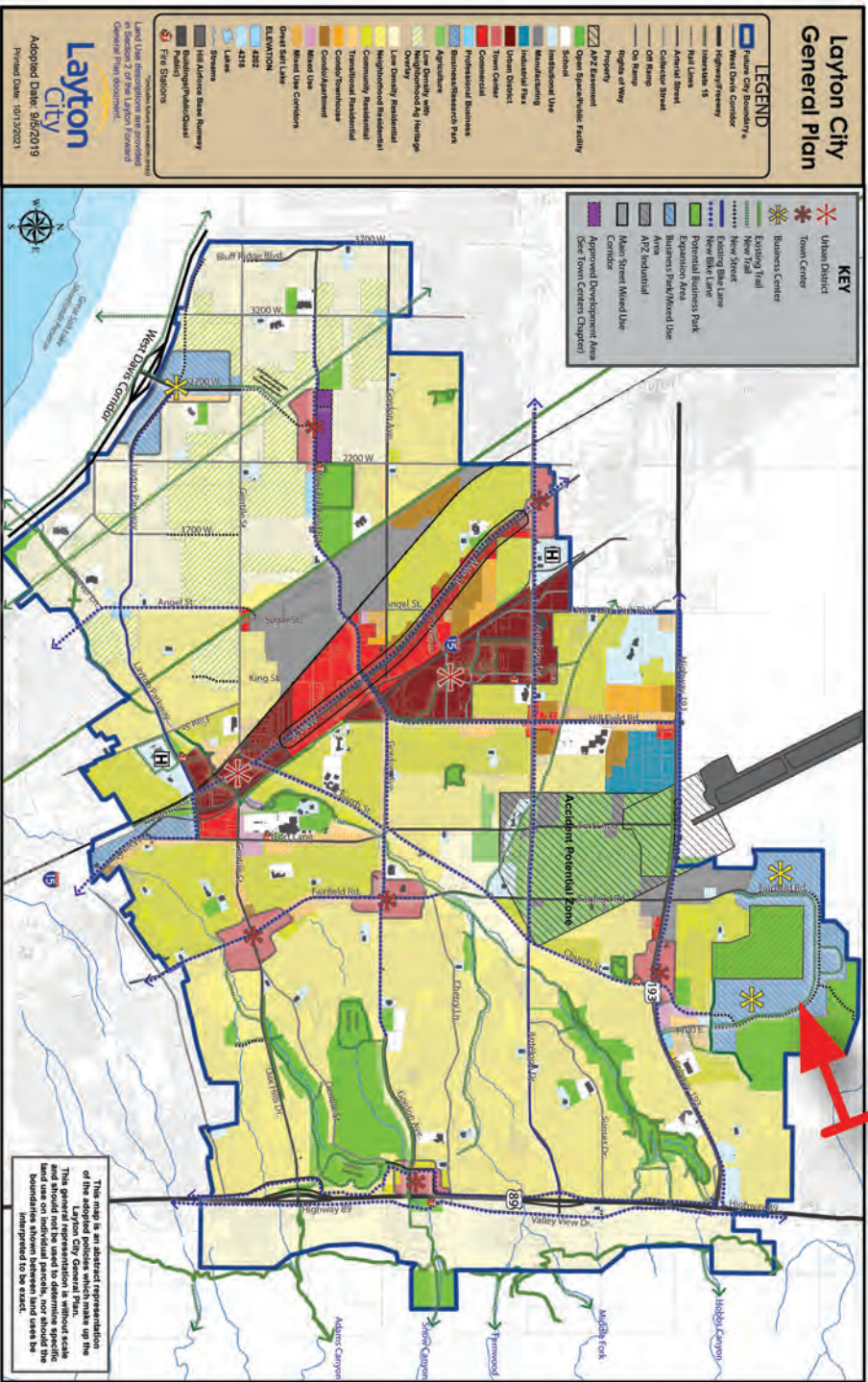
October 2009

12

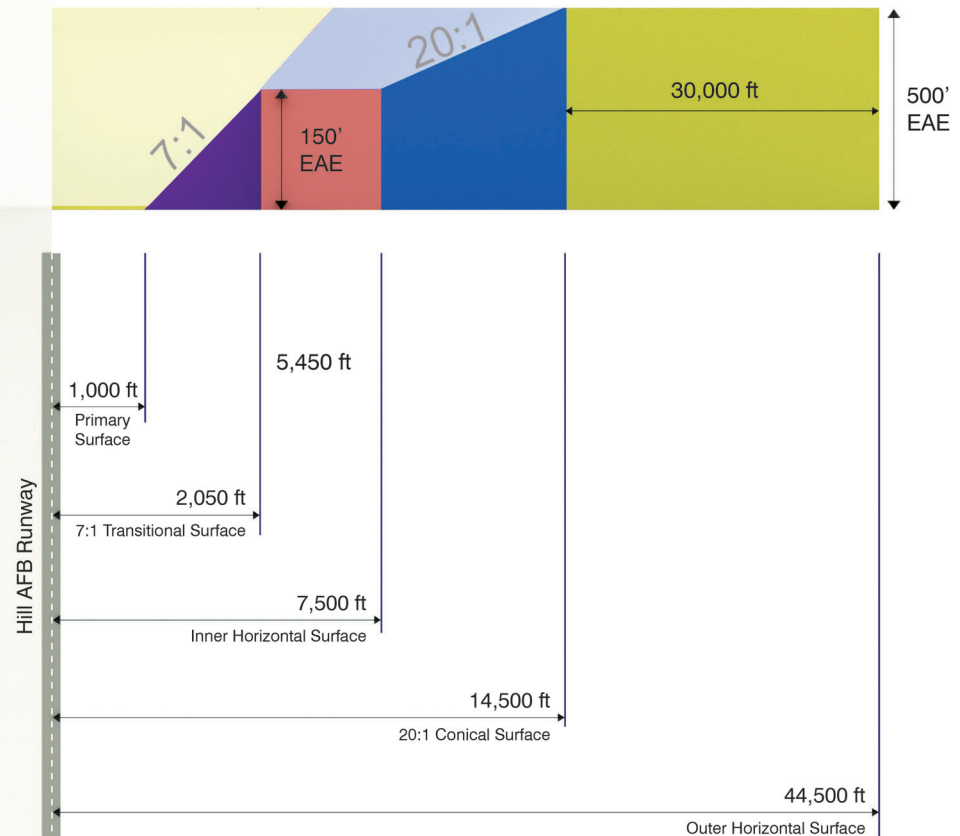
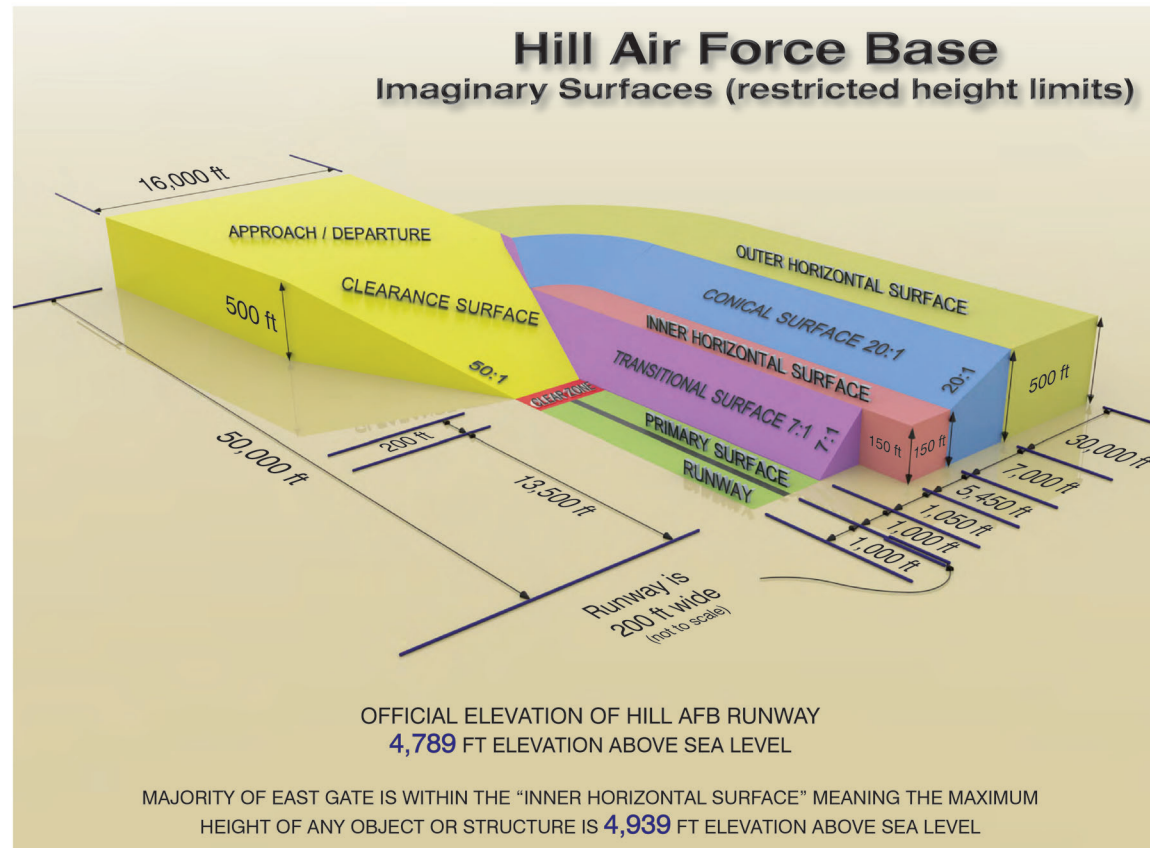
Layton Zoning Map



Regulatory Maps



Layton General Plan Map



CFR 49 PART 77.21 Department of Defense (DOD) airport imaginary surfaces.

(a) Related to airport reference points. These surfaces apply to all military airports. For the purposes of this section, a military airport is any airport operated by the DOD.

(1) Inner horizontal surface. A plane that is oval in shape at a height of 150 feet above the established airfield elevation. The plane is constructed by scribing an arc with a radius of 7,500 feet about the centerline at the end of each runway and interconnecting these arcs with tangents.

(2) Conical surface. A surface extending from the periphery of the inner horizontal surface outward and upward at a slope of 20 to 1 for a horizontal distance of 7,000 feet to a height of 500 feet above the established airfield elevation.

(3) Outer horizontal surface. A plane, located 500 feet above the established airfield elevation, extending outward from the outer periphery of the conical surface for a horizontal distance of 30,000 feet.

(b) Related to runways. These surfaces apply to all military airports.

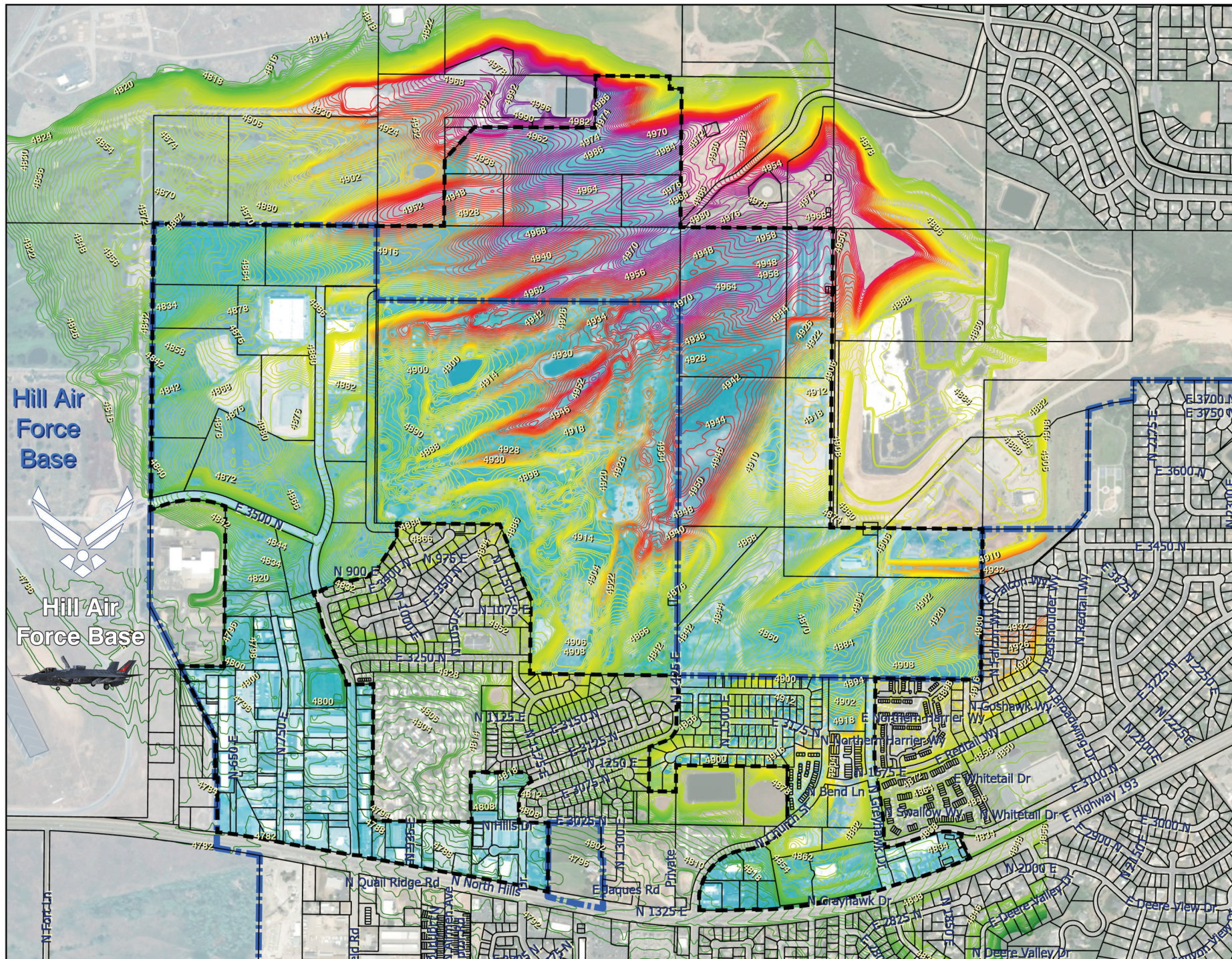
(1) Primary surface. A surface located on the ground or water longitudinally centered on each runway with the same length as the runway. The width of the primary surface for runways is 2,000 feet. However, at established bases where substantial construction has taken place in accordance with a previous lateral clearance criteria, the 2,000-foot width may be reduced to the former criteria.

(2) Clear zone surface. A surface located on the ground or water at each end of the primary surface, with a length of 1,000 feet and the same width as the primary surface.

(3) Approach clearance surface. An inclined plane, symmetrical about the runway centerline extended, beginning 200 feet beyond each end of the primary surface at the centerline elevation of the runway end and extending for 50,000 feet. The slope of the approach clearance surface is 50 to 1 along the runway centerline extended until it reaches an elevation of 500 feet above the established airport elevation. It then continues horizontally at this elevation to a point 50,000 feet from the point of beginning. The width of this surface at the runway end is the same as the primary surface, it flares uniformly, and the width at 50,000 is 16,000 feet.

(4) Transitional surfaces. These surfaces connect the primary surfaces, the first 200 feet of the clear zone surfaces, and the approach clearance surfaces to the inner horizontal surface, conical surface, outer horizontal surface or other transitional surfaces. The slope of the transitional surface is 7 to 1 outward and upward at right angles to the runway centerline.

EAST GATE BUSINESS PARK



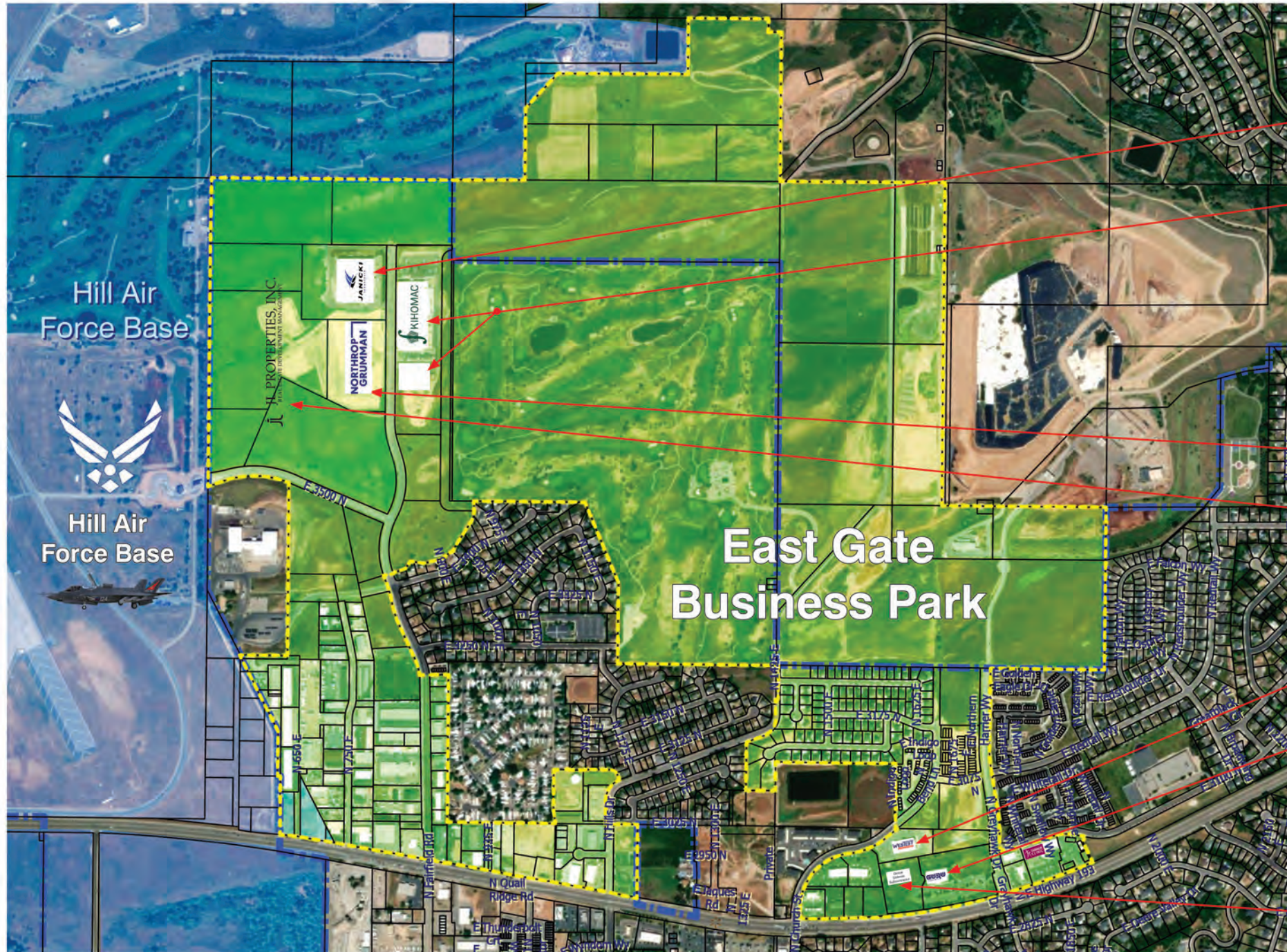
Contours Aug 2024

Contour

- 4782 - 4790
- 4791 - 4798
- 4799 - 4804
- 4805 - 4814
- 4815 - 4824
- 4825 - 4832
- 4833 - 4838
- 4839 - 4844
- 4845 - 4850
- 4851 - 4860
- 4861 - 4870
- 4871 - 4876
- 4877 - 4880
- 4881 - 4884
- 4885 - 4888
- 4889 - 4892
- 4893 - 4896
- 4897 - 4900
- 4901 - 4904
- 4905 - 4906
- 4907 - 4910
- 4911 - 4914
- 4915 - 4918
- 4919 - 4922
- 4923 - 4926
- 4927 - 4928
- 4929 - 4930
- 4931 - 4934
- 4935 - 4942
- 4943 - 4946
- 4947 - 4948
- 4949 - 4950
- 4951 - 4954
- 4955 - 4960
- 4961 - 4964
- 4965 - 4968
- 4969 - 4974
- 4975 - 4980
- 4981 - 4986
- 4987 - 4996

East Gate EDA
Layton City Boundary

Existing Aerospace & Defense Business



EAST GATE BUSINESS PARK



Infrastructure



Up to 100 Gbs
DEDICATED
FIBER

Build-to-Suit: **150 acres** of existing property Zoned Commercial



Transportation

2 interstate freeway options

- Interstate 15 (Adjacent, at Interchange)
- Interstate 84

2 Airports

- SLC International (28 minutes)
- Ogden Airport (15 minutes)

2 UTA Frontrunner commuter rail stations

1 Union Pacific Rail Freeport Center

Utilities (2700 W & Layton Parkway)

Existing
Existing
Existing
Existing
Adjacent
Adjacent
Adjacent

8" Sanitary Sewer
42" Storm Sewer
12" Water
12" Secondary Water
RMP: Electrical Power
Dominion: Natural Gas
UTOPIA Fiber Network

Location

Conveniently located near Hill Air Force Base (HAFB) east gate, secluded location with views of HAFB runway, Weber State University Davis, shopping, restaurants, services, and hospitals all close by

Workforce

1 hour radius to all **6** major public and private universities and **19** colleges and technical schools. Location is just minutes from Weber State Davis campus, Davis Technical College, and NUAMES (North Utah Academy for Math, Engineering & Science, the #1 ranked high school in Utah).



Proposed

Business Park: **3,300,000 square feet**
Office: **25,000 square feet**
Retail: **95,000 square feet**
Residential: **tbd**

Zoning

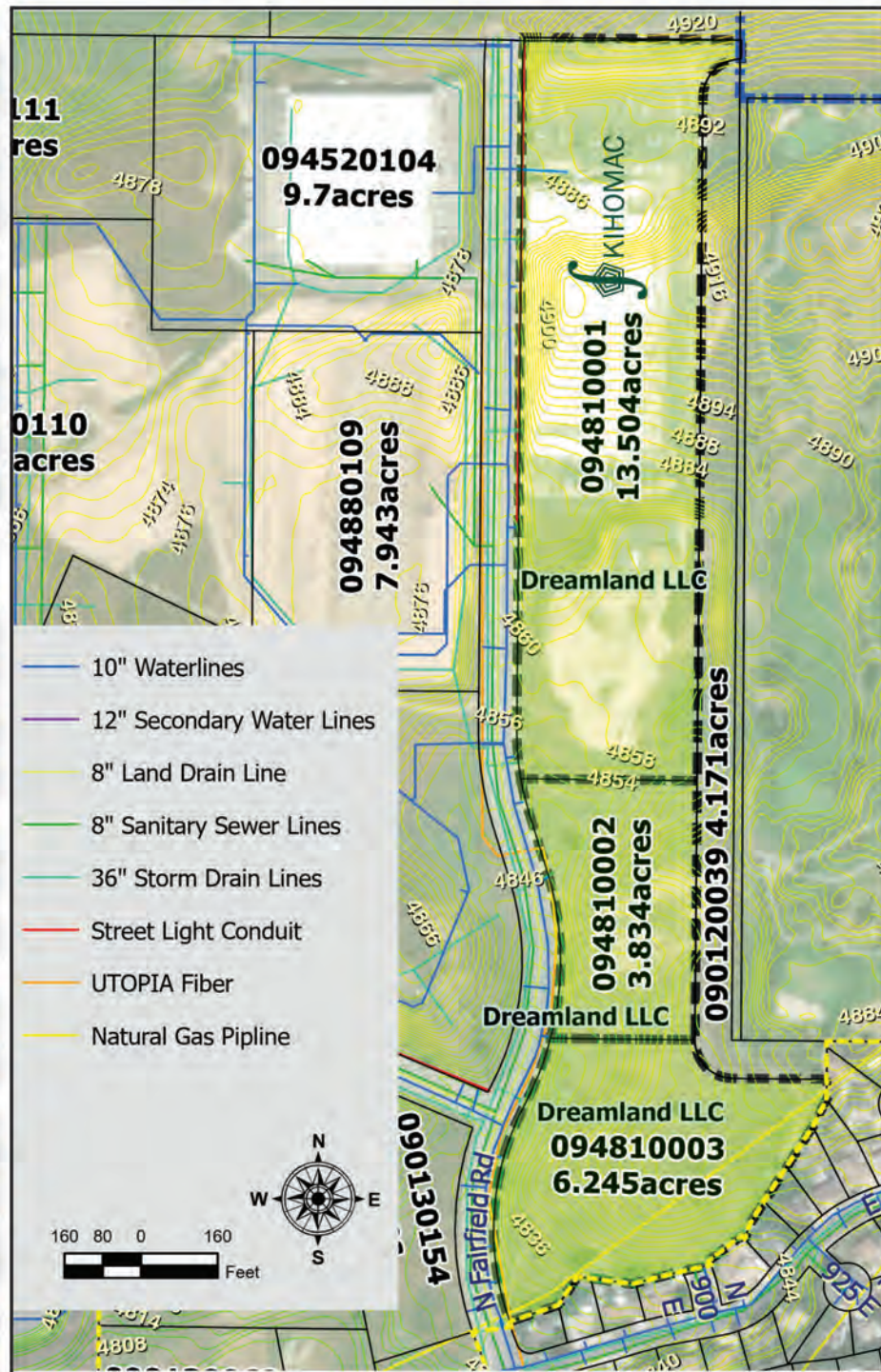
- General Plan Designation: **Business Park**
- Land Use: Multiple Uses Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

- Online permitting [Apply Here](#)
- Contact: Paul Bauer
Building Official
pbauer@laytoncity.org

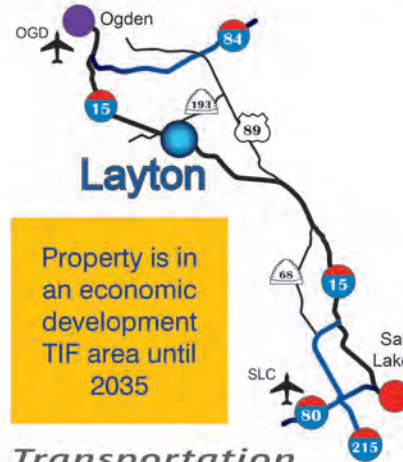
Submittal Process

1. Site Plan review is completed between applicant and staff at weekly meeting
Tuesday and Thursday each week
2:00 pm - 4:00 pm MST
• Contact: Michelle Williams
CED Executive Assistant
mwilliams@laytoncity.org
2. Applicant submits complete application/building plans per permit required and Site Plan review process
 - Application period: 3-6 weeks
 - Infrastructure period: 0 - existing



KHIOMAC, Inc.

Build-to-Suit: 3.8 acres and 6.2 acres ~ Zoned Manufacturing



Transportation

- 2** interstate freeway options
 - Interstate 15
 - Interstate 84
- 2** Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2** UTA Frontrunner commuter rail stations
- 2** Union Pacific Railroad access at Freeport Center

Utilities

Existing adjacent **8" Sewer**
Existing adjacent **42" Storm Sewer**
Existing adjacent **12" Water**
Existing adjacent **Electrical Power**
Existing adjacent **Natural Gas**
Existing **UTOPIA FIBER Network**

Location

Conveniently located near Hill Air Force Base east gate, secluded location with views of HAFB runway, Weber State University Davis, shopping, restaurants, and services, hospital are all close by

Workforce

1 hour radius to all **6** major public and private universities and **19** colleges and technical schools. Location is just minutes from Weber State Davis campus, Davis Technical College, and NUAMES (*North Utah Academy for Math, Engineering & Science*, the **#1** ranked high school in Utah).



Zoning

- **Zoning Designation:** M-1
- **Land Use:** Permitted Use
- **Submittal Requirements:** Site Plan review (staff), prior to building permit.
- **Contact:** Weston Applonie
City Planning Manager
wapplonie@laytoncity.org

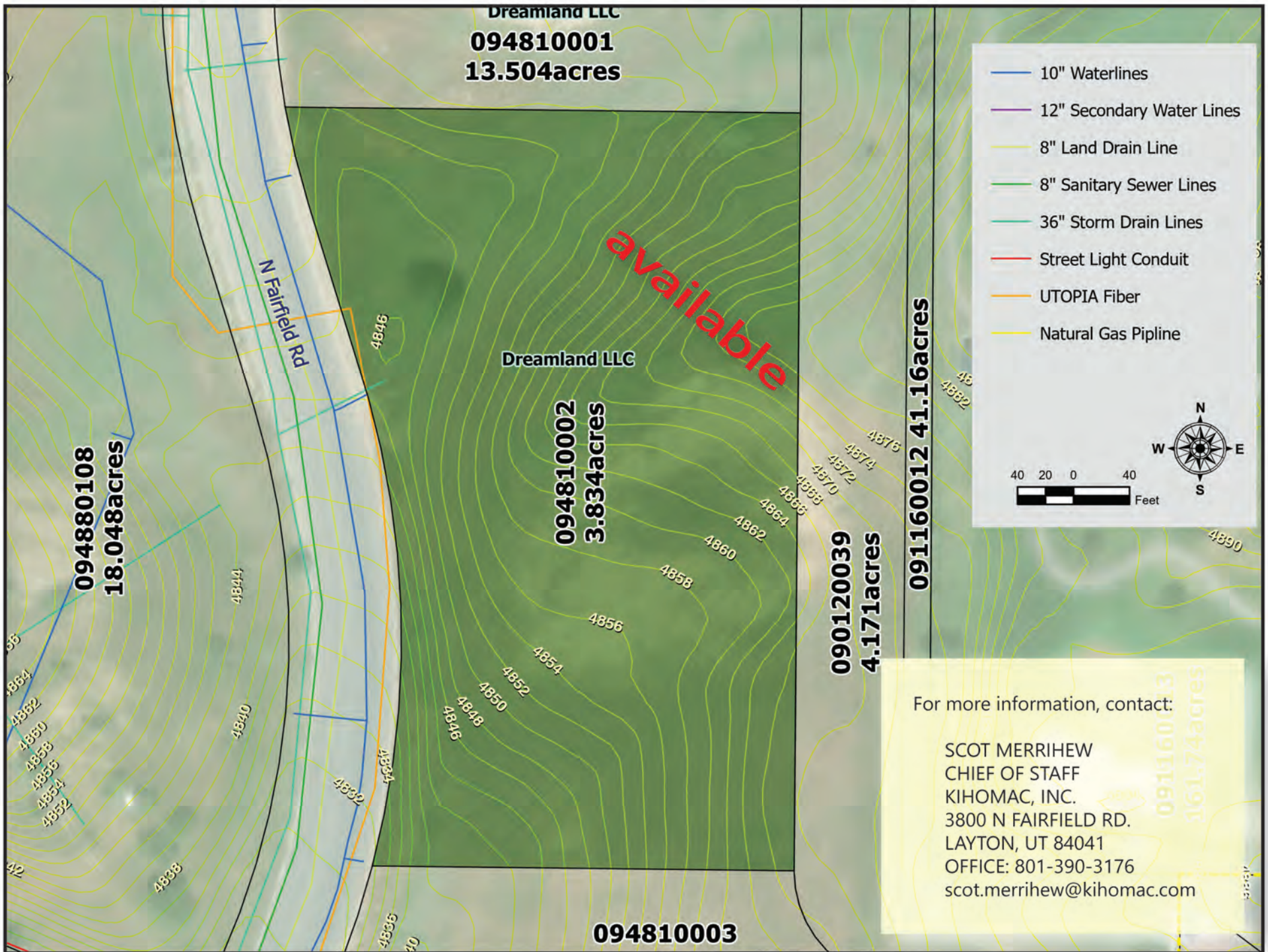
Building Permits

- Online permitting at:
- Contact Paul Bauer
Building Official
pbauer@laytoncity.org

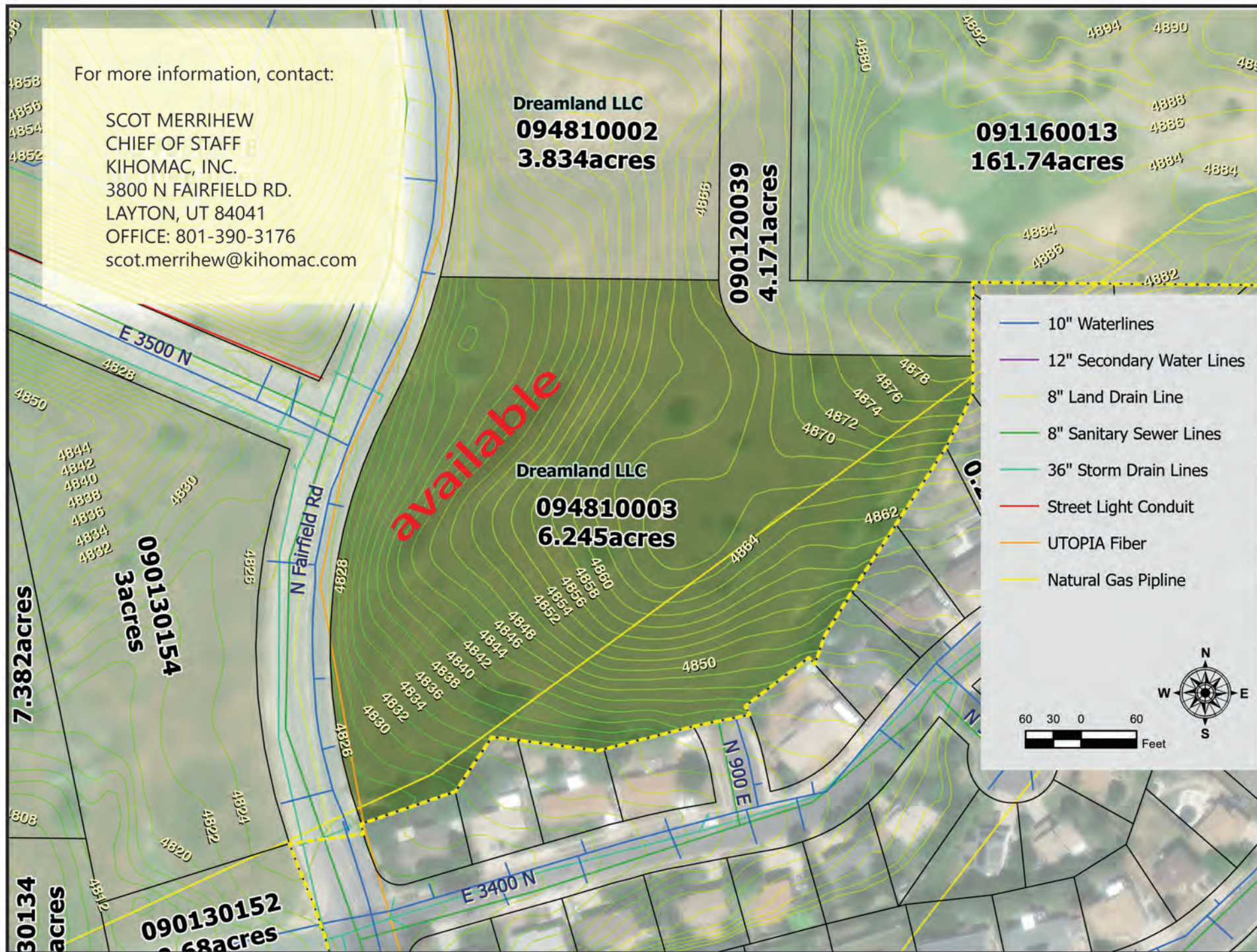
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Parcel 09-012-0040 : 3.834 acres

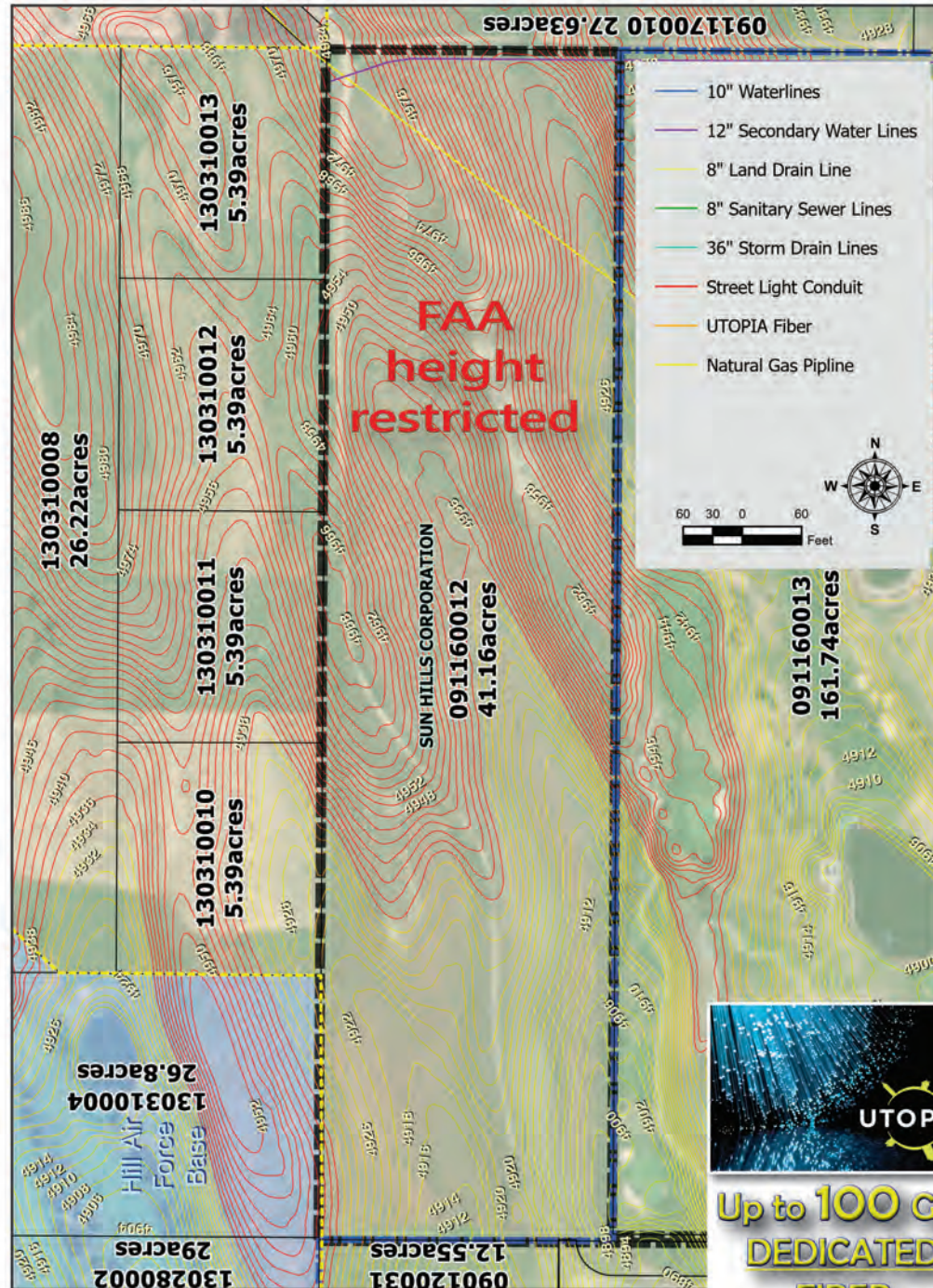


Parcel 09-012-0040 : 6.245 acres



KHIOMAC, Inc.

EAST GATE BUSINESS PARK



Up to 100 Gbs
DEDICATED
FIBER

Sun Hills Corporation

Build-to-Suit: 41.6 acres ~ To be Zoned Manufacturing



Property is in
an economic
development TIF
area until 2035

Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations
- 2 Union Pacific Railroad access at Freeport Center

Utilities

Utilities have not been extended from Fairfield Road to this property. The following utilities are stubbed to the end of Fairfield:

- Existing adjacent 8" Sewer
- Existing adjacent 42" Storm Sewer
- Existing adjacent 12" Water
- Existing adjacent Electrical Power
- Existing adjacent Natural Gas
- Existing UTOPIA FIBER Network

Location

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Workforce

1 hour radius to all 6 major public and private universities and 19 colleges and technical schools. Location is just minutes from Weber State Davis campus, Davis Technical College, and NUAMES (North Utah Academy for Math, Engineering & Science, the #1 ranked high school in Utah).



Zoning

- Zoning Designation: M-1, Business Park
- Land Use: Manufacturing, Office
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Weston Applonie
City Planning Manager
wapplonie@laytoncity.org

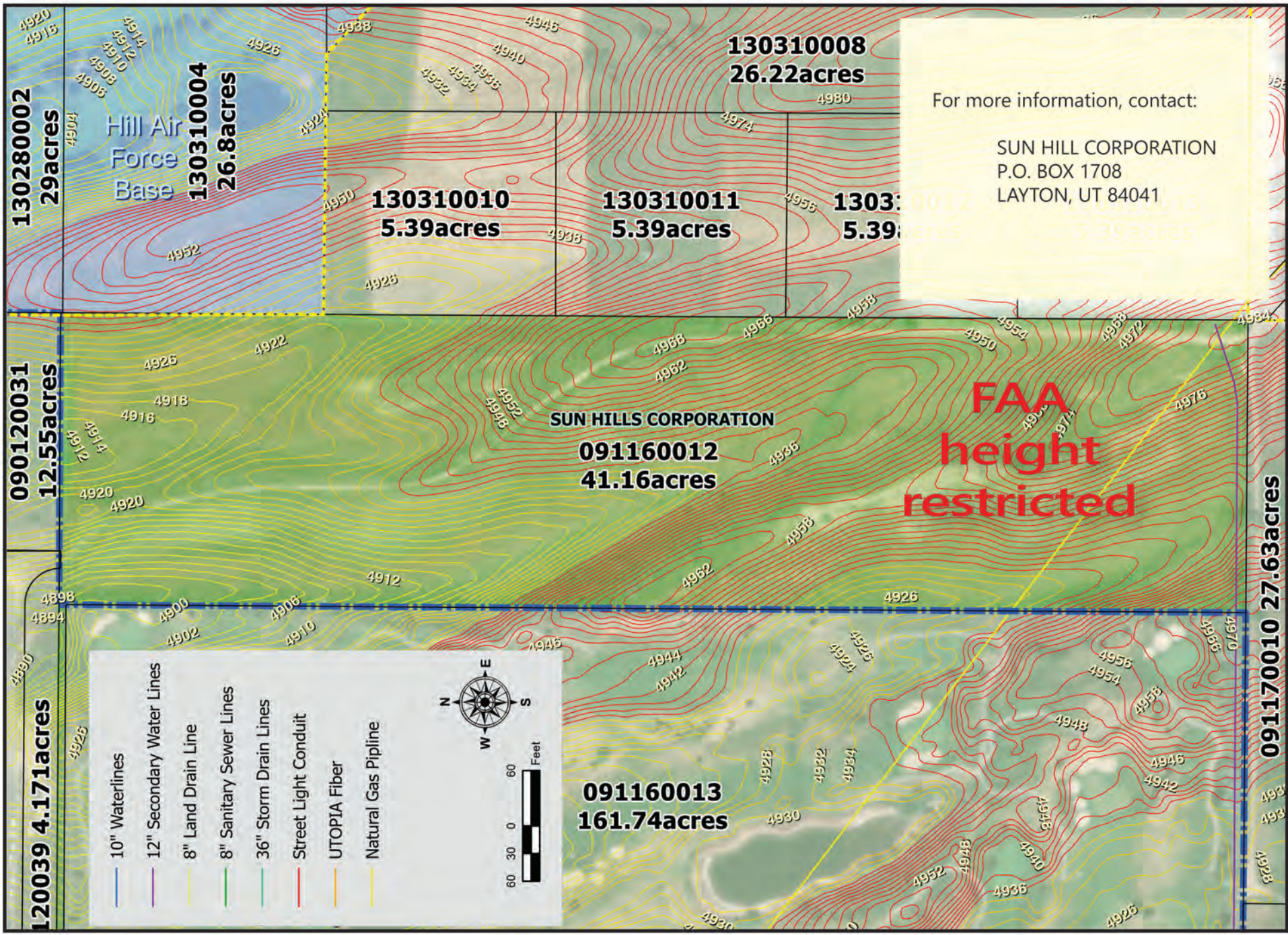
Building Permits

- Online permitting at: [Apply Here](#)
- Contact: Paul Bauer
Building Official
pbauer@laytoncity.org

Submittal Process

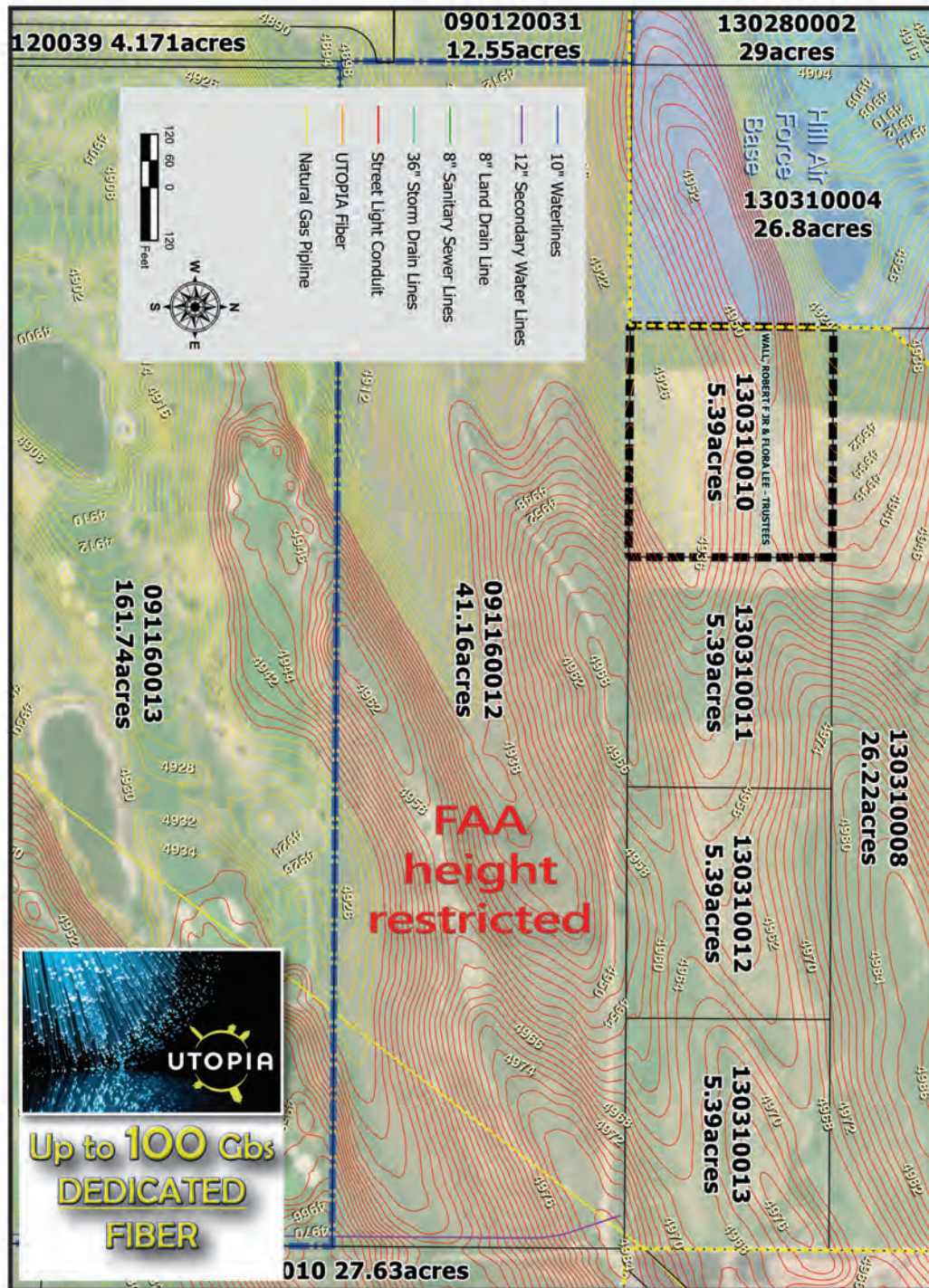
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- Application period: 3-6 weeks

Parcel 09-116-0012 : 41.35 acres

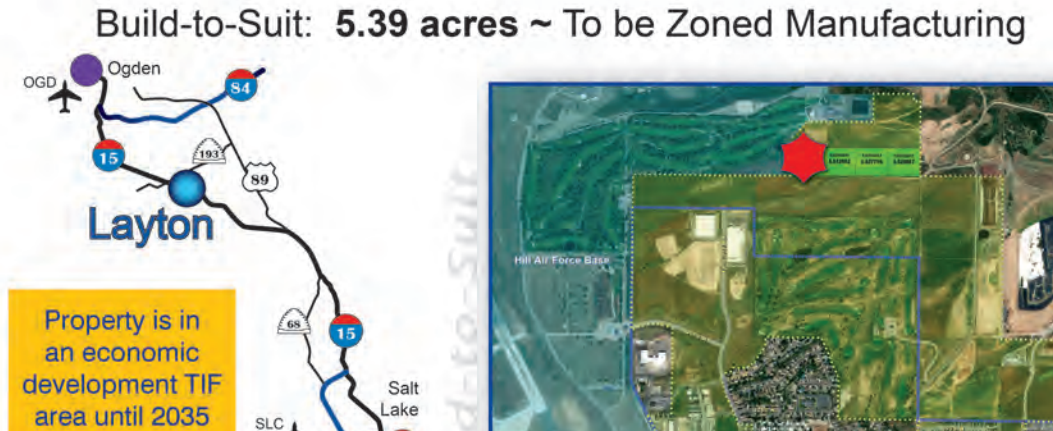


Sun Hills Corporation

EAST GATE BUSINESS PARK



Wall, Robert



Zoning

- Zoning Designation:** M-1, Business Park
- Land Use:** Manufacturing, Office
- Submittal Requirements:** Site Plan review (staff), prior to building permit.
- Contact:** Weston Applonie
City Planning Manager
wapplonie@laytoncity.org

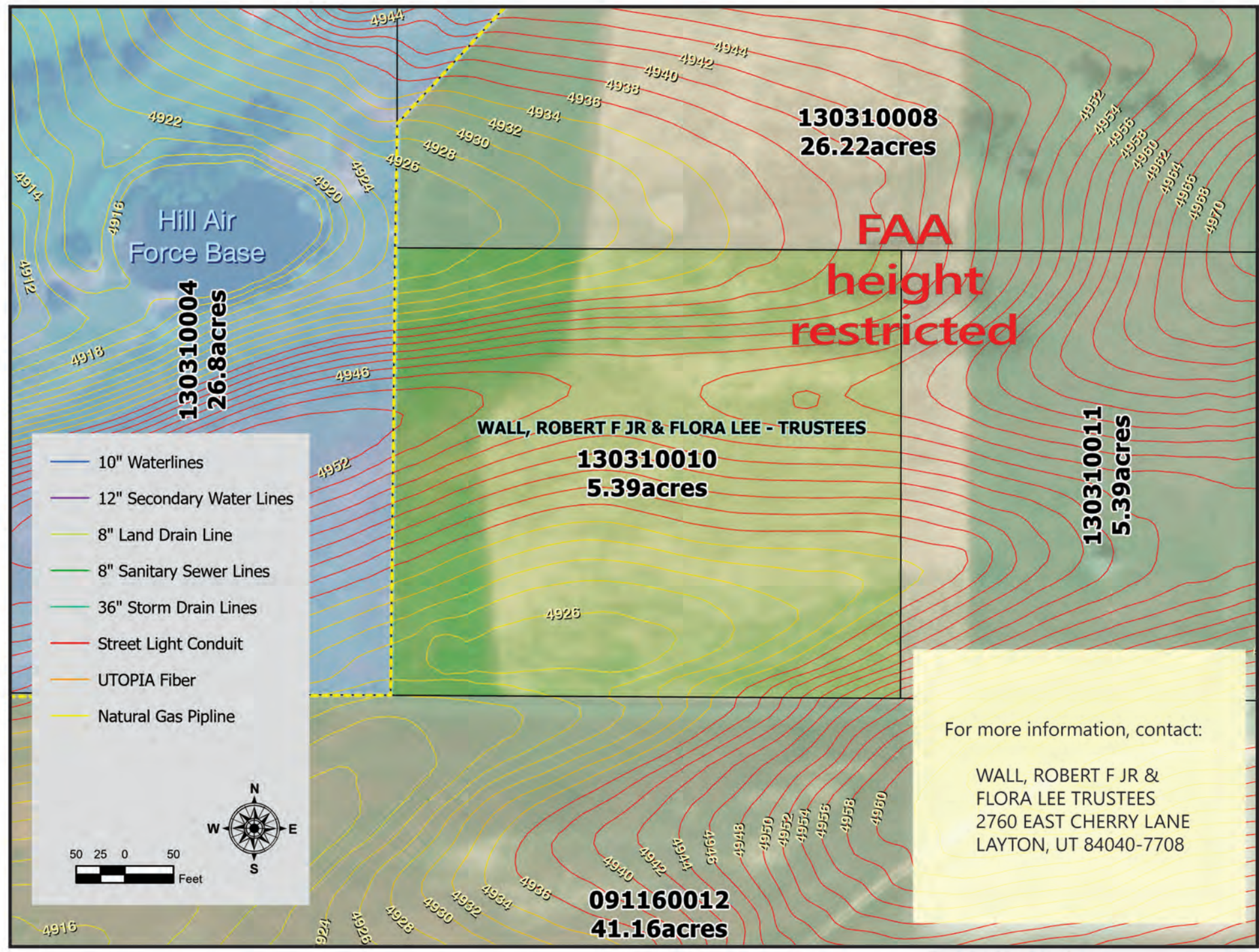
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- Contact:** Paul Bauer
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Submittal Process

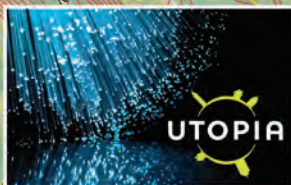
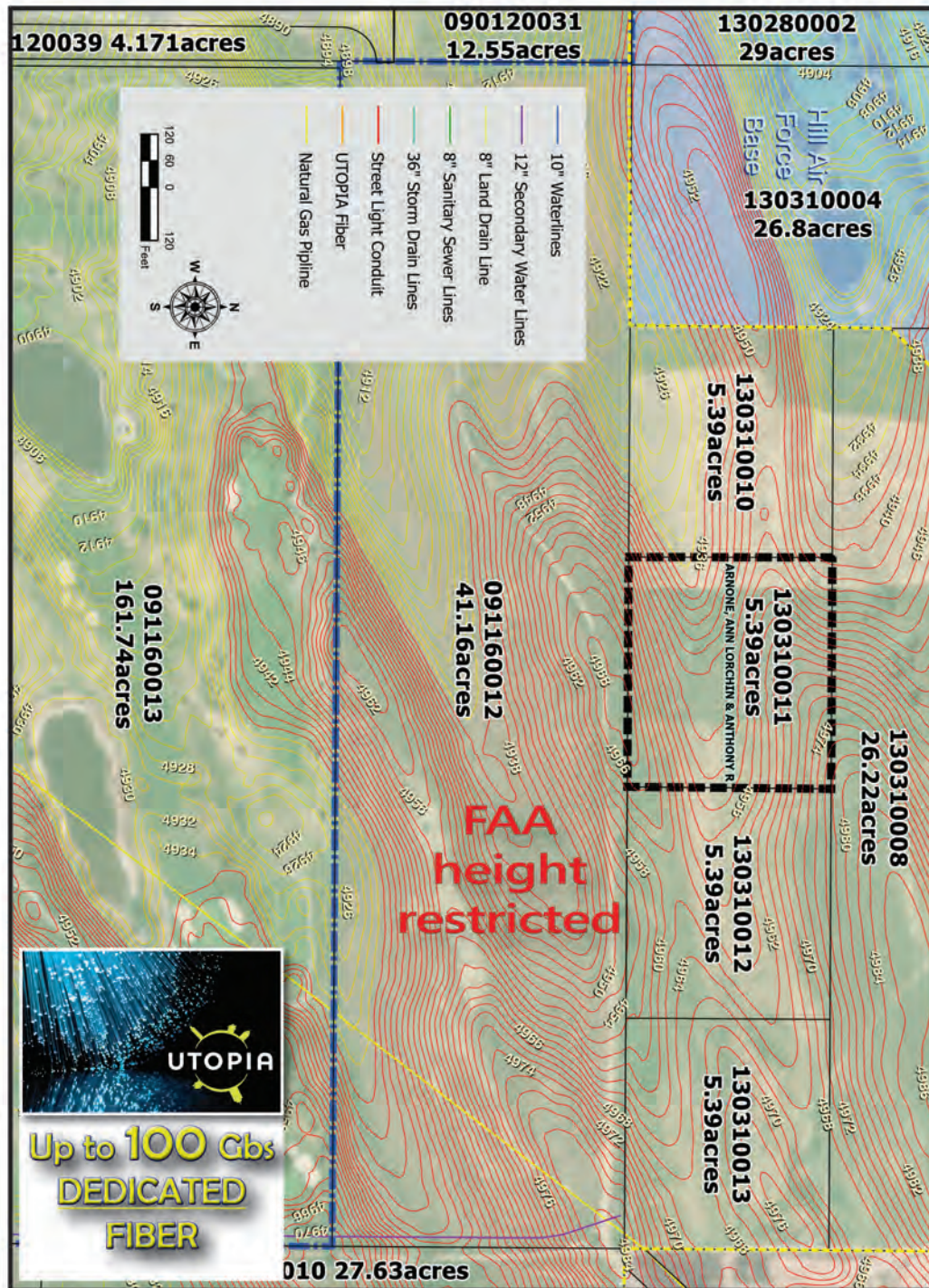
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- Contact:** Michelle Williams
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mwilliams@laytoncity.org
 - Application period:** 3-6 weeks

Parcel 13-031-0010 : 5.39 acres



Wall, Robert

EAST GATE BUSINESS PARK



Up to 100 Gbs
DEDICATED
FIBER



Arnorne

Build-to-Suit: 5.39 acres ~ To be Zoned Manufacturing



Property is in
an economic
development TIF
area until 2035

Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations
- 2 Union Pacific Railroad access at Freeport Center

Utilities

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- Existing adjacent 8" Sewer
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- Existing adjacent 12" Water
- Existing adjacent Electrical Power
- Existing adjacent Natural Gas
- Existing UTOPIA FIBER Network

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Zoning

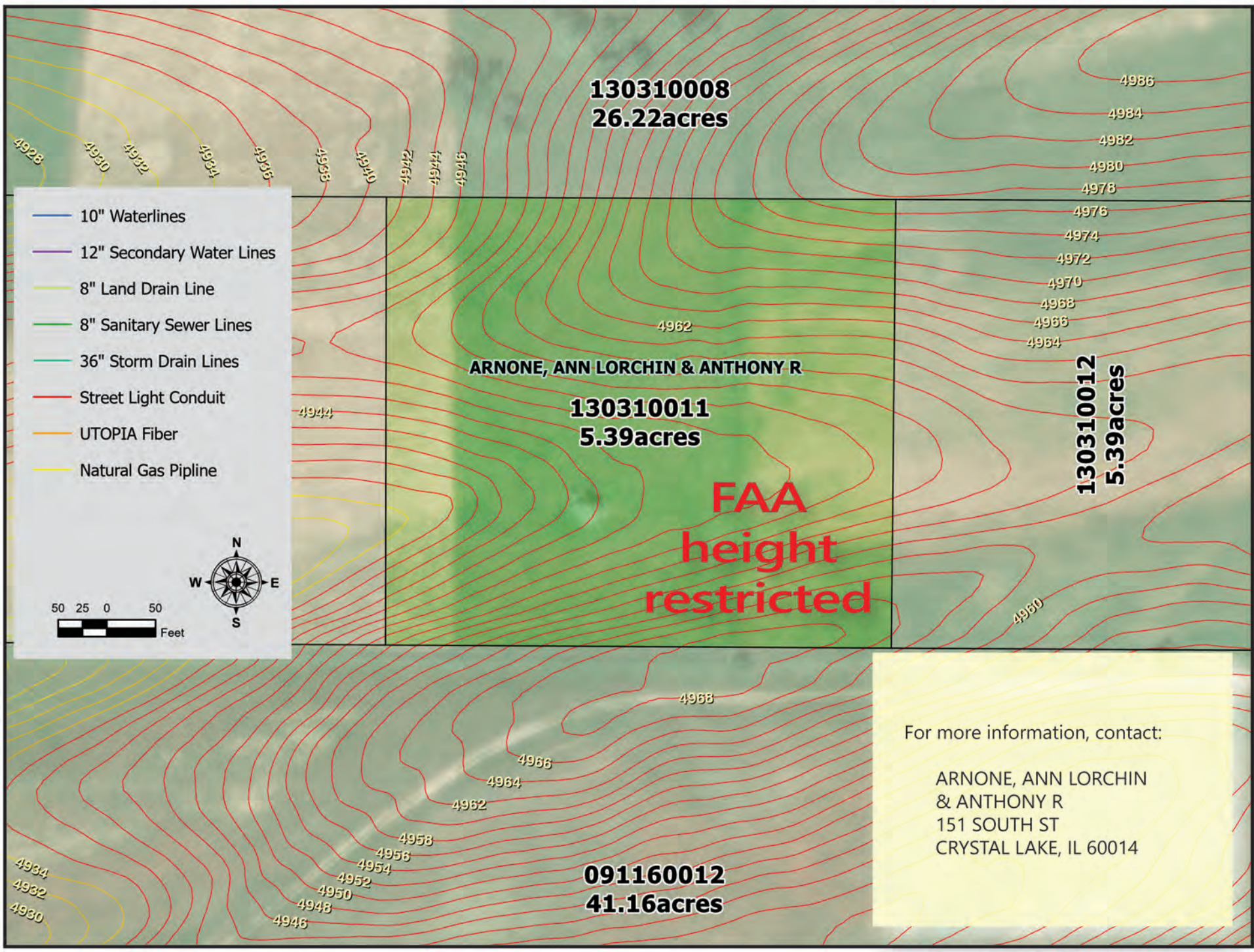
- Zoning Designation: M-1, Business Park
- Land Use: Manufacturing, Office
- Submittal Requirements: Site Plan review (staff), prior to building permit.
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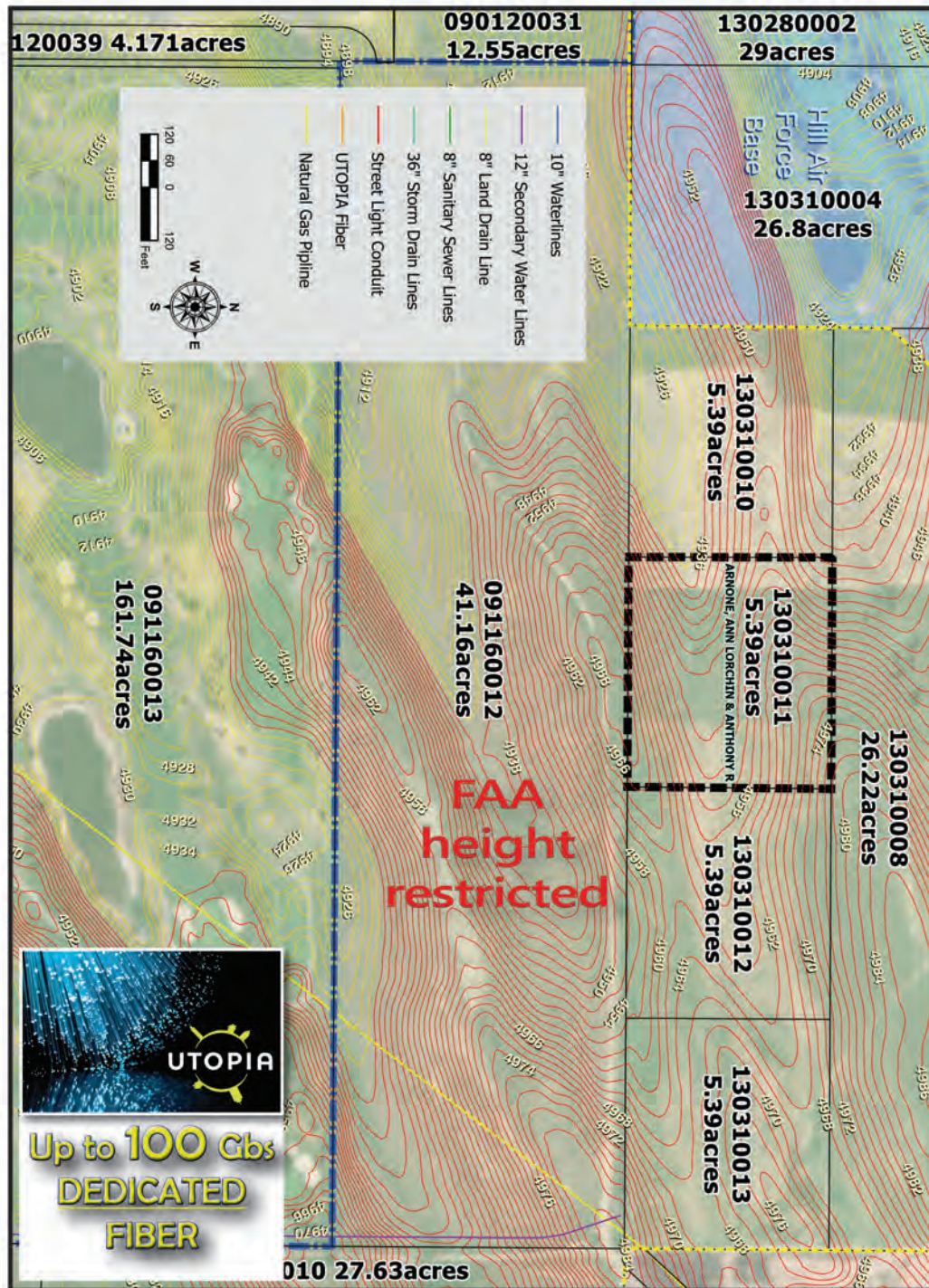
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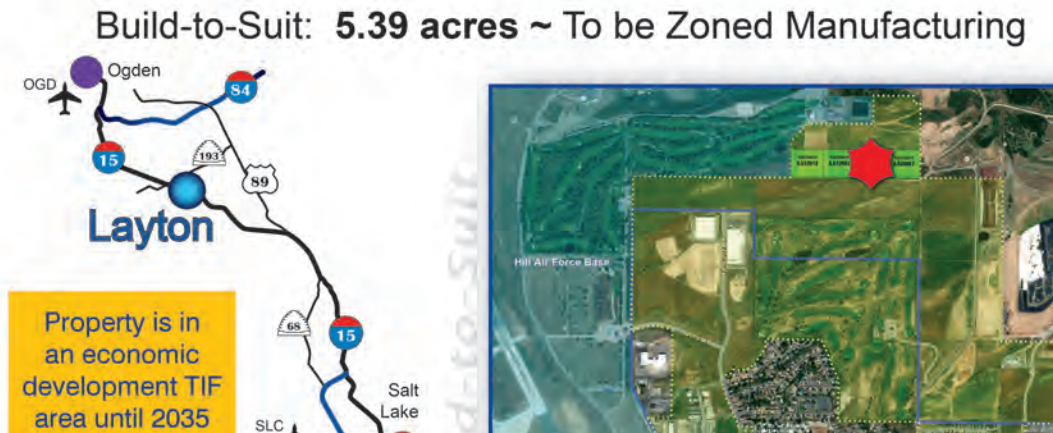


For more information, contact:

ARNONE, ANN LORCHIN
& ANTHONY R
151 SOUTH ST
CRYSTAL LAKE, IL 60014



McBride



Transportation

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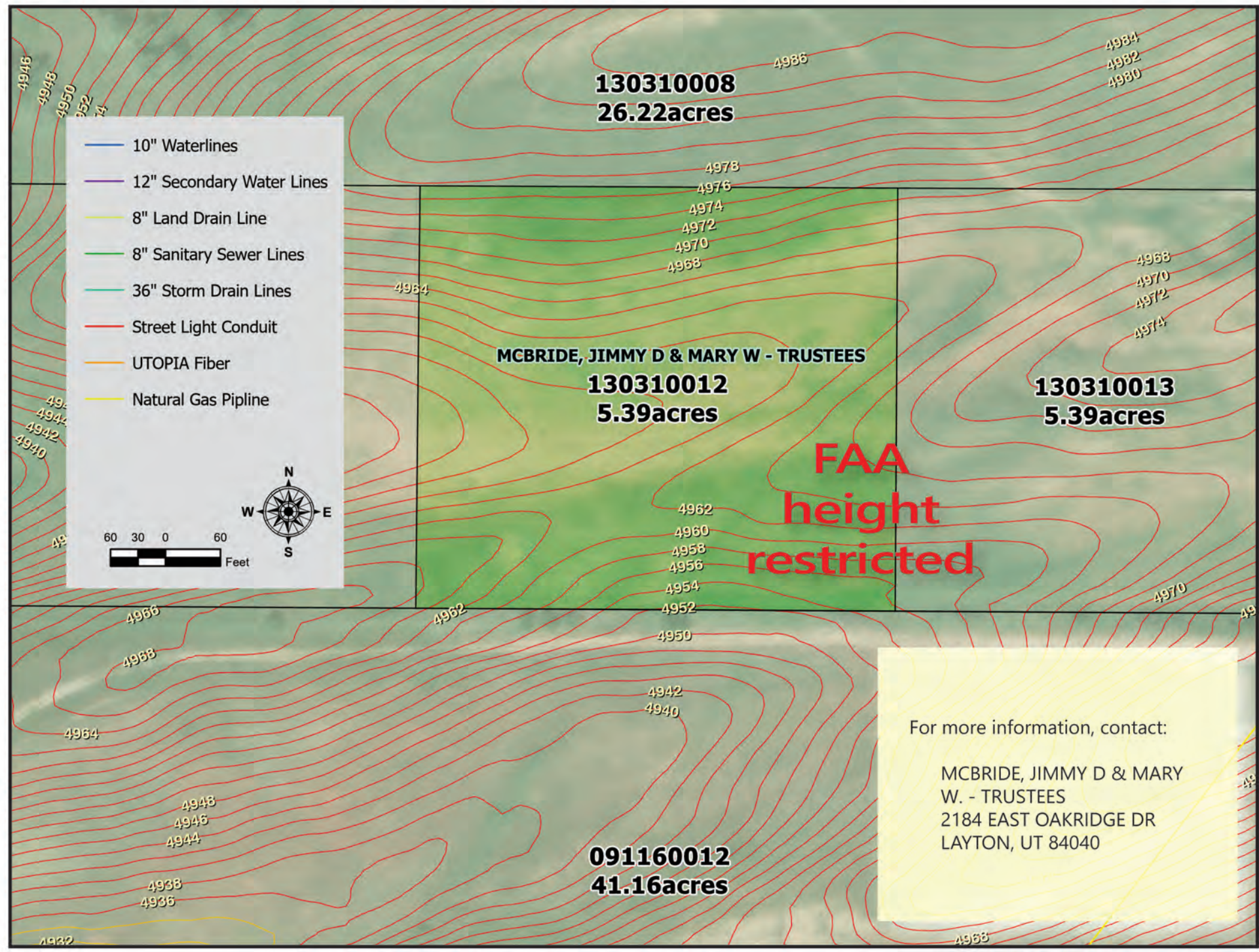
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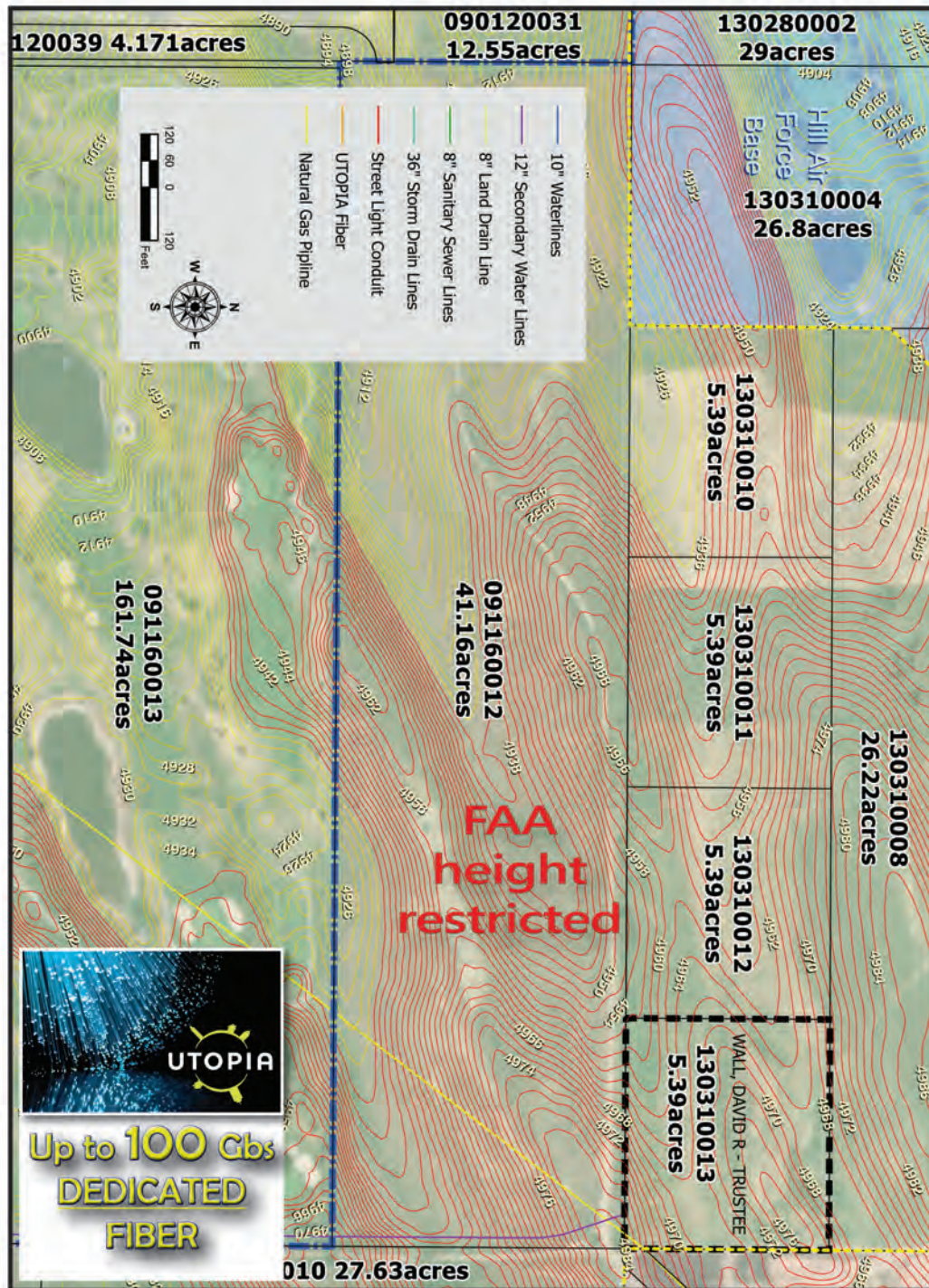
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Parcel 13-031-0012 : 5.39 acres

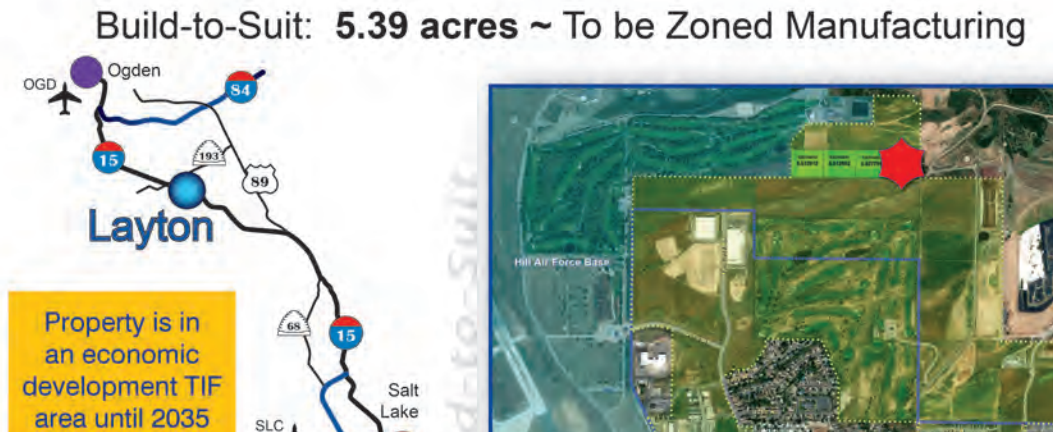


McBride

EAST GATE BUSINESS PARK



Wall, David



Transportation

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Zoning

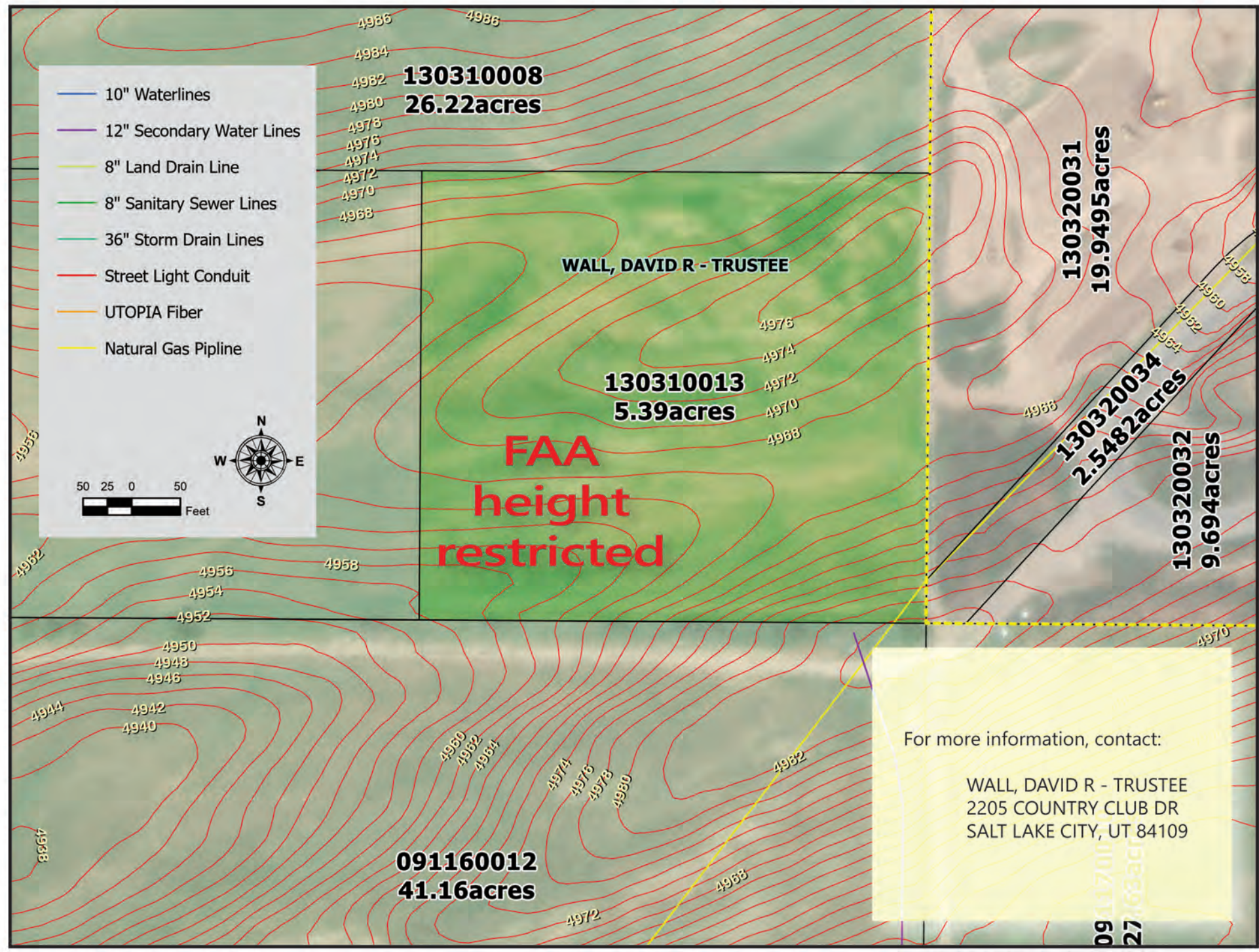
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City Planning Manager
wapplonie@laytoncity.org

Building Permits

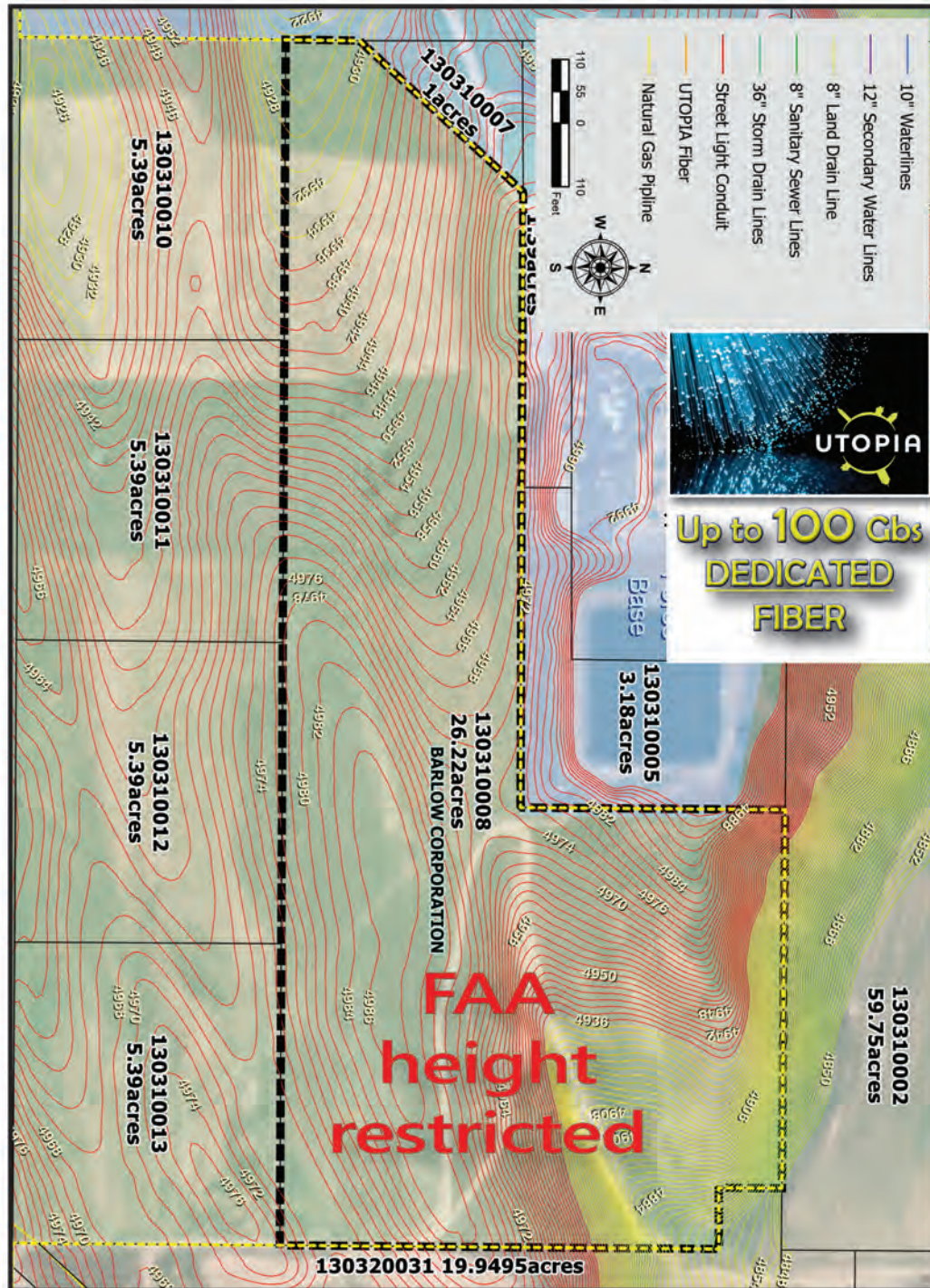
- Online permitting at: [Apply Here](#)
- Contact: Paul Bauer
Building Official
pbauer@laytoncity.org

Submittal Process

- Site Plan review is completed between applicant and staff at weekly meeting
Tuesday and Thursday each week
2:00 pm - 4:00 pm MST
Contact: Michelle Williams
CED Executive Assistant
mwilliams@laytoncity.org
 - Applicant submits complete application/building plans per permit required and Site Plan review process
- Application period: 3-6 weeks



Wall, David



Barlow (North)

Build-to-Suit: 26.22 acres ~ To be Zoned Manufacturing



Property is in an economic development TIF area until 2035

Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations
- 2 Union Pacific Railroad access at Freeport Center

Utilities

Utilities have not been extended from Fairfield Road to this property. The following utilities are stubbed to the end of Fairfield:

- Existing adjacent 8" Sewer
- Existing adjacent 42" Storm Sewer
- Existing adjacent 12" Water
- Existing adjacent Electrical Power
- Existing adjacent Natural Gas
- Existing UTOPIA FIBER Network

Location

Conveniently located near Hill Air Force Base east gate, secluded location with views of HAFB runway, Weber State University Davis, shopping, restaurants, and services, hospital are all close by

Workforce

1 hour radius to all 6 major public and private universities and 19 colleges and technical schools. Location is just minutes from Weber State Davis campus, Davis Technical College, and NUAMES (North Utah Academy for Math, Engineering & Science, the #1 ranked high school in Utah).



Zoning

- Zoning Designation: M-1, Business Park
- Land Use: Manufacturing, Office
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Weston Applonie
City Planning Manager
wapplonie@laytoncity.org

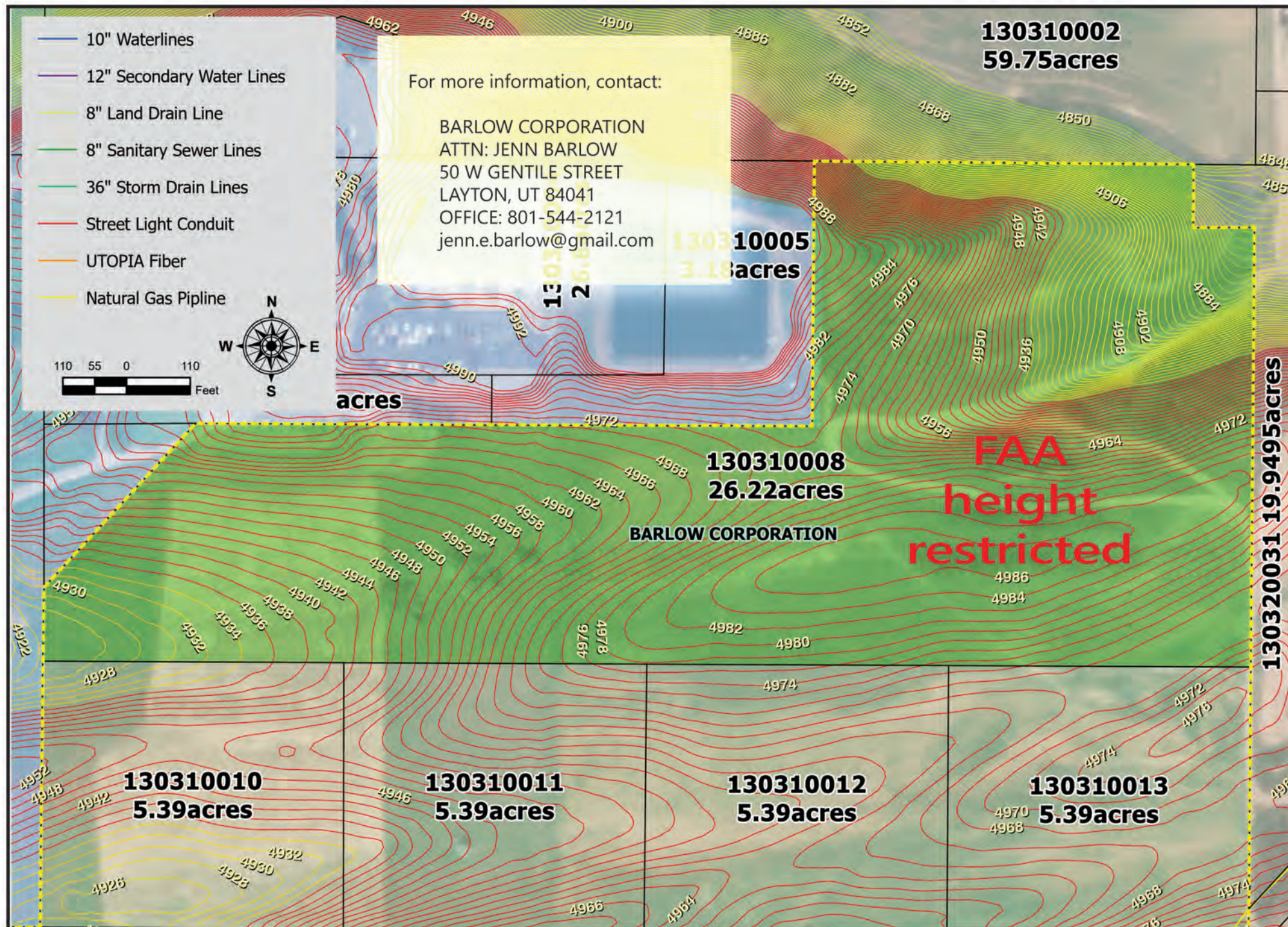
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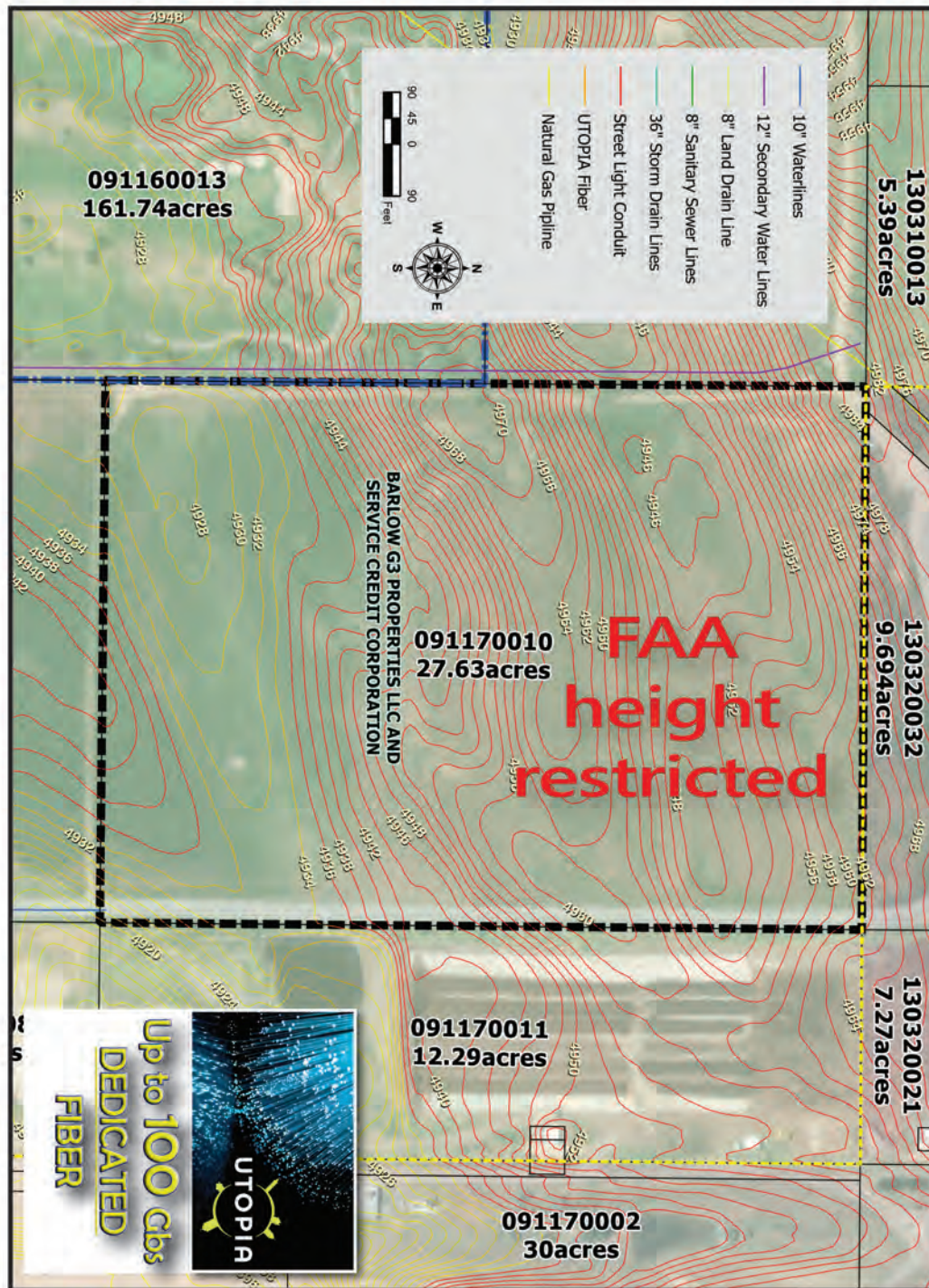
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mwilliams@laytoncity.org
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- Application period: 3-6 weeks

Parcel 13-031-0008 : 26.22 acres



Barlow (North)



Barlow (East, Central)

Build-to-Suit: 27.63 acres ~ To be Zoned Manufacturing



Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
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 - Ogden Airport (15 minutes)
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Zoning

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City Planning Manager
wapplonie@laytoncity.org

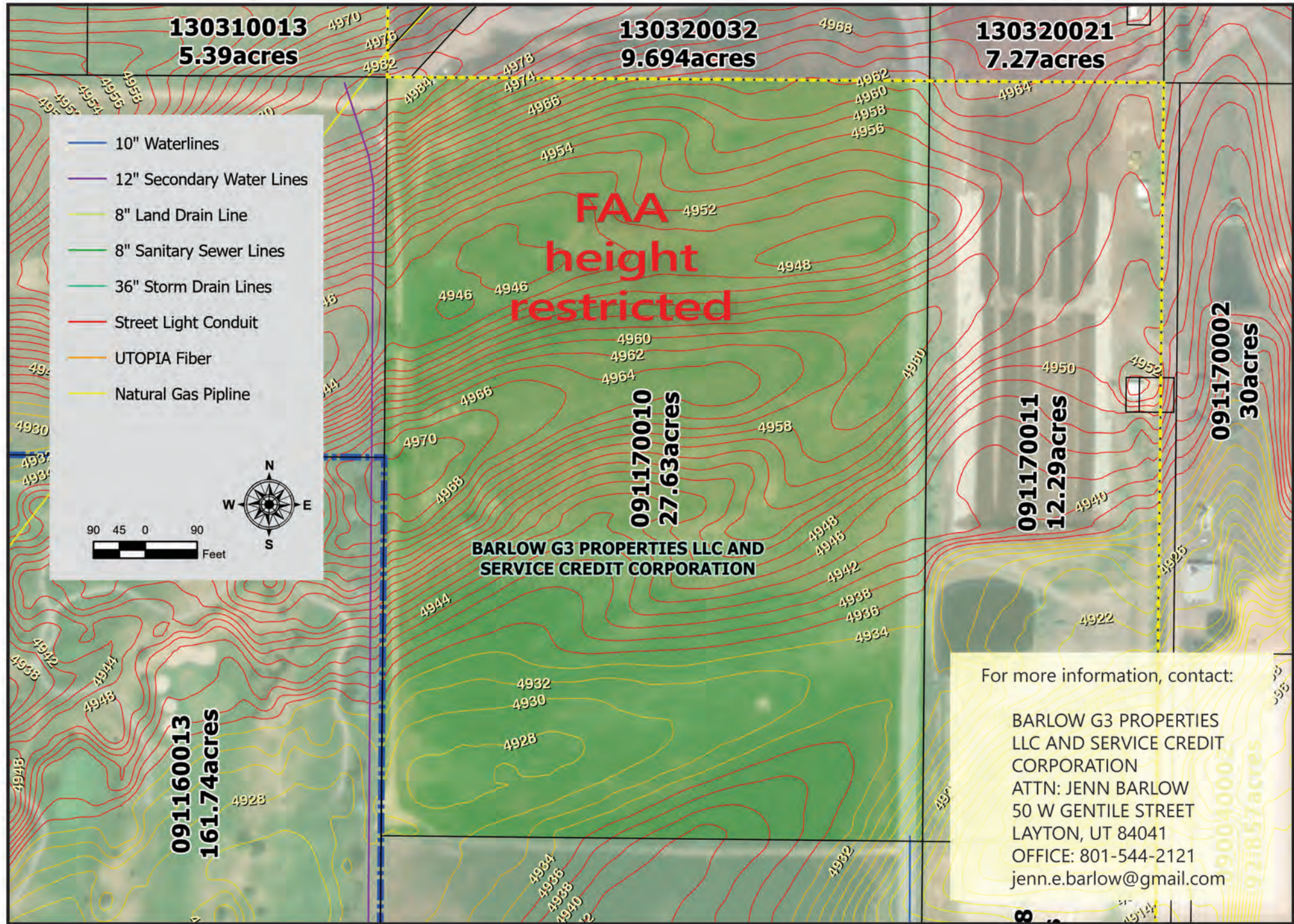
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Building Official
pbauer@laytoncity.org

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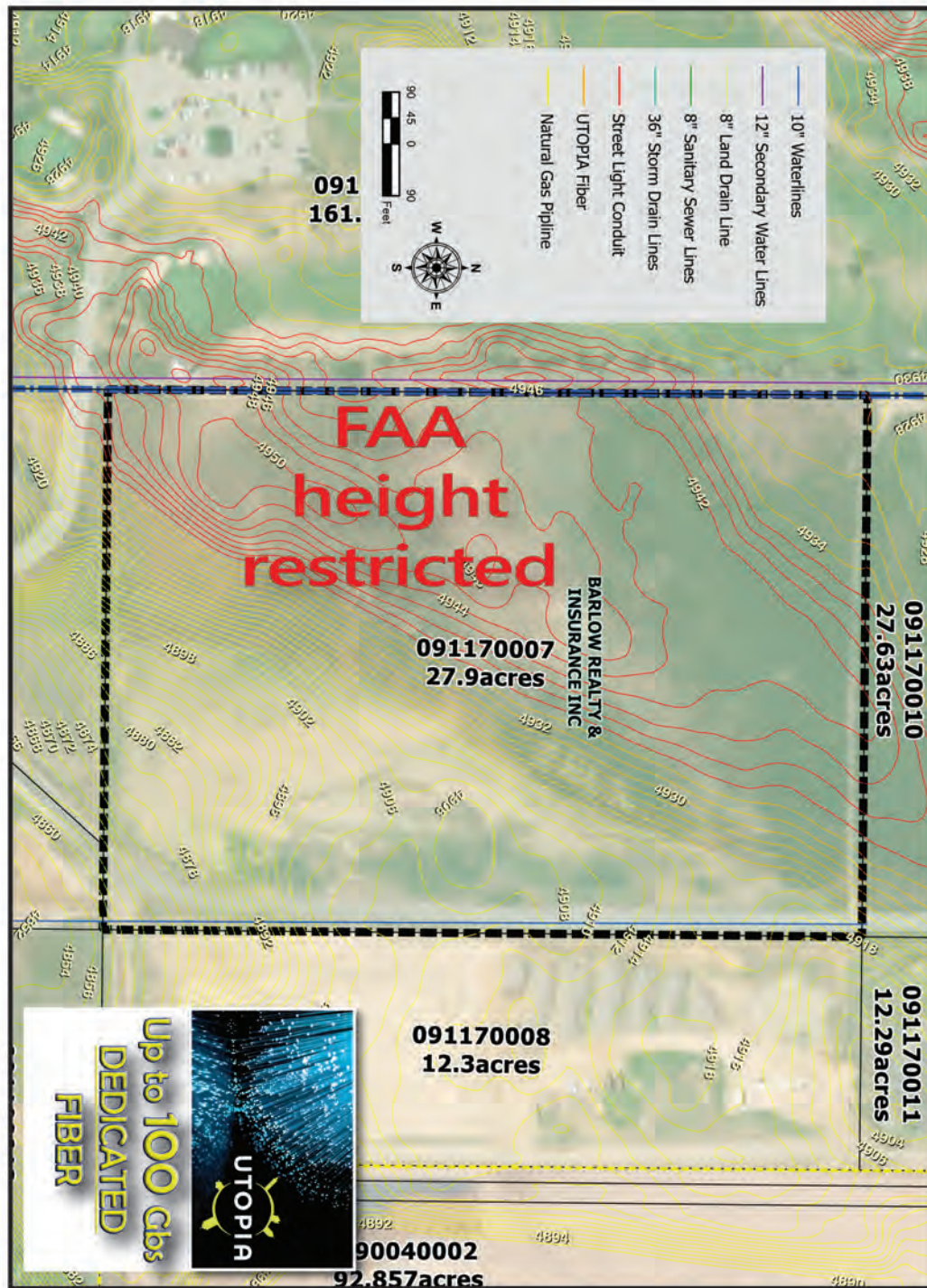
Parcel 09-117-0010 : 27.63 acres



Barlow (East, Central)



EAST GATE BUSINESS PARK



Barlow (East, South)

Build-to-Suit: 27.9 acres ~ To be Zoned Manufacturing



Utilities

Utilities have not been extended from Fairfield Road to this property. The following utilities are stubbed to the end of Fairfield:

Existing adjacent **8" Sewer**
 Existing adjacent **42" Storm Sewer**
 Existing adjacent **12" Water**
 Existing adjacent **Electrical Power**
 Existing adjacent **Natural Gas**
 Existing **UTOPIA FIBER Network**

Location

Conveniently located near Hill Air Force Base east gate, secluded location with views of HAFB runway, Weber State University Davis, shopping, restaurants, and services, hospital are all close by

Workforce

1 hour radius to all **6** major public and private universities and **19** colleges and technical schools. Location is just minutes from Weber State Davis campus, Davis Technical College, and NUAMES (North Utah Academy for Math, Engineering & Science, the **#1** ranked high school in Utah).



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- Land Use:** Manufacturing, Office
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City Planning Manager
wapplonie@laytoncity.org

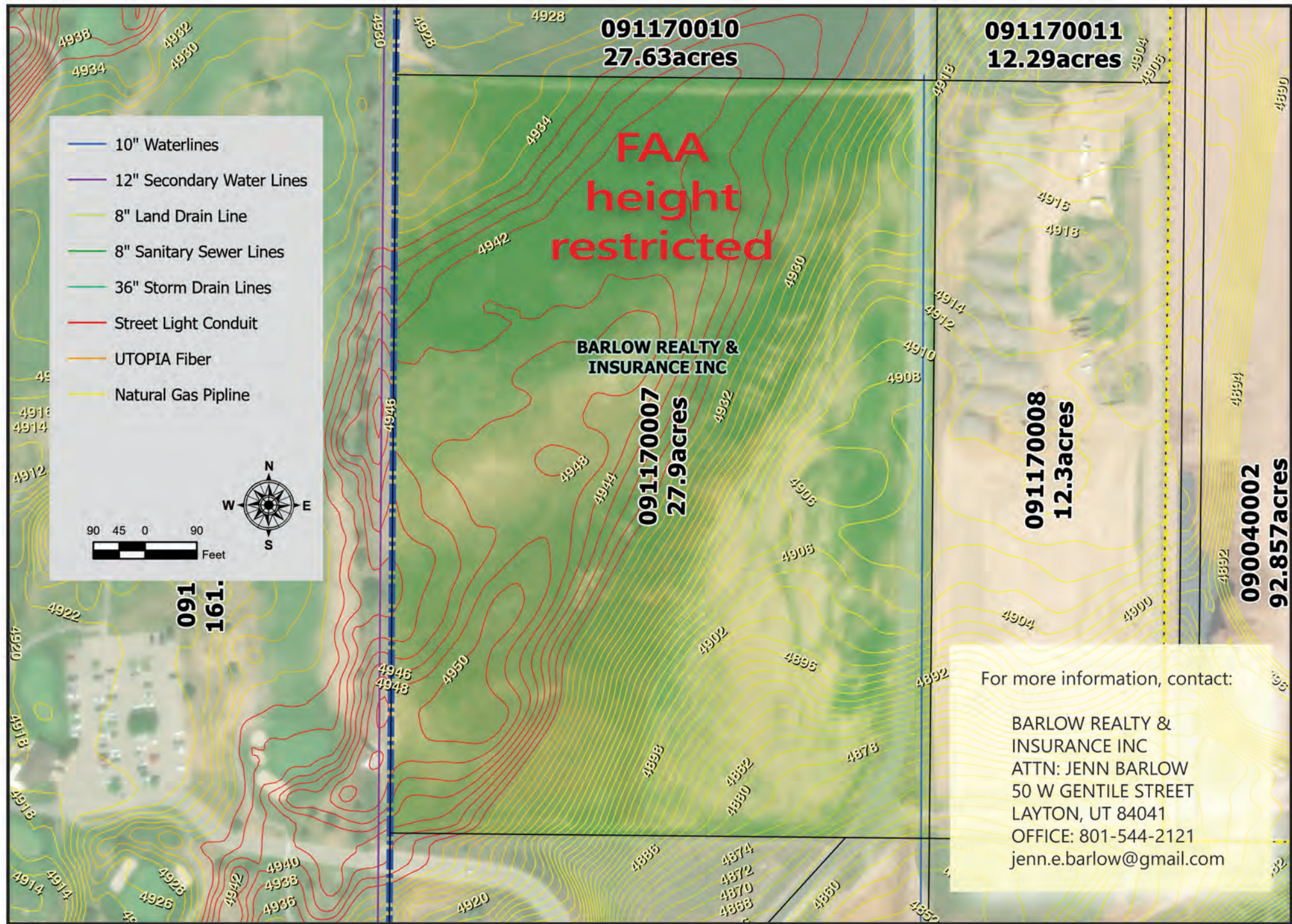
Building Permits

- Online permitting at:** [Apply Here](#)
- Contact:** Paul Bauer
Building Official
pbauer@laytoncity.org

Submittal Process

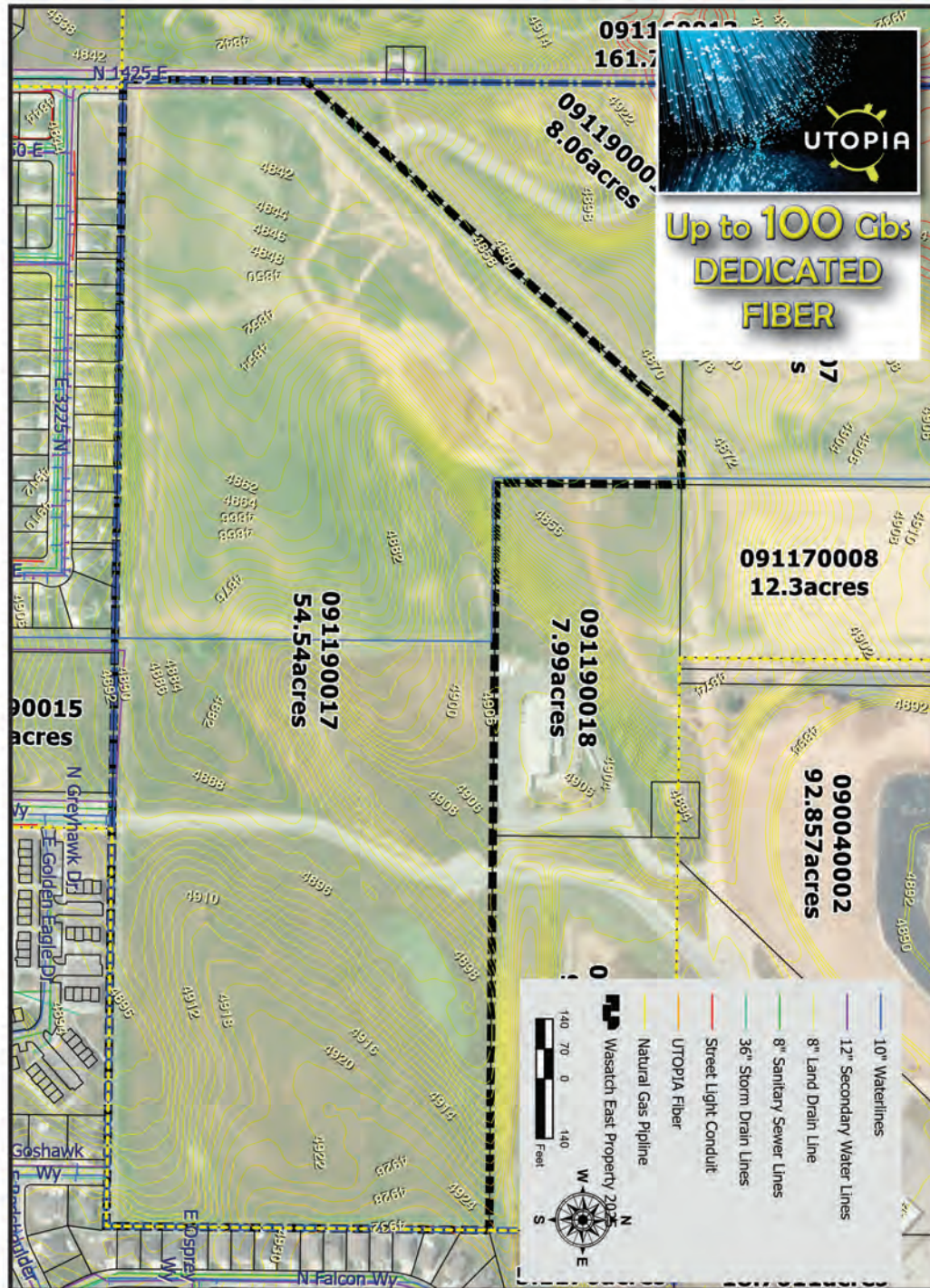
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- Application period:** 3-6 weeks

Parcel 13-031-0007 : 27.9 acres



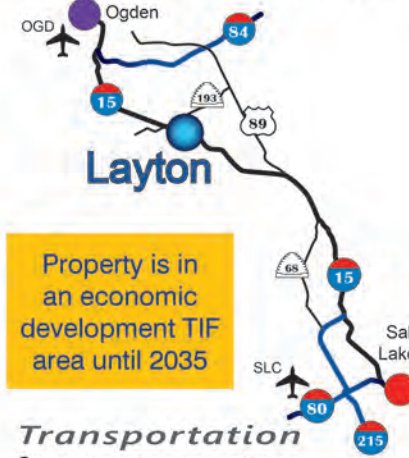
Barlow (East, South)

EAST GATE BUSINESS PARK



Wasatch Integrated Waste

Build-to-Suit: **54.54 acres** ~ To be Zoned Manufacturing



Property is in an economic development TIF area until 2035

Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
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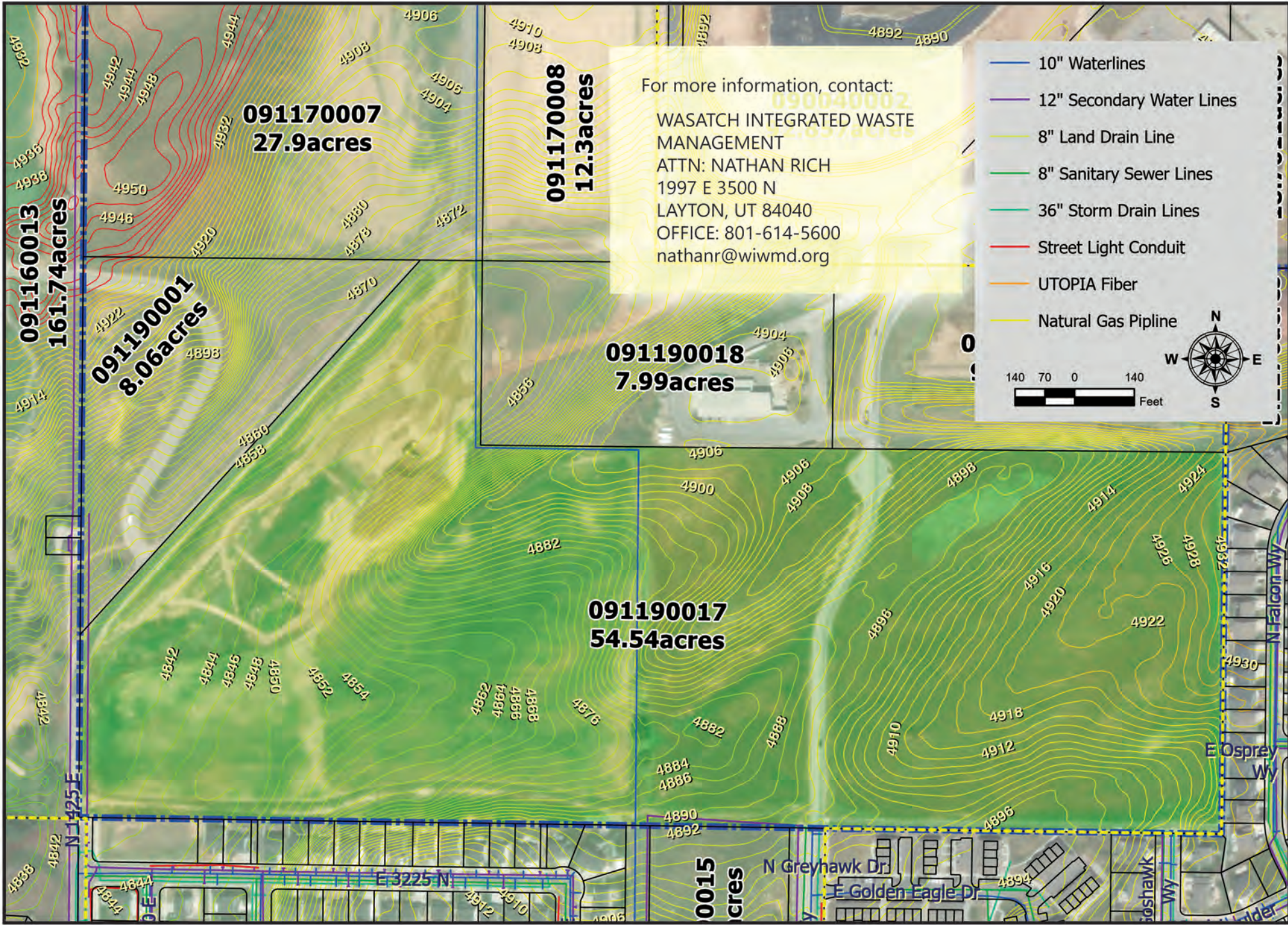
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- Application period:** 3-6 weeks

Parcel 09-119-0017 : 54.54 acres

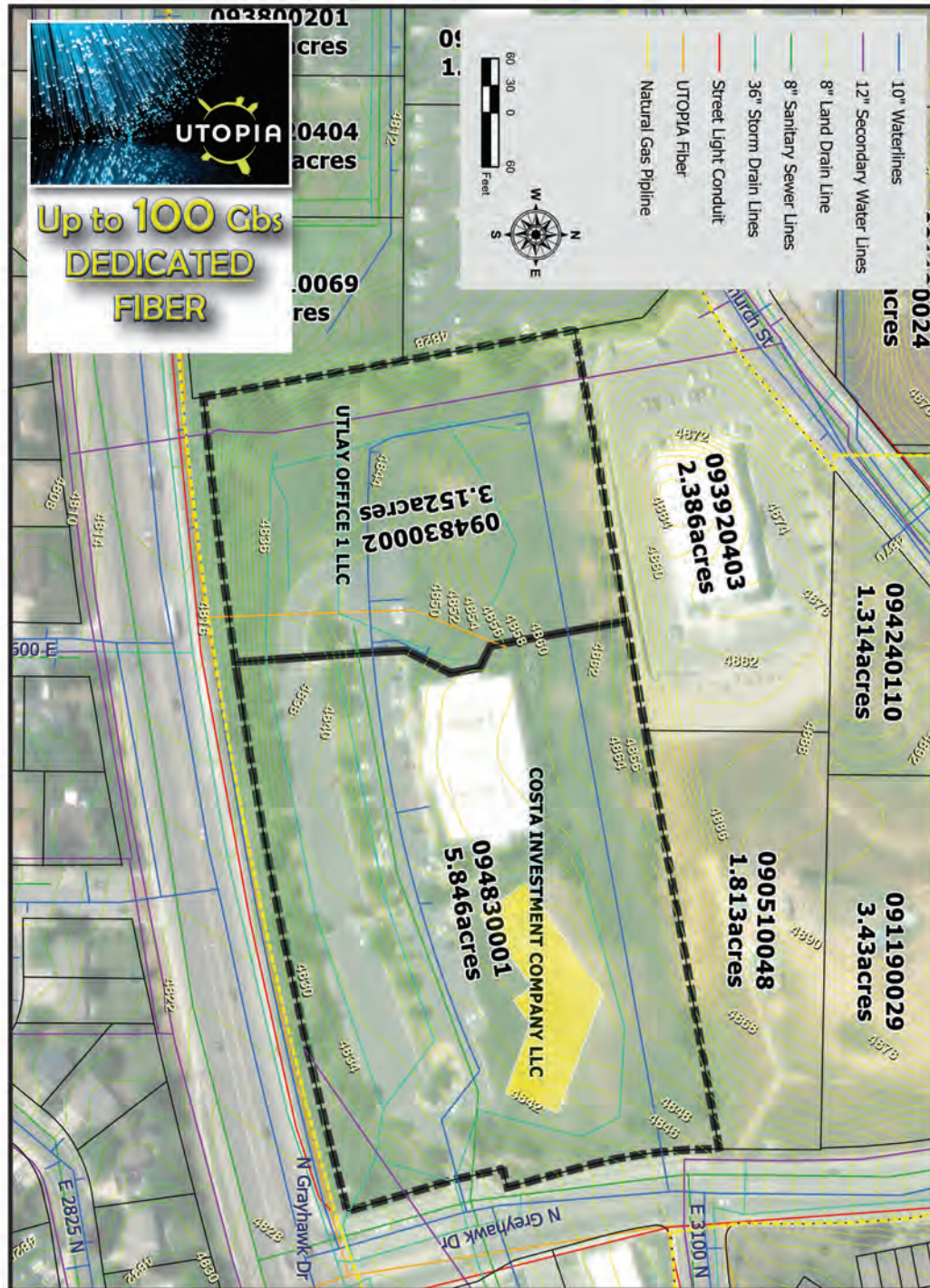


Wasatch Integrated Waste



EAST GATE BUSINESS PARK

EAST GATE BUSINESS PARK

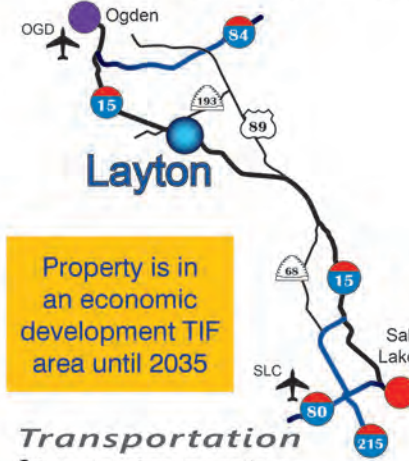


**Up to 100 Gbs
DEDICATED
FIBER**



Grandview Office Park

Build-to-Suit: 9 acres ~ Zoned Business Research Park



- Transportation**
- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
 - 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
 - 2 UTA Frontrunner commuter rail stations
 - 2 Union Pacific Railroad access at Freeport Center

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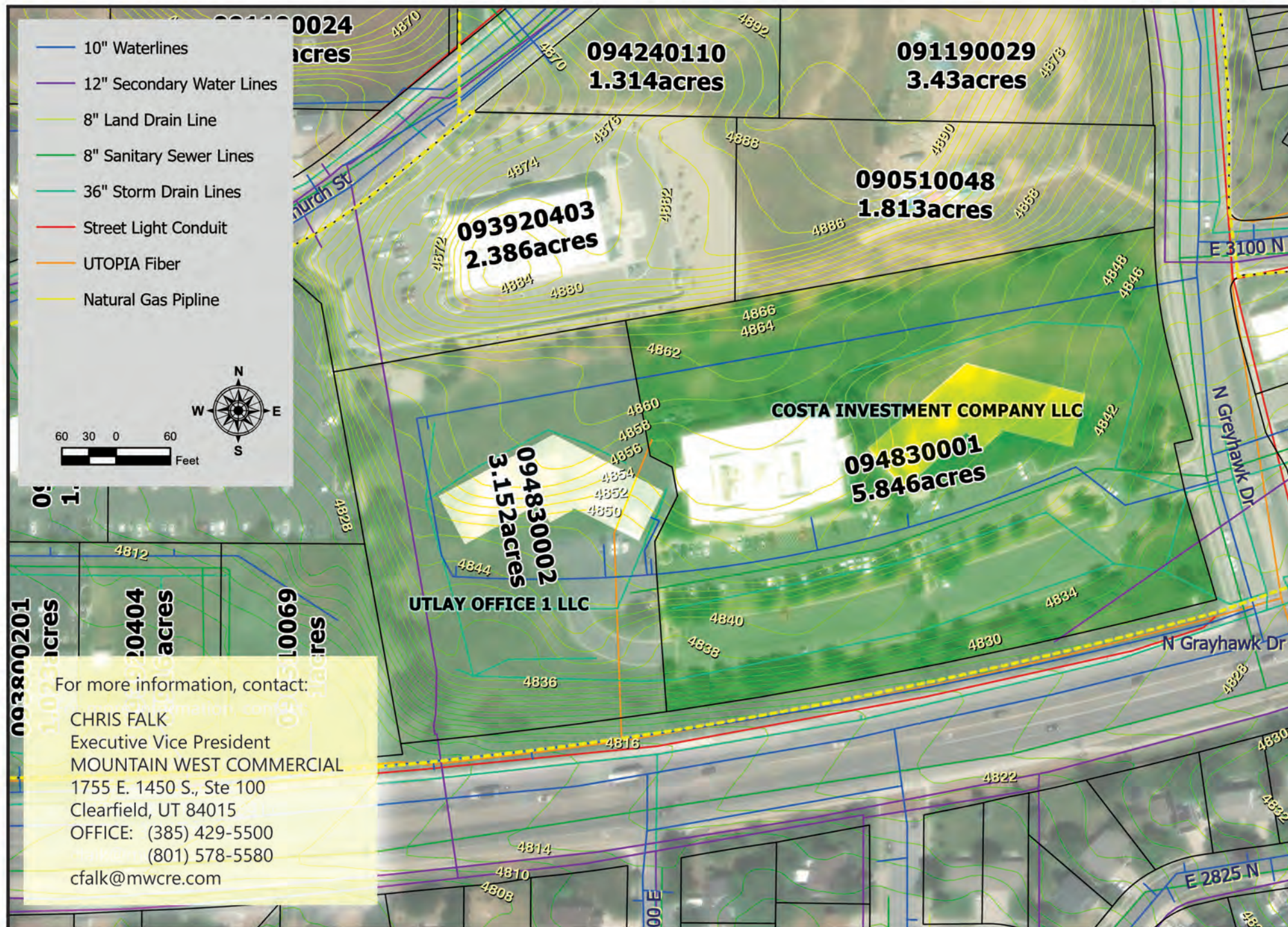


- Zoning**
- Zoning Designation: M-1, Business Park
 - Land Use: Manufacturing, Office
 - Submittal Requirements: Site Plan review (staff), prior to building permit.
 - Contact: Weston Applonie
City Planning Manager
wapplonie@laytoncity.org

- Building Permits**
- Online permitting at: [Apply Here](#)
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pbauer@laytoncity.org

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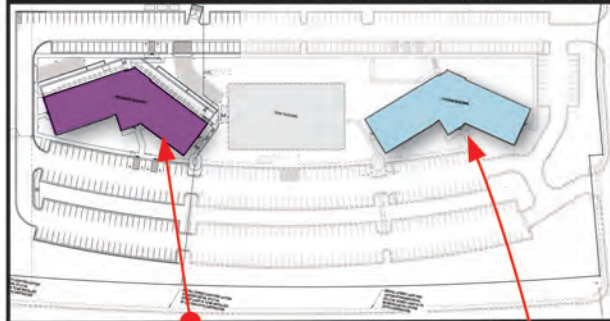
Parcel 09-483-0001 : 5.846 acres



Grandview Office Park

EAST GATE BUSINESS PARK

FAE Office Building



Bldg 2
UNDER CONSTRUCTION

Office Space

- 4,000 s.f. office available immediately
- 17,000 s.f. available at the end of 2022
- 30,000 s.f. tenant would trigger construction of a new build to suit office building
- Space for two new 30-50,000 s.f. office buildings is available
- 9.41 total acres
- Immediate access to Highway 193; minutes to Interstate 84 (I-84) and Interstate 15 (I-15)
- Infrastructure in place, including; water, sewer, storm, utopia fiber
- Incredible views of the Wasatch Mountains

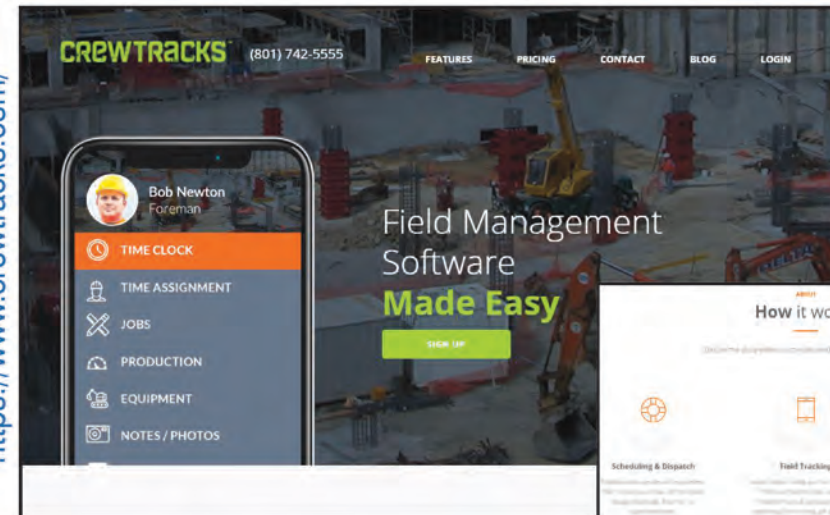
East Gate (EDA) Office Park

<https://www.gurutechnologies.net/>

<https://www.crewtracks.com/>



Existing Tenant

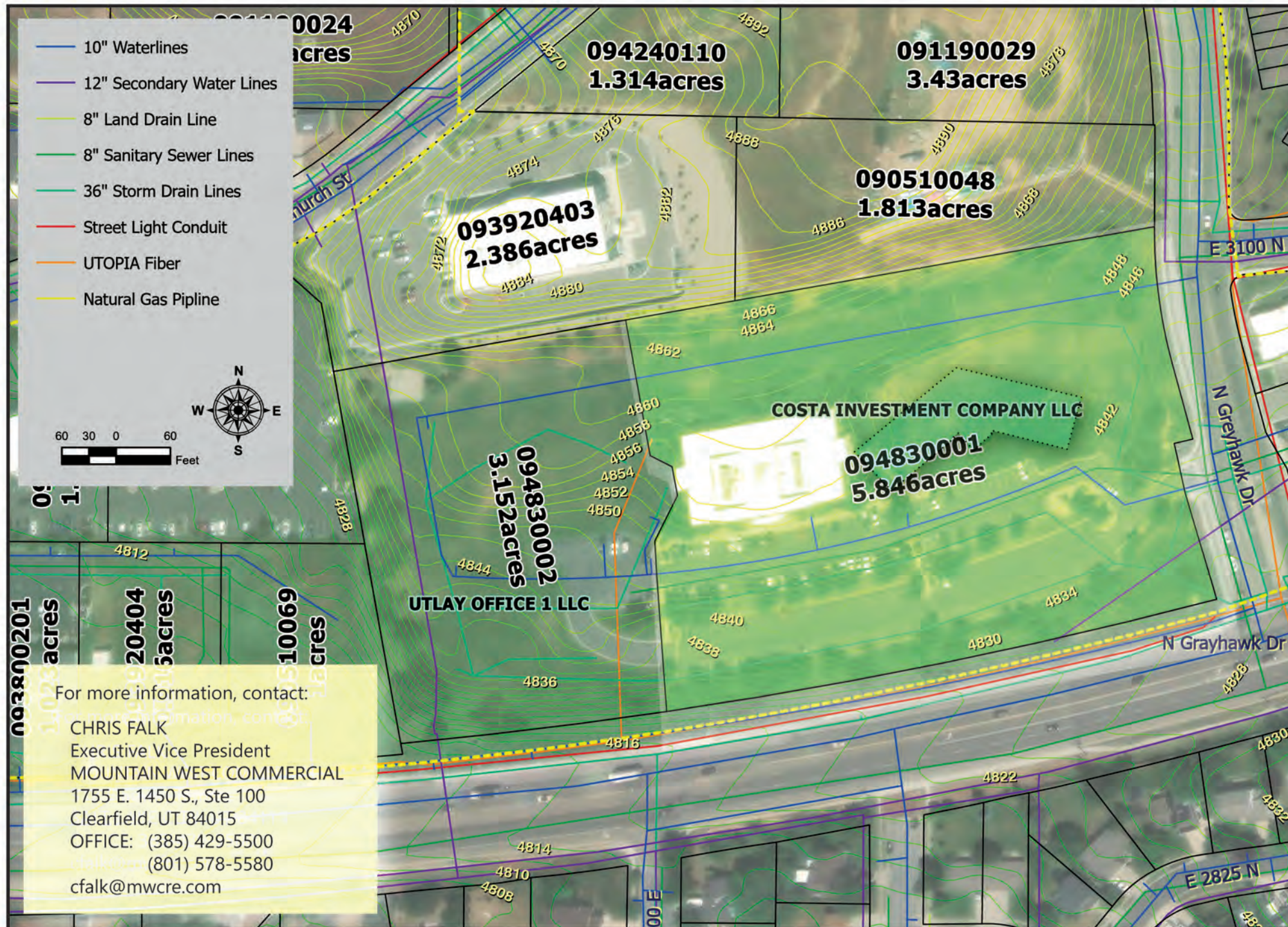


Existing Tenant



Future Bldg 3

Parcel 09-483-0002 : 3.15 acres



For more information, contact:

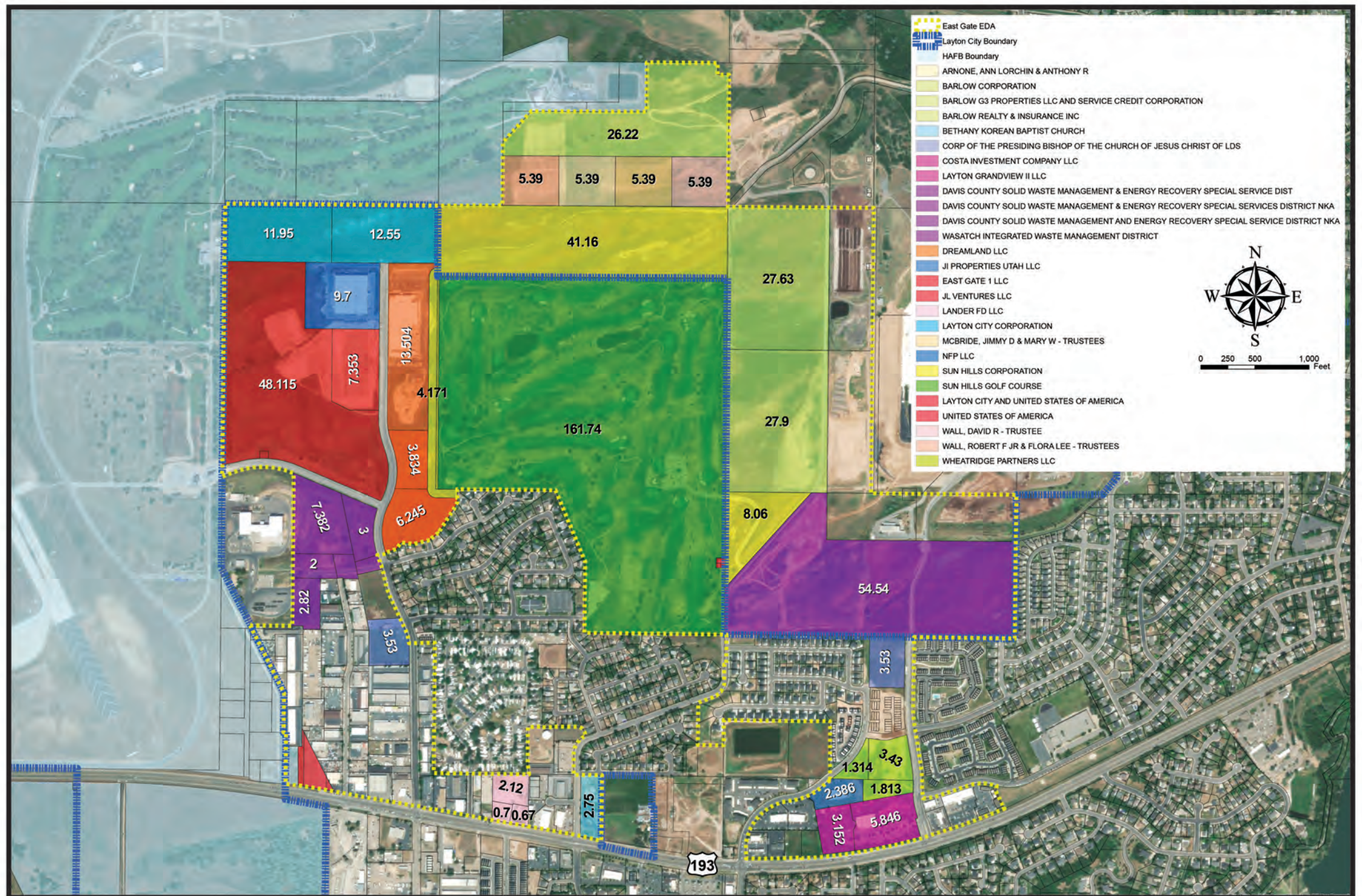
CHRIS FALK
Executive Vice President
MOUNTAIN WEST COMMERCIAL
1755 E. 1450 S., Ste 100
Clearfield, UT 84015
OFFICE: (385) 429-5500
CFALK@MWCRE.COM (801) 578-5580
cfalk@mwcre.com

Grandview Office Park Bldg III

EAST GATE BUSINESS PARK

EAST GATE BUSINESS PARK

East Gate Property Ownership Map



Why Choose Layton City

Why Layton?

LAYTON CITY



Community • Prosperity • Choice

2023

Welcome to Layton City



The Epicenter of Northern Utah



<https://www.laytonecon.org/maps-information/>



Layton is located just north of Salt Lake City, Utah, between the western slope of the Wasatch mountain range and the Great Salt Lake shorelands. Layton serves as the primary entrance into Hill Air Force Base.



Transportation options are plentiful including road, rail and air.

Layton City has everything you need Arts and culture, sports and recreation, bike, trail, commuter rail, parks, housing, healthcare, the best shopping, are all diverse and located right here in Layton

Quality of Life

1

Layton is....



➤ Referred to as "the Sound of Freedom" watch the F-35 Lightning II fighter fly over Layton daily as they perform operation missions

Hill Air Force Base

- Layton is quality time, the #1 priority for many:
- Watch a Concert or Play at the Ed Kenley Outdoor Theater
 - Pay tribute at our Vietnam Veteran War Memorial, the largest to-scale replica west of the Mississippi River
 - Enjoy the many opportunities provided by the Layton Parks and Recreation Department

Recreation

- Take advantage of the UTA Frontrunner Commuter Rail at Layton Station, providing access from Ogden, Utah to Provo, Utah, including Salt Lake City, Utah and the Salt Lake International Airport

Location



Layton is Recreation:

- Hiking
- Biking
- Boating
- Fishing
- Sports
- Photography
- Camping

- Layton is home to:
- 24 miles of Trails
 - 340 Acres of Parks
 - 3 Reservoirs; 350 lakes/reservoirs, 94 rivers located within 1 hour
 - Access to the Great Salt Lake Shorelands Preserve and to Antelope Island
 - Direct access to the Wasatch National Forest, Wasatch Front
 - Snowbasin Ski Resort is only 20 minutes away, with access to 9 of Utah's top ski resorts within 1 hour
 - Home to 2 golf courses; within 1 hour from 74 courses

Recreation

Recreation Access

Layton is....



Layton has everything for your logistics needs including:

- Road
- Rail
- Air
- Workforce
- Healthcare
- Recreation
- Shopping

Logistics 25

Layton is....



- Home to:
 - 2 Interstates
 - 6 Utah highways
 - Union Pacific Rail
 - Frontrunner Commuter Rail
 - UTA bus service
- 25 minutes from Salt Lake City, Utah (University of Utah)
- 25 minutes from SLC International Airport
- 15 minutes from Ogden-Hinckley Airport

Location

- Utopia Fiber, up to 100 Gbs of dedicated fiber to every location. As a founding member of UTOPIA, the city's nearly 80,000 residents and businesses have access to the fastest internet speeds in the nation.

Utopia



Talent 69%

Layton is....

- 32% of Layton's population is under 18 years of age, one of the youngest cities in Utah

Population

- Weber State University Davis Campus is located in Layton, and Layton is under 1 hour from Utah's 6 major Universities, and 19 colleges/technical schools

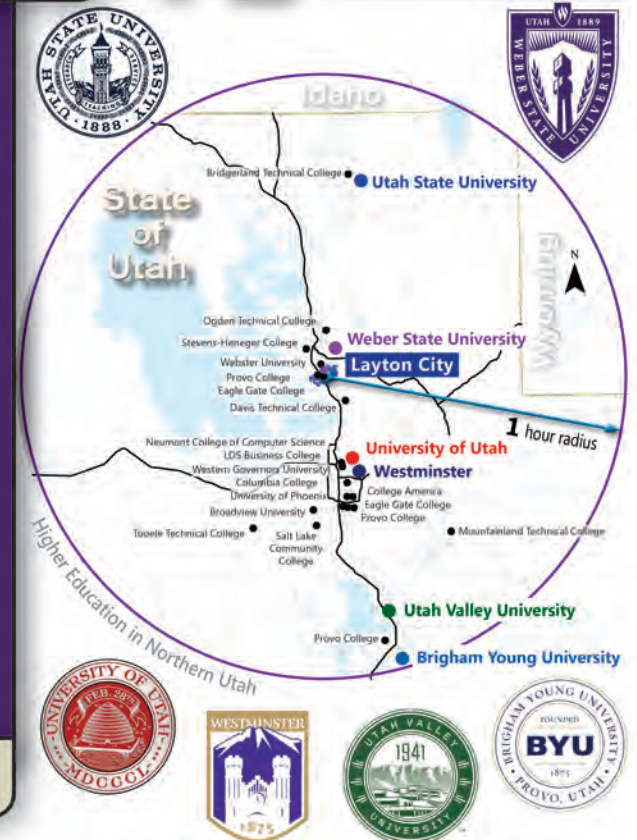
- Northern Utah Academy of Math, Engineering, and Science (NUAMES) is located in Layton
- Layton increases the workforce pipeline, offering a broad variety of education and training options in and nearby

Education

69% of Layton's workforce is actively employed

NUAMES, located in Layton, the #1 magnet high school in Utah. NUAMES works with Weber State University Davis Campus to provide unmatched opportunity for STEM education

#1



Workforce and Other Residential Projects 2019 - 2023

LAYTON CITY

Applications Under Review

2023 Jenkins PRUD	24	townhomes
2023 Seboya Farms PRUD	53	townhomes
2023 Seboya Farms PRUD	144	apartments
2022 Folkman Farms PRUD	20	townhomes
2022 H-Lofts	30	apartments
2022 Layton Midtown	28	townhomes
2021 Apartments at Antelope Park	30	apartments
2021 Layton Parkway	230	apartments
2021 Morgan Street Townhomes	11	townhomes
2021 Towns on Main	53	townhomes
2021 Trailside West Condo/Apartments	340	apartments
2021 Trailside West Townhomes	190	townhomes
2021 Wheatridge Townhomes	87	townhomes

1,240

Building Permit Applied or Issued

2021 Allure at Twelve 25	48	apartments
2021 Altitude	42	townhomes
2021 Altitude	193	apartments
2021 Fairfield Place Townhomes	19	townhomes
2021 Layton Hills Apartments	200	apartments
2021 Moda Apartments	246	apartments
2021 Morgan Street Townhomes	11	townhomes
2021 Stonebrook Townhomes	93	townhomes
2021 The Clara Apartments	46	apartments

898

Projects Completed

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 (Swan Lake Master Planned Community)	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

591

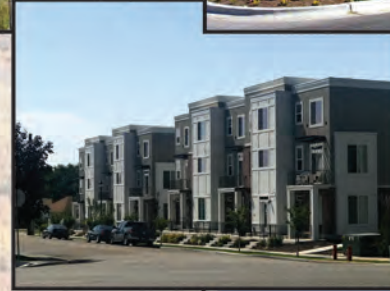
TOTAL

2,729

PLEASE CONTACT THE LAYTON CITY PLANNING DEPARTMENT FOR MORE DETAILED INFORMATION



Diverse Housing Options for Your Whole Company



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

455

2024 New Housing Permits

#1 in Davis County

Housing units in Layton have grown about 1.8% annually over the past decade



\$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

Step into the Outdoors

9.1% Rent Savings

in Davis County

- At \$1,455/mo. Layton's median rent is 4.0% LESS than the Davis County, Utah median and 2.5% 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	\$1,441

#1 Restaurants **152**

in Davis County

Including 49 full service restaurants

Entertainment

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

Be Entertained

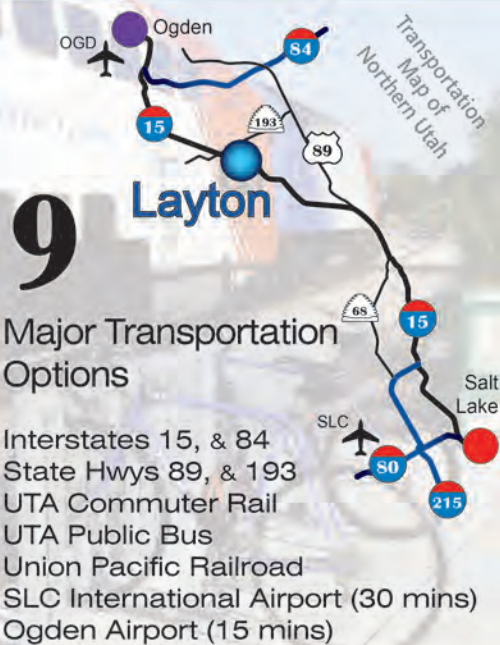
Recreation

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

Organized Sports to Nature



Drive, Fly, Rail, Truck, Ship Anywhere



LAYTON CITY



Free UTA MidTown Trolley, Layton



Layton Fronrunner



MidTown Layton



Davis Conference Center, Layton



Great Salt Lake Shoreland Preserve



Andy Adams Pond, Layton

Time for Everything



Bonneville Shoreline Trail, Layton



Downtown Office, Layton



Tour of Utah, Layton



Layton Housing below the Wasatch Mountains



Weber State University, Davis Campus



Best Western, 1 of 10 Hotels in Layton



Miles of Mountain Biking



SeaQuest Utah, Layton



Layton City Parks and Recreation



Layton City's Vietnam Memorial Wall Replica

Time for Gratitude



NEW War Dog Memorial



Hill Air Force Base F-35 Lightning II Fighter

Your Time



NEW Ed Kenley Plaza

Time for a Show



Kenley Amphitheater



Hill AFB Warriors Over the Wasatch Air & Space Show

It's About Time

Time for Nature



Thurston Peak



Antelope Island



SeaQuest Utah



Adams Canyon



Great Salt Lake Shorelands Preserve

Time to Shop



Layton Hills Mall



RC Willey Home Furnishings

Take Time



Snowbasin Resort



Valley View Golf Course



Holy Smoke BBQ



Weller's Bistro

Time to Play

Time to Eat



Community • Prosperity • Choice

@LaytonFYI
www.LaytonCity.org
www.laytonecon.org
801-336-3800



For more information about Layton City, please visit our website:

<https://www.laytonecon.org/>

Thank You

Contact Information



Layton City
Mayor Joy Petro
Mayor
(801) 451-3800
jpetro@laytoncity.org

Layton City
Alex Jensen
City Manager
(801) 451-3800
ajensen@laytoncity.org

Layton City
Community & Economic Development
Weston Applonie
Director
(801) 336-3787
wapplonie@laytoncity.org

Layton City
Community & Economic Development
Lon Crowell
Deputy Director & Economic Dev. Manager
(801) 336-3790
lcrowell@laytoncity.org

Layton City
Community & Economic Development
Morgan Cloward
CDBG & Economic Development Specialist
(801) 336-3770
mcloward@laytoncity.org



EAST GATE BUSINESS PARK

