

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



LAYTON CITY



Community • Prosperity • Choice

2023

Welcome to Layton City



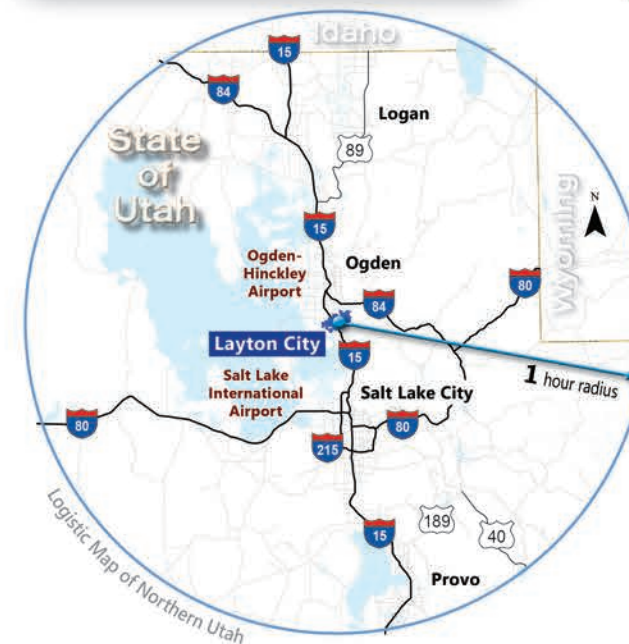
The Epicenter of Northern Utah



<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.



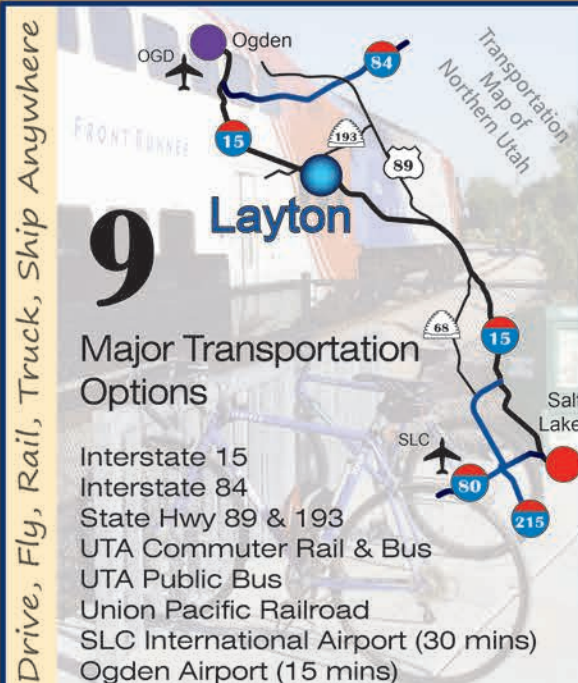
Transportation options are plentiful including road, rail and air.

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

#1 Layton City Population **85,546**
in Davis County
#2 North of Salt Lake City



As of the 2010 Census, the City had a population of 67,311, growing an average of 2.15% annually over the past decade



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

Layton City Annual Taxable Retail Sales

\$2.289 billion



#1

in Davis County

#2 Largest North of Salt Lake City



Up to **100 GB** Dedicated Fiber

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

UTOPIA Fiber

Hill Air Force Base

\$8.9 Billion annual economic impact



25,480 EMPLOYEES

Utah's Largest Employer &

LAYTON'S neighbor and partner for 84 years

26



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

Weber State University Davis, Layton
NUAMES, Layton

591

#1 in Davis County

2022 New Housing Permits

Housing units in Layton have grown about 1.9% annually over the past decade



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

10.3% Rent Savings

in Davis County

- Layton's median rent of \$1,182 is 5% LESS than the Davis County, Utah median which is 4% LESS than Salt Lake County, Utah
- Layton City provides some of the most diverse housing options to buy or rent in Utah

Location	Ave Rent
State of Utah	\$1,682
Davis County*	\$1,709
Salt Lake County	\$1,783
Utah County	\$1,754

#1 Restaurants **155**

in Davis County

Including 45 full service restaurants

Recreation

Layton Parks **354** Acres

Layton Trails **24** Miles

Organized Sports to Nature

Be Entertained

Entertainment

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



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

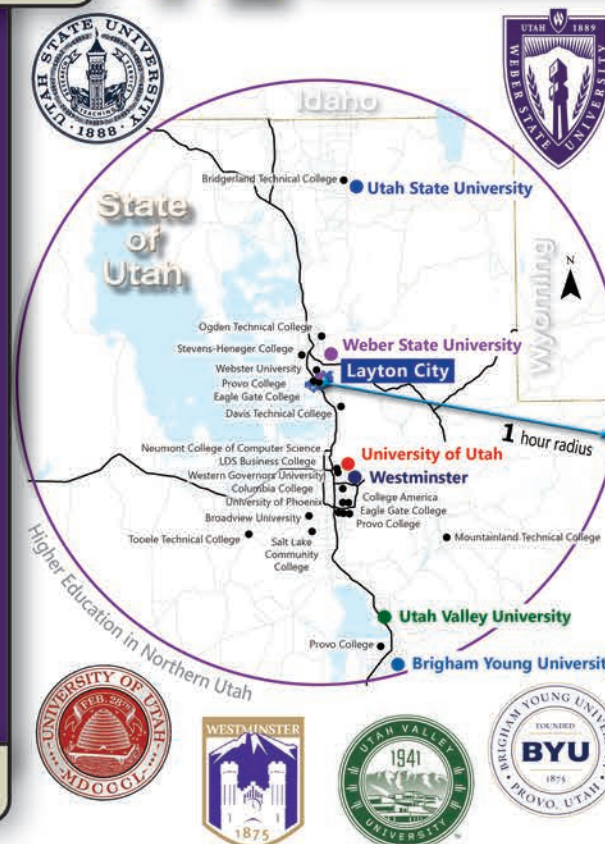
- Northern Utah Academy of Math, Engineering, and Science (NUAMES) is located in Layton
- Layton increases the workforce pipeline, offering a broad variety of education and training options in and nearby

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



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

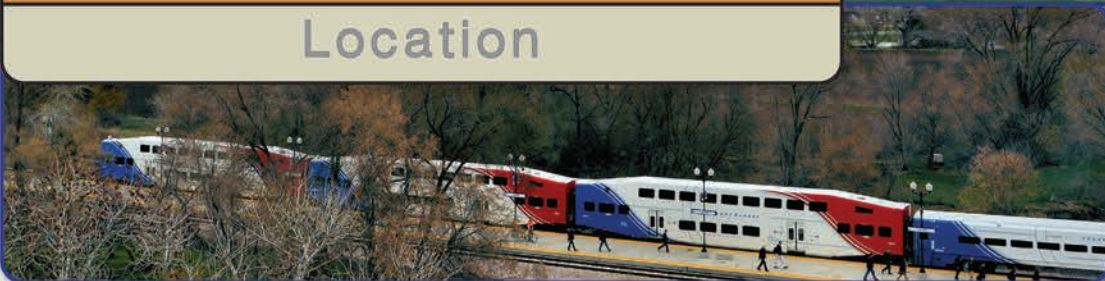
Hill Air Force Base

- 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

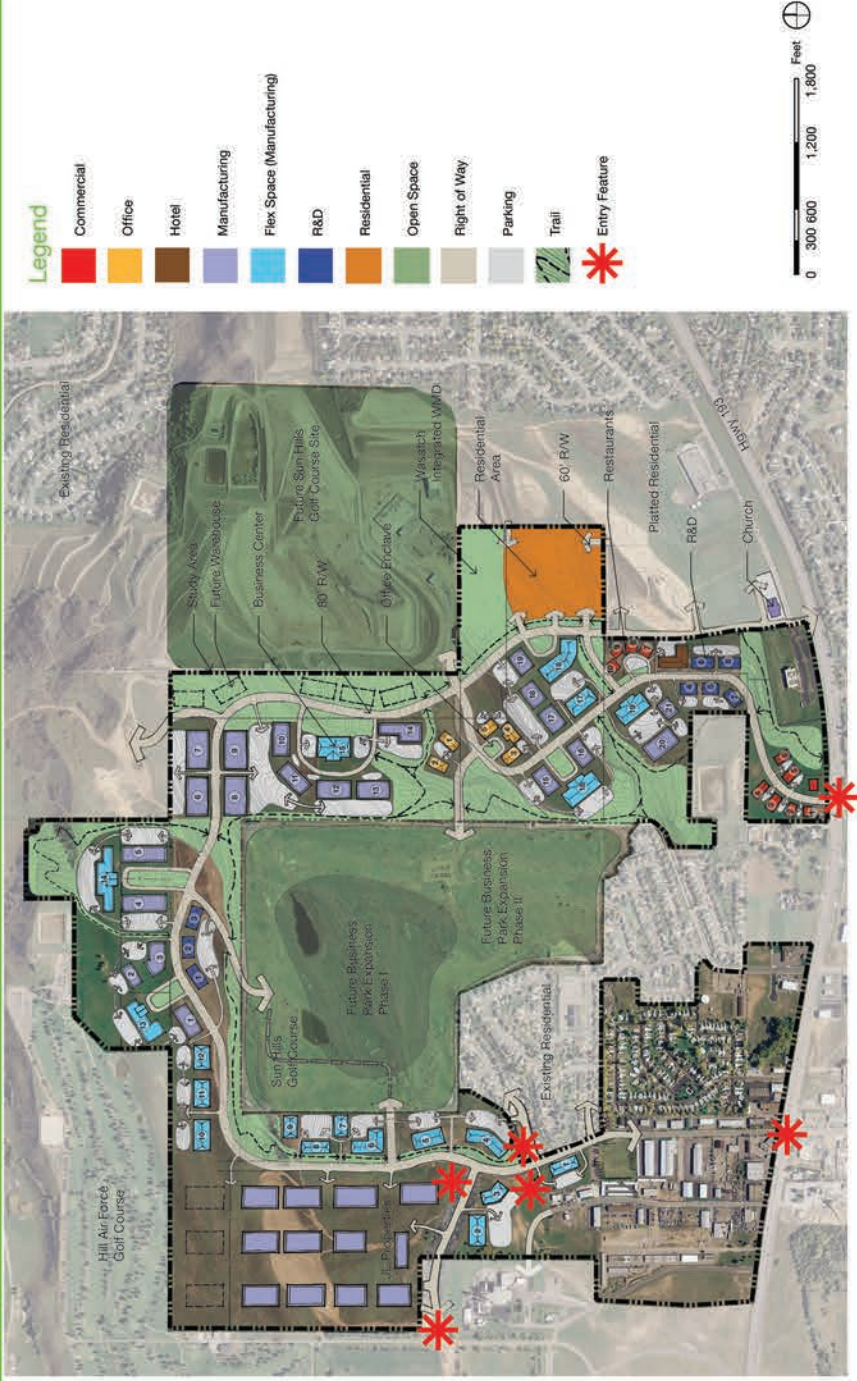
Recreation

Recreation Access

Layton is....



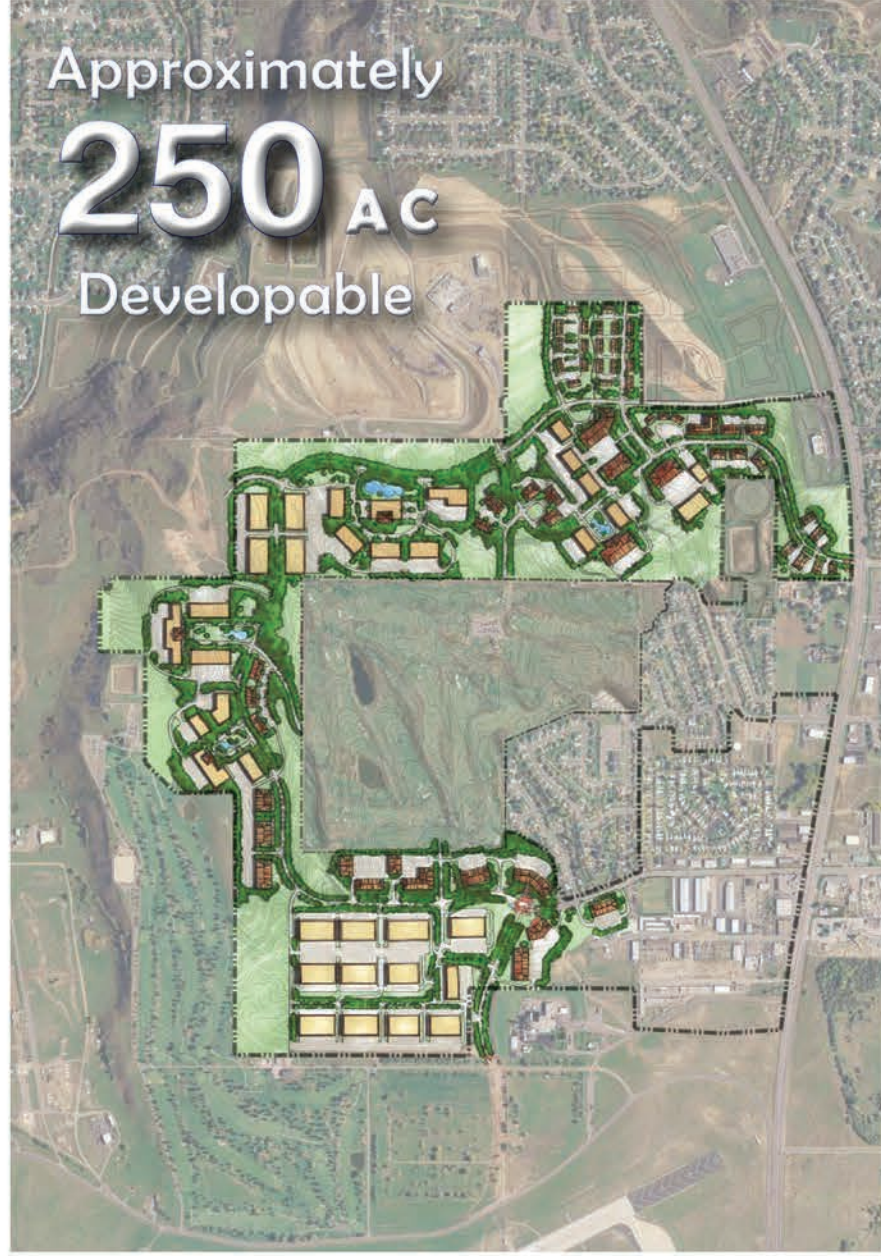




October 2009

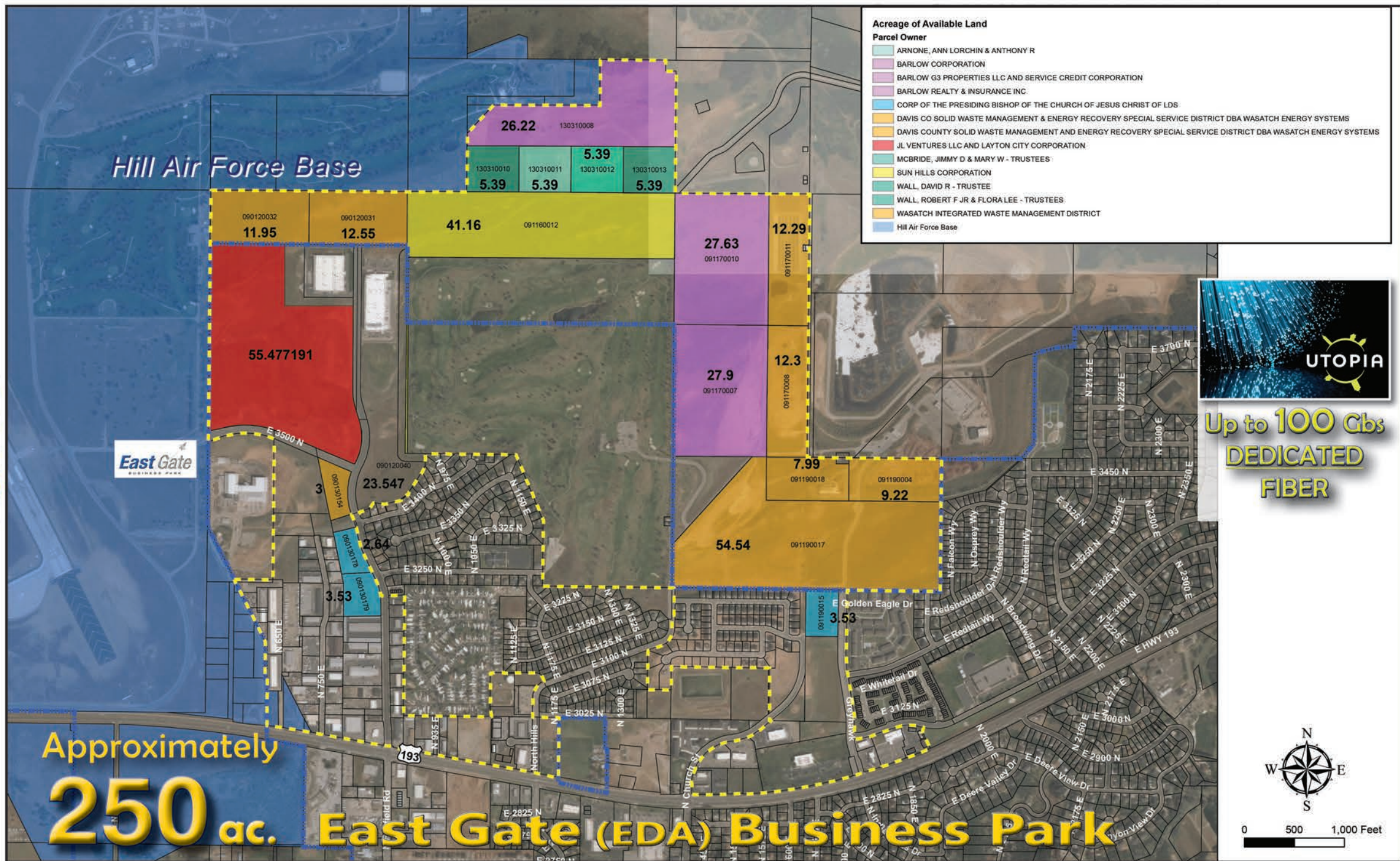
East Gate (EDA) Master Plan

EAST GATE BUSINESS PARK *Design Guidelines*

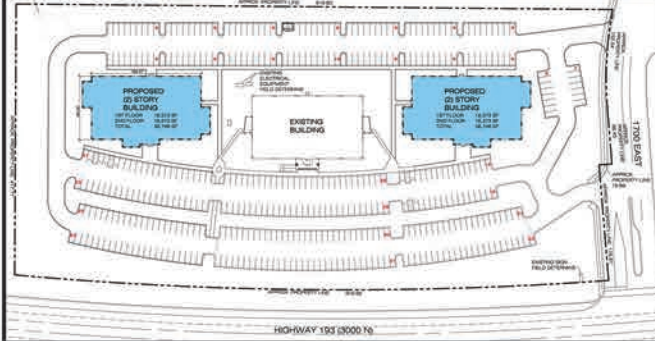


East Gate Business Park - Illustrative Master Plan





F&E Office Building



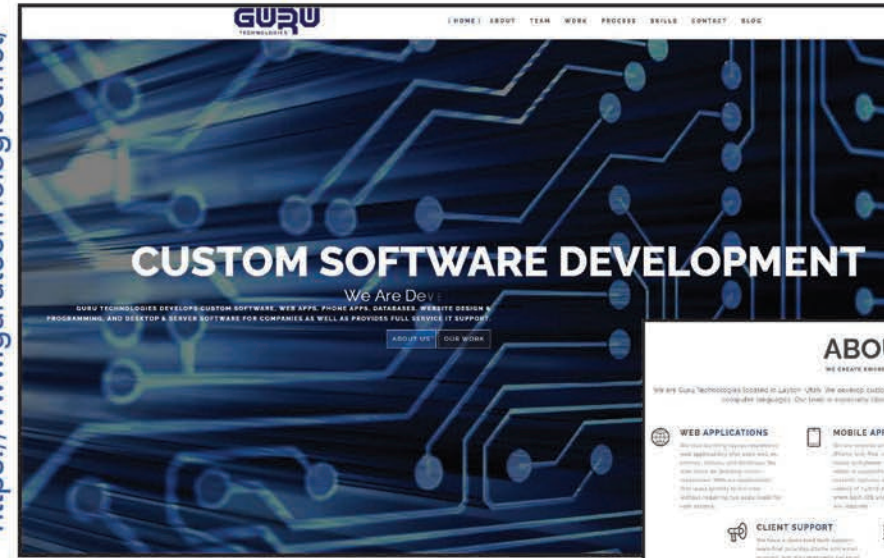
Office Space

- 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) Business Park

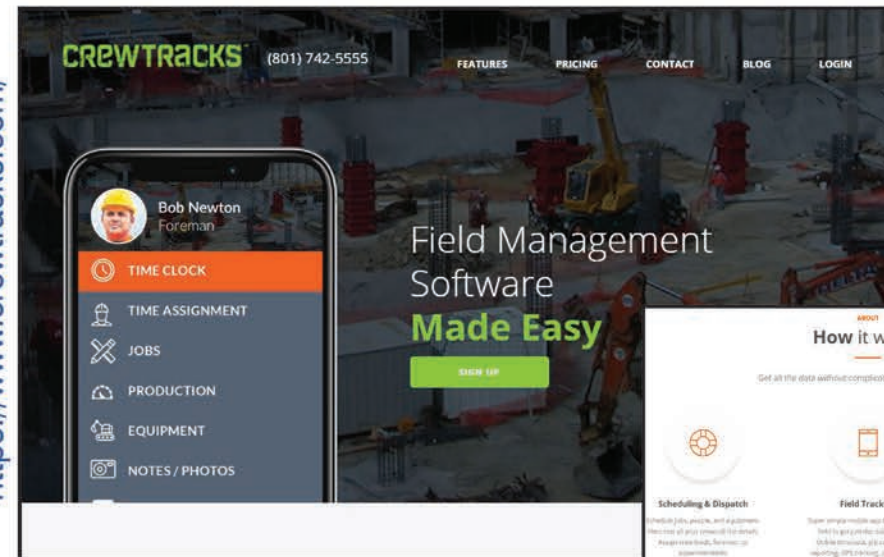
<https://www.gurutechnologies.net/>

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



Existing Tenant

1



Existing Tenant

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WesTest Engineering



<https://westest.com/>

Established in 1981, WesTest specializes in test and diagnostic solutions for the Aerospace and Defense industry. Guided by our core values of people, innovation and performance, we strive to be an extension of your team, utilizing our expertise to help you achieve your goals.

At the heart of our solutions resides an innovative Software Development Environment (SDE) developed by our engineers, for engineers. This proprietary SDE is modular in nature and is compatible with existing test software platforms including ATLAS, LabWindows/CVI and LabView. Our SDE takes a simplistic approach to a very complex process and is equipped with standard features including run emulation mode, de-bug tools, watch variables, and various security levels. Our SDE will also generate documentation including Test Requirements Documents, flow charts and quality reports.

WesTest has recently moved to a larger facility to accommodate the company's growth while also being strategically located near Hill Air Force base. The new state of the art 28,000 sq. ft. building features ESD flooring in designated areas such as testing, receiving and manufacturing. The new facility allows room for future expansion, along with partial shared space to sister company Rantec as a new production facility.

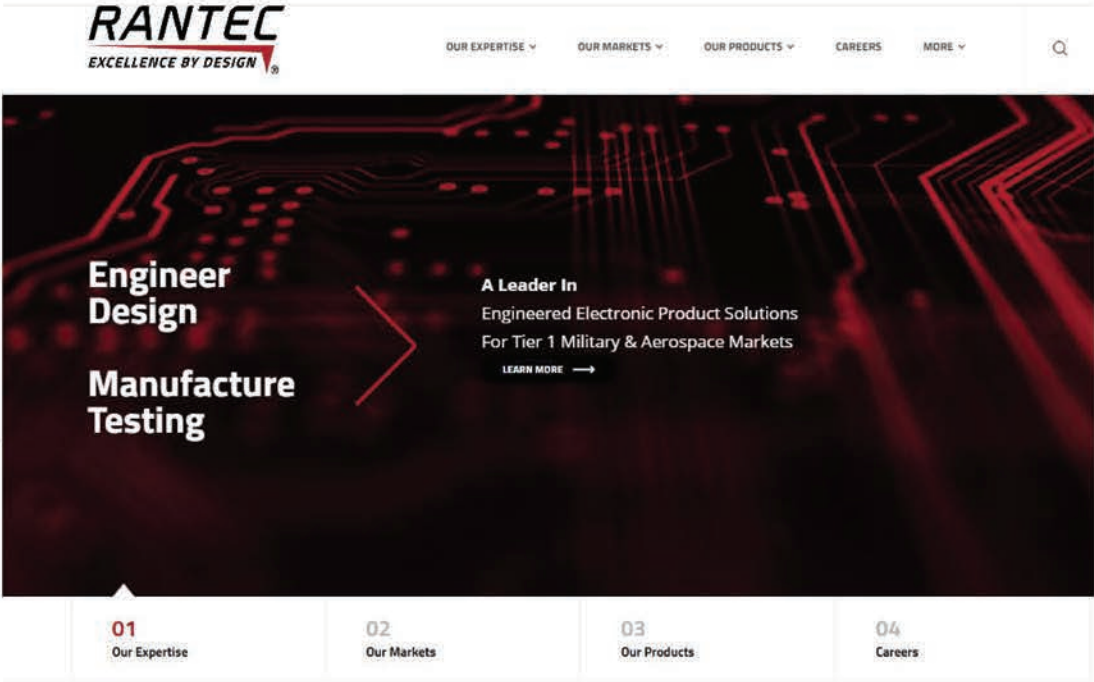


RANTEC

Rantec Power Systems Inc
Power & Electronic Systems For Military & Aerospace

Rantec Power Systems Inc., is a designer and manufacturer of Engineered Power and Electronic Systems for Tier 1 contractors in the Military & Aerospace markets. We are an engineered solutions company, with expertise and capabilities in all aspects design, manufacturing and testing. We strive to be an extension of your team, utilizing our expertise to help you achieve your goals. Our core strengths are providing competitive, reliable solutions for demanding applications.

Our customers are an elite group of tier one contractors who value commitment and performance. Rantec is a preferred supplier to many, and is regularly recognized for our exceptional performance in the areas that matter most to our customers: on-time-delivery, quality products, responsive personnel and a cooperative environment. We are not driven to be the biggest. We are the "Best Value Partner."



<https://rantec.com/>

East Gate (EDA) Business Park

Janicki Industries



Janicki Industries is a privately owned Engineering and Manufacturing company, specializing in advance composite materials and exotic metals, with large-scale facilities and high precision equipment that produces parts and tools for a myriad of industries.

Janicki Industries designs and builds high-precision parts and tooling for aerospace, marine, energy, space, military, transportation and architecture customers. We specialize in composite materials and exotic metals. Our R&D lab continuously pushes the boundaries of composite fabrication materials and techniques. Customer-needs drive this process. Our proprietary 5-axis CNC machines are unrivaled in scale and precision, with machining envelopes up to 100 feet in length. A full-service engineering company, we specialize in large complex projects with demanding timelines. Using SAP enterprise project management software, we provide customers real-time information regarding project resources, timelines and costs.



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

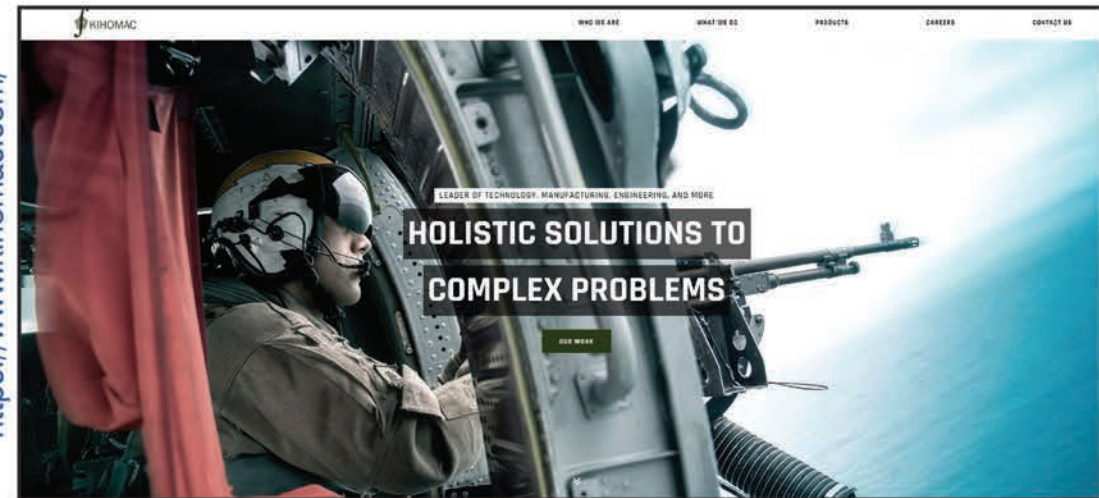


East Gate (EDA) Business Park

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



Kihomac



VETERAN OWNED SMALL BUSINESS
PIONEERING THE ART OF ADVANCED PROBLEM-SOLVING

KIHOMAC is a veteran owned small business with nationwide offices designed to service an array of capabilities. Our leadership is comprised of seasoned military and business professionals who bring together sound business practices and leading-edge innovation. KIHOMAC has earned a stellar reputation for professional, knowledgeable, self-starting support everywhere we operate.

KIHOMAC approaches complex problems with flexibility, innovation and a dedication to excellence. We are in this business to make people's jobs as safe and seamless as possible. We doggedly pursue effective solutions with an eye to providing the highest quality products and services. KIHOMAC takes on big challenges with the confidence that, with our values and dedicated people, we can achieve unprecedented success.



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EAST GATE BUSINESS PARK



Kihomac/WWM/LDS Properties

Industrial zoned property with infrastructure in place located at the Hill AFB East Gate

East Gate (EDA) Business Park

3; 2.6; 9 acres of existing property Zoned Industrial



Property is within 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

Existing adjacent 8" Sewer

Existing adjacent 42" Storm Sewer

Existing adjacent 12" Water

Existing adjacent Electrical Power

Existing adjacent Natural Gas

Existing adjacent 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: Manufacturing Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

- Online permitting at: https://cityinspect.com/register/registration_id=nyK9q4wUKS
- Contact: Paul Bauer
Building Official
pbauer@laytoncity.org

Submittal Process

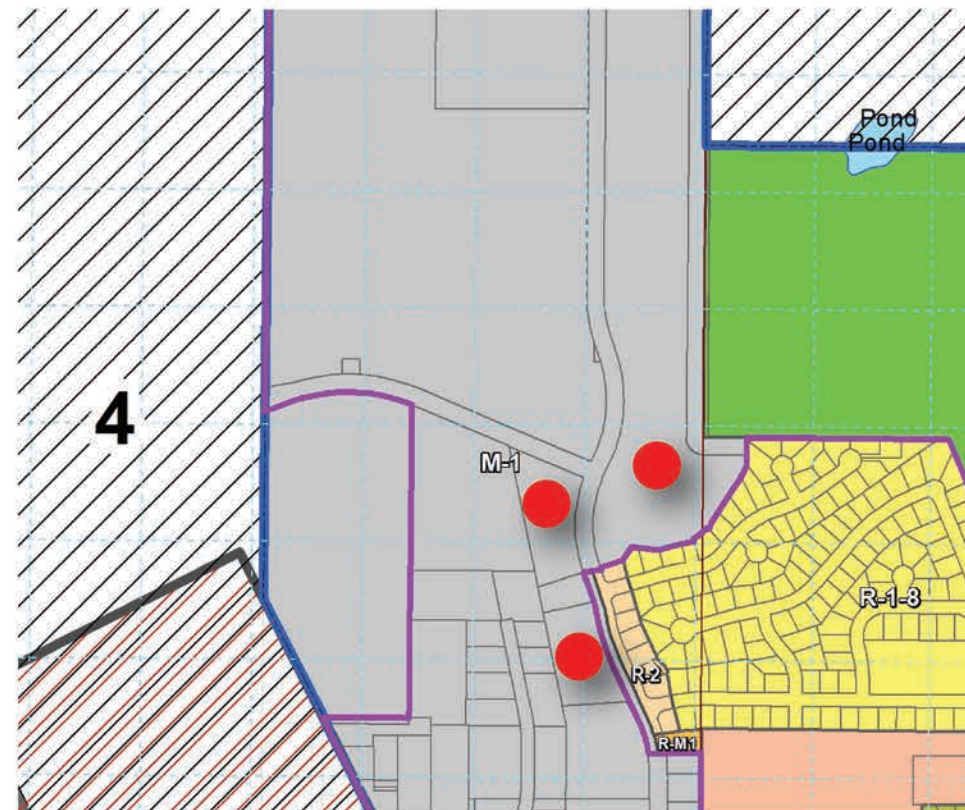
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Tuesday and Thursday each week
2:00 pm - 4:00 pm MST
 2. Applicant submits complete application/building plans per permit required and Site Plan review process
- Contact: Michelle Williams
CED Executive Assistant
mwilliams@laytoncity.org
 - Application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



Kihomac/WWM/LDS Properties

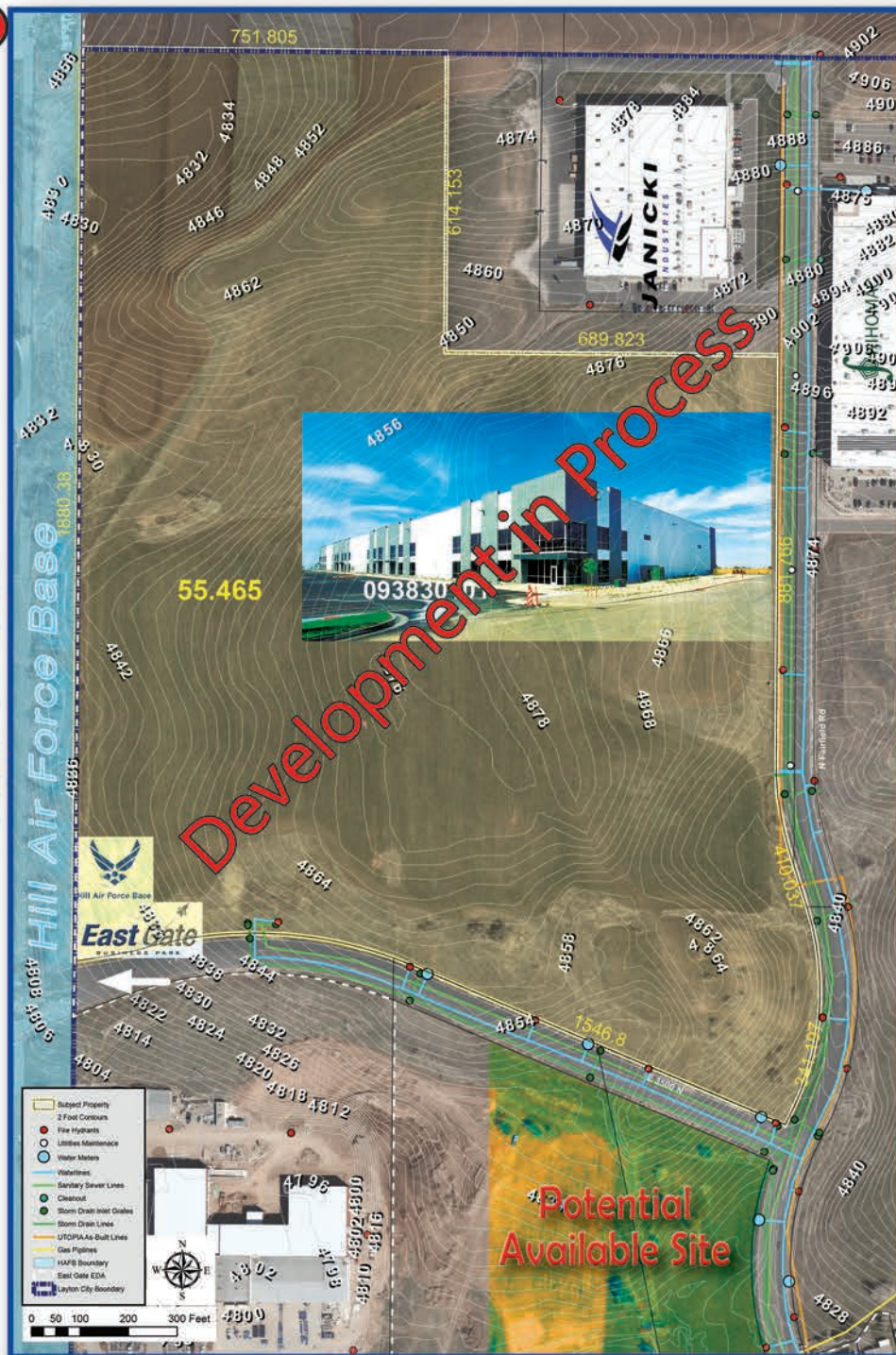
East Gate (EDA) Business Park

Zoning Map and Description



The "M" (manufacturing/industrial) zoning districts are intended to provide area for manufacturing and industrial uses, where they will have the necessary services and facilities, and minimize obtrusions by adjoining uses and zoning districts. These zoning districts shall be located near rail lines and shall be near Interstate Highway interchanges for ease of transportation of goods. In order to minimize conflict among incompatible uses, most non-industrial uses are not allowed in the "M" zoning districts.

- The "M-1" (light manufacturing/industrial) zoning district is intended to provide area for manufacturing and industrial development with less intensive use. The largest portion of these types of uses shall be contained inside of structures. These zoning districts should be located near major arterial streets and be located so as to provide easy access to the Interstate Highway system. Because of the highly visible locations of these uses, special attention shall be paid to visual aesthetics.
- The "M-2" (heavy manufacturing/industrial) zoning district is intended to provide area for heavy manufacturing and industrial development. These uses shall be located near major arterials and located so as to provide easy access to the Interstate Highway system. Proximity to rail lines may also be a determinant in locating these zoning districts.



JL Properties

55 acres of industrial zoned property with infrastructure in place located at the Hill AFB East Gate

East Gate (EDA) Business Park

Build-to-Suit: 55 acres of existing property Zoned Industrial



Property is within 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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2 Union Pacific Railroad access at Freeport Center

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Zoning

• Zoning Designation:

M-1

• Land Use:

Manufacturing Permitted

• Submittal Requirements:

Site Plan review (staff), prior to building permit.

• Contact:

Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

• Online permitting at:

[Apply Here](https://utah.cityinspect.com/register?registration_id=nyK9q4wUKS)

• Contact

Paul Bauer
Building Official
pbauer@laytoncity.org

Submittal Process

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mwilliams@laytoncity.org

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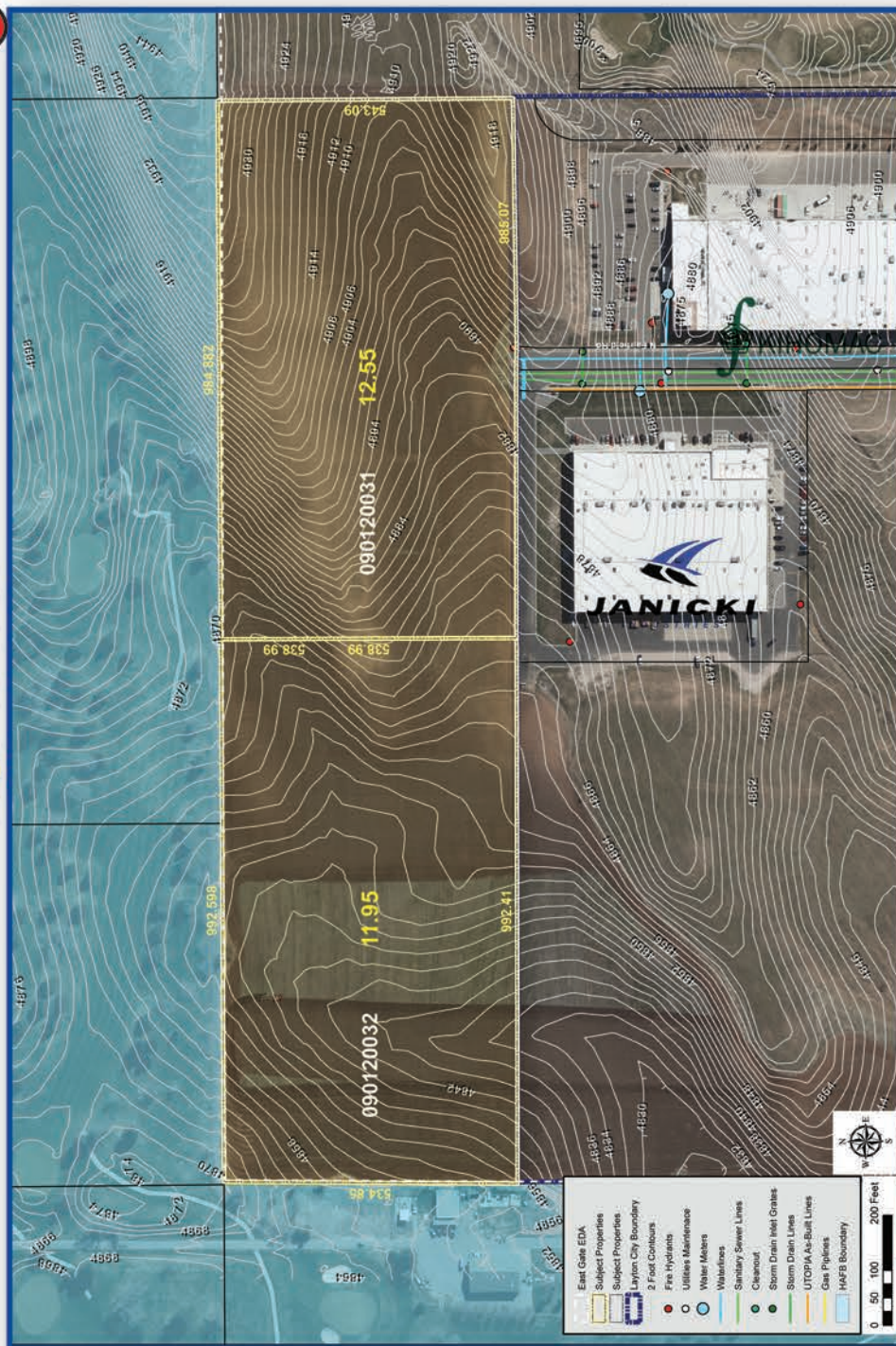
500,000 s.f. build-to-suit available; grading of site for development has been initiated

East Gate (EDA) Business Park

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Wasatch Integrated Property

24.5 acres of industrial zoned property; infrastructure stubbed, EDA/City has 1st right of refusal

East Gate (EDA) Business Park

Build-to-Suit: 24.5 acres of existing property Zoned Industrial



Property is within an Economic Development TIF Area until 2035

Transportation

2 interstate freeway options

- Interstate 15
- Interstate 84

2 Airports

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Existing adjacent 12" Water

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2. Applicant submits complete application/building plans per permit required and Site Plan review process

• Application period: 3-6 weeks



Sun Hills Property

41 acres of industrial zoned property; future access from Fairfield Rd and/or Church St

East Gate (EDA) Business Park

Build-to-Suit: 41 acres of existing property Zoned Industrial



Property is within an Economic Development TIF Area until 2035

Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (30 minutes)
 - Ogden Airport (20 minutes)
- 2 UTA Frontrunner commuter rail stations
- 2 Union Pacific Railroad access at Freeport Center

Utilities

Approx 450' from 8" Sewer
 Approx 450' from 42" Storm Sewer
 Approx 450' from 12" Water
 Approx 450' from Electrical Power
 Approx 450' from Natural Gas
 Approx 450' from Utopia Fiber Network

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



Wall, Aarnone, McBride, Wall East Gate (EDA) Business Park

21.5 acres of industrial zoned property if combined. Will require an extension of infrastructure

Build-to-Suit: 21.5 acres of existing property Zoned Industrial



Property is within an Economic Development TIF Area until 2035

Transportation

2 interstate freeway options

- Interstate 15
- Interstate 84

2 Airports

- SLC International (30 minutes)
- Ogden Airport (25 minutes)

2 UTA Frontrunner commuter rail stations

2 Union Pacific Railroad access at Freeport Center

Utilities

- Requires Extending Sewer
- Requires Extending Storm Sewer
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- Infrastructure period: tbd



Barlow (North) Property

26.6 acres of industrial zoned property if combined. Will require an extension of infrastructure

East Gate (EDA) Business Park

Build-to-Suit: 26.6 acres of existing property Zoned Industrial



Property is within an Economic Development TIF Area until 2035

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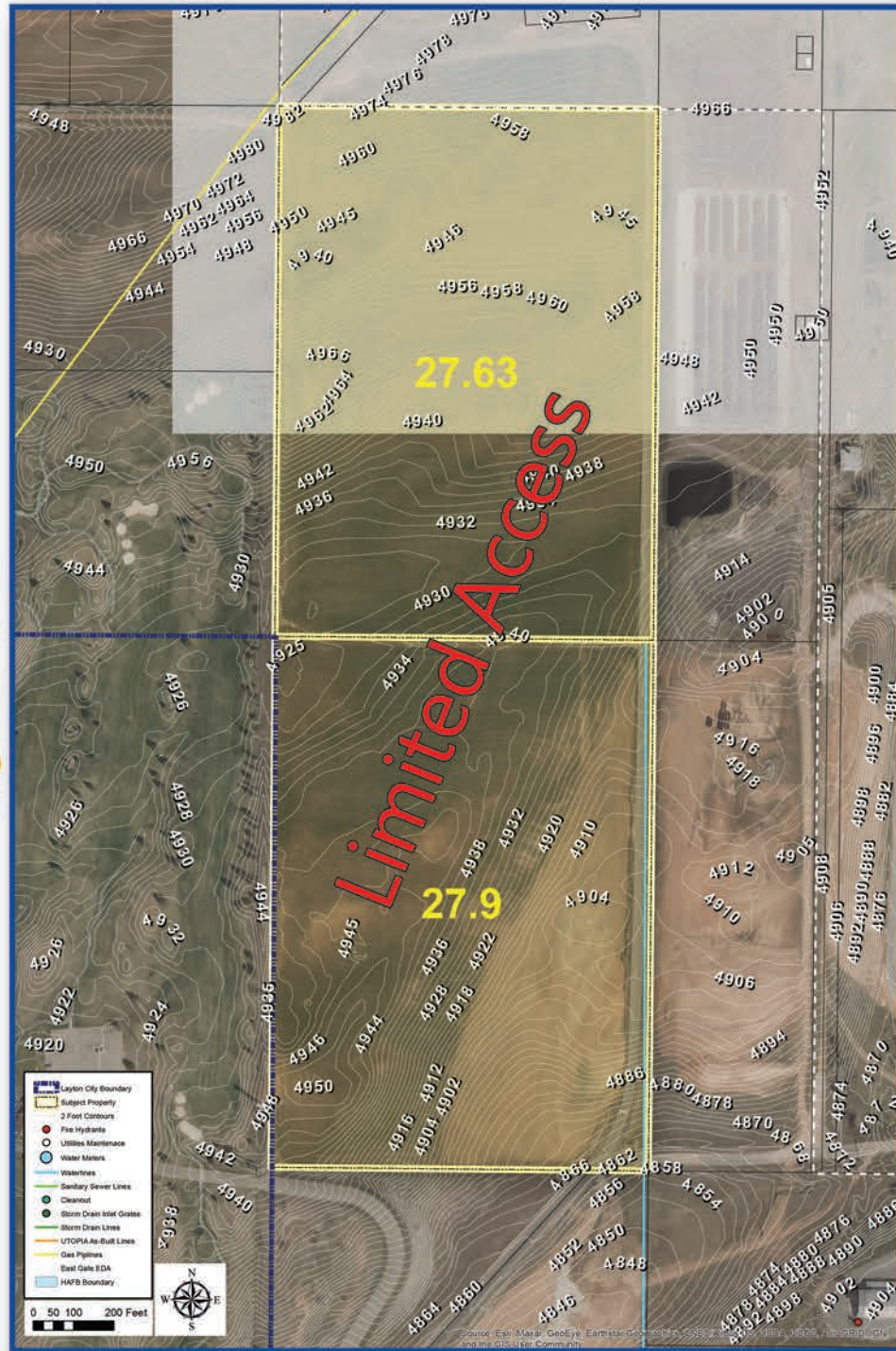
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- Infrastructure period: tbd



Barlow (East) Property

55.5 acres of industrial zoned property if combined. Will require an extension of infrastructure

East Gate (EDA) Business Park

Build-to-Suit: 55.5 acres of existing property Zoned Industrial



Transportation

2 interstate freeway options

- Interstate 15
- Interstate 84

2 Airports

- SLC International (30 minutes)
- Ogden Airport (25 minutes)

2 UTA Frontrunner commuter rail stations

2 Union Pacific Railroad access at Freeport Center

Utilities

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- Requires Extending Storm Sewer
- Requires Extending Water
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- Requires Extending Natural Gas
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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

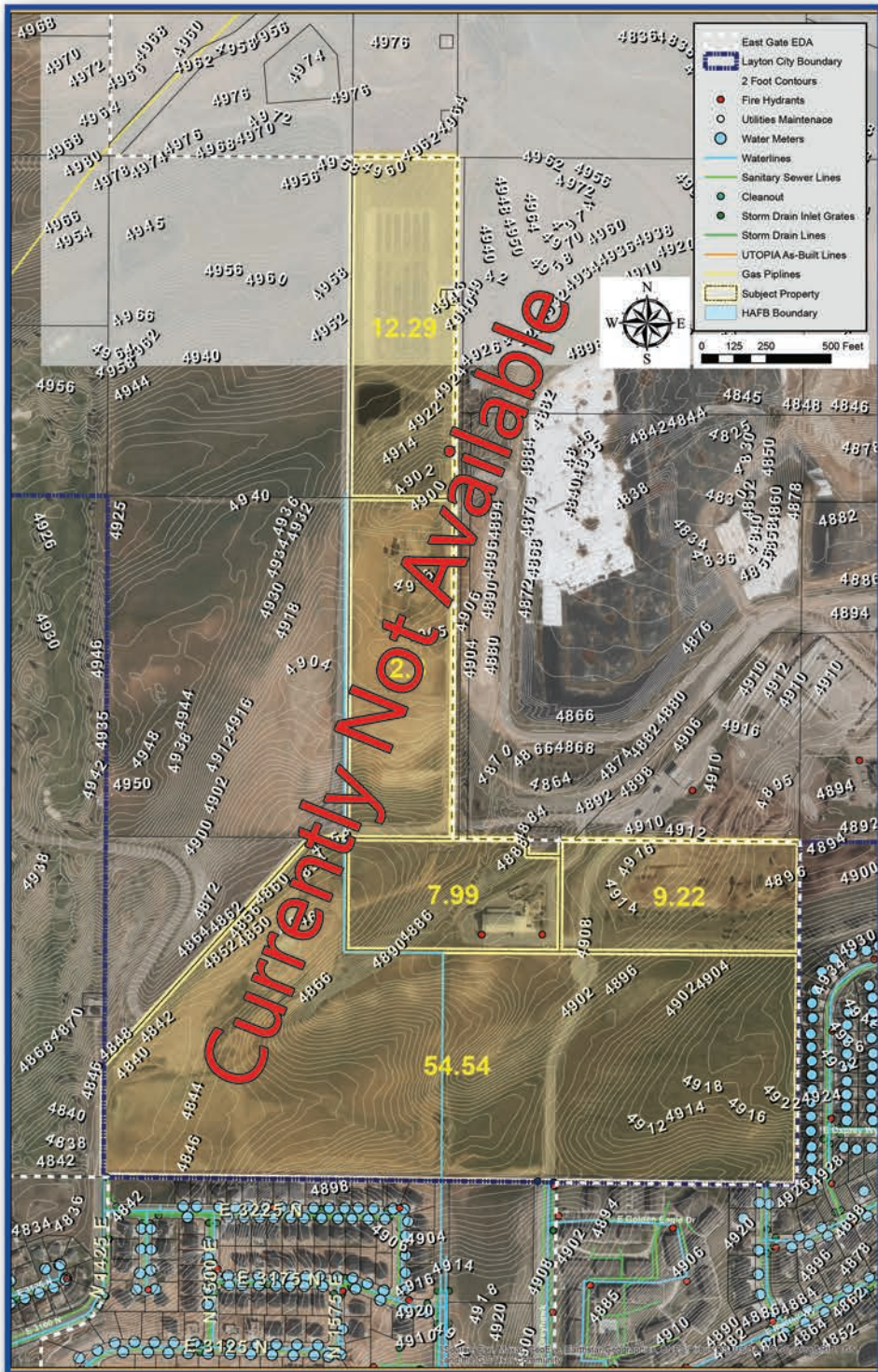
- Zoning Designation: **M-1**
- Land Use: Manufacturing Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

- Online permitting at: [Apply Here](https://cityinspect.com/register/registration-id=nyK9q4wUKS)
- 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
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- 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: tbd



Wasatch Integrated (East) Property

96 acres of industrial/office zoned property if combined. Will require an extension of infrastructure

East Gate (EDA) Business Park

Build-to-Suit: 96 acres of existing property Zoned Industrial

Property is within an Economic Development TIF Area until 2035



Transportation

- 2 interstate freeway options
 - Interstate 15
 - Interstate 84
- 2 Airports
 - SLC International (30 minutes)
 - Ogden Airport (25 minutes)
- 2 UTA Frontrunner commuter rail stations
- 2 Union Pacific Railroad access at Freeport Center

Utilities

- Stubbed 8" Sewer
- Stubbed 15" Storm Sewer
- Existing/stubbed 10"/12" Water
- Requires Extending Electrical Power
- Requires Extending Natural Gas
- Requires Extending 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: Manufacturing Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

- Online permitting at: https://utah.cityinspect.com/register?registration_id=nyK9q4wURs
- Contact: Paul Bauer
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Application period: 3-6 weeks
Infrastructure period: TBD



UDOT Property ~ for Development

Horizontal or Vertical Mixed Use Opportunity - Designated "Town Center"

New Highway 89 Interchange

Vacant: **30 acres** of property designated Town Center (MU)



Transportation

2 interstate freeway options

- Interstate 15
- Interstate 84

2 Airports

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

2 UTA Frontrunner commuter rail stations

2 Union Pacific Railroad access at Freeport Center

Utilities

- Stubbed 8" Sewer
- Stubbed 15" Storm Sewer
- Existing/stubbed 8"/14" Water
- Requires Extending Electrical Power
- Requires Extending Natural Gas
- Requires Extending Utopia Fiber Network

Location

Conveniently located on new Highway 89 interchange connecting to Interstates 15 and 84; close to Weber State University Davis, shopping, restaurants, and services, hospital are all near by, Wasatch mountain range trail access adjacent

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: **CP-1, A, (Town Center)**
- Land Use: Commercial Mixed Use
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

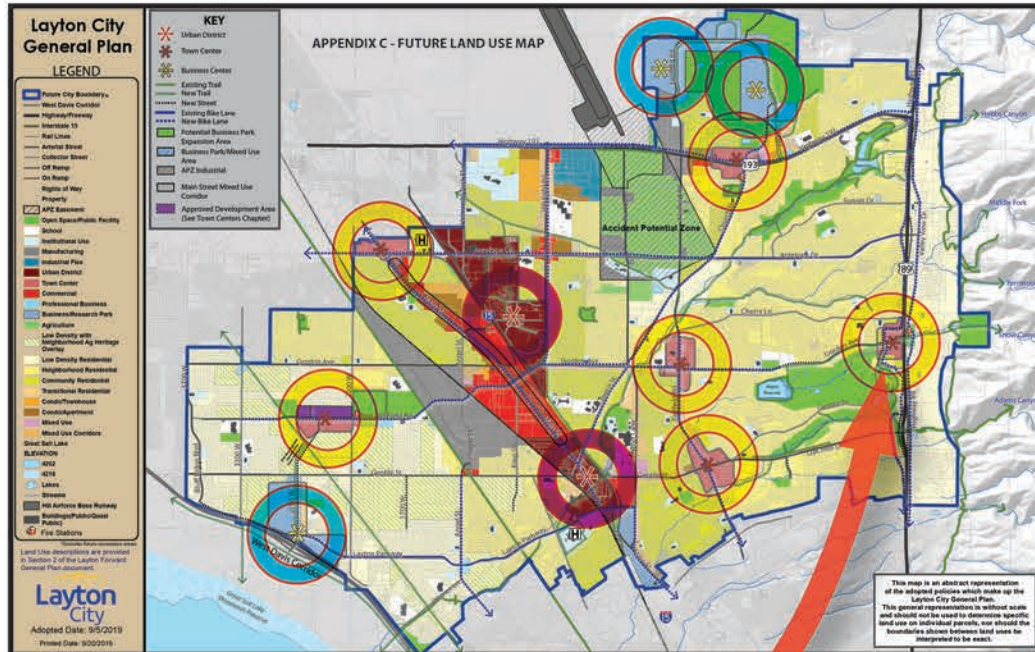
Building Permits

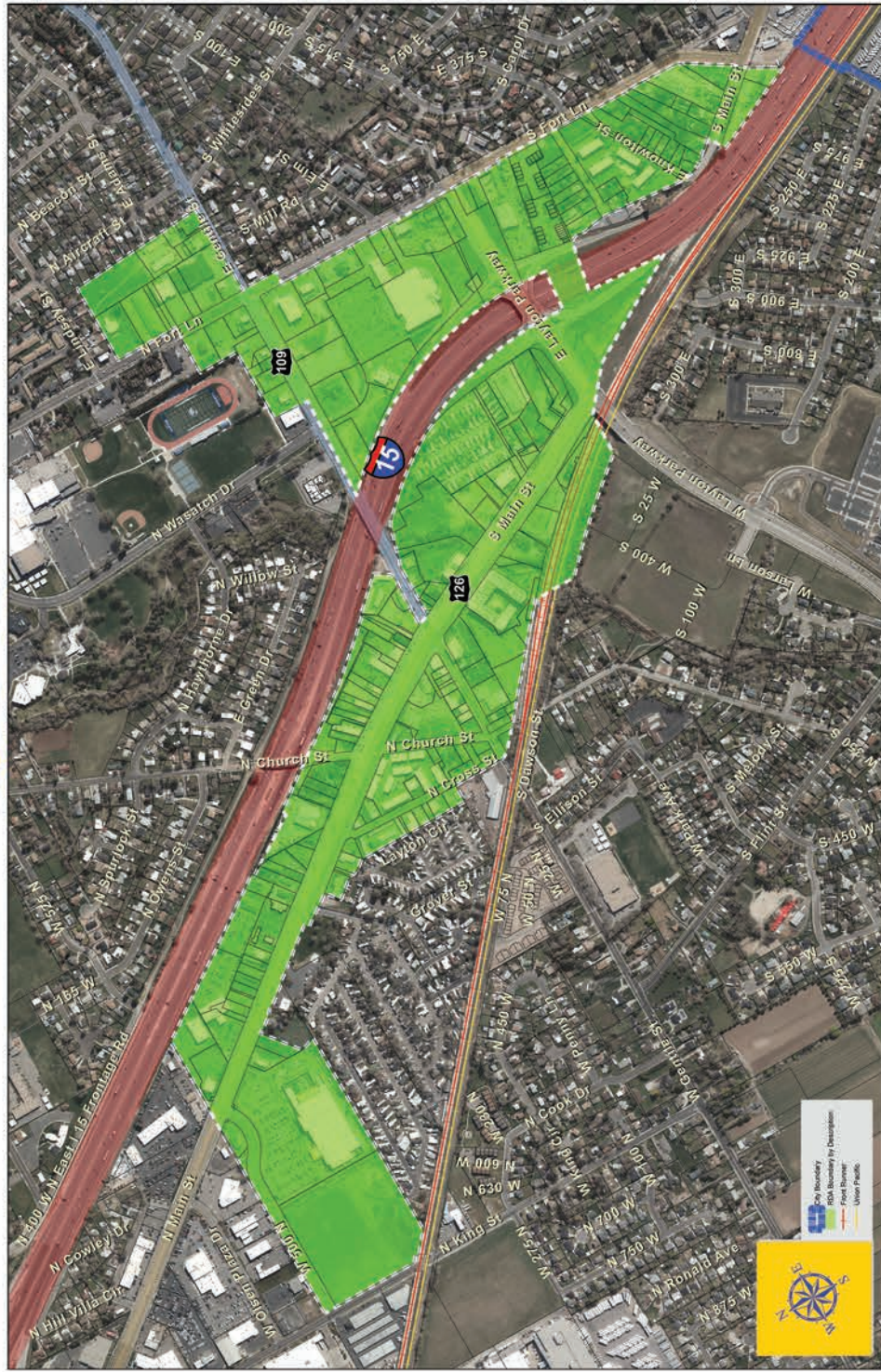
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 - Infrastructure period: tbd

Hwy 89/Gordon Town Center - Layton City General Plan

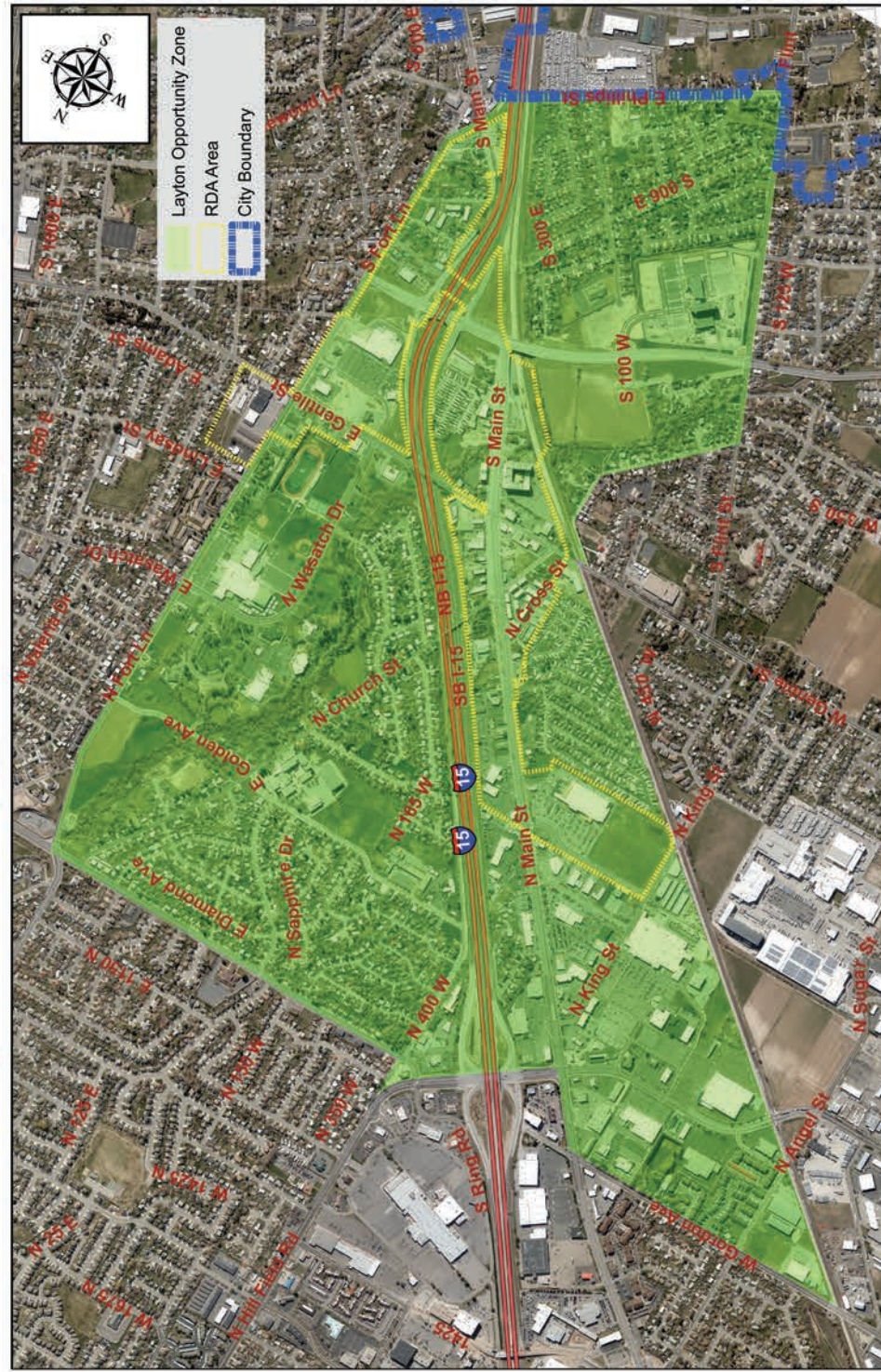




South Main/South Fort Lane Redevelopment Plan Area

South Main/Fort Lane RDA & O.Z.

Layton Opportunity Zone



126

15

109

Downtown Layton

East Gate EDA

RDA Area

Layton_Opportunity_Zone



Church of Jesus Christ of Latter-Day Saints Temple



Kay's Crossing
access to life



UTA FRONTRUNNER



W 500 S



Intermountain
Layton Hospital
Healing for life



Black Bear Diner

marco's Pizzeria

Culver's

Sill's

Twisted Sugar

WinCo FOODS

TERI YAKI

BUCKEYE

Jonny Mikes

NO BETHAHS

Hungry Howie's

Life Sabor!

Swig

7 ELEVEN

Don's Diner's Place

TONY'S GRILL AND SUSHI BAR



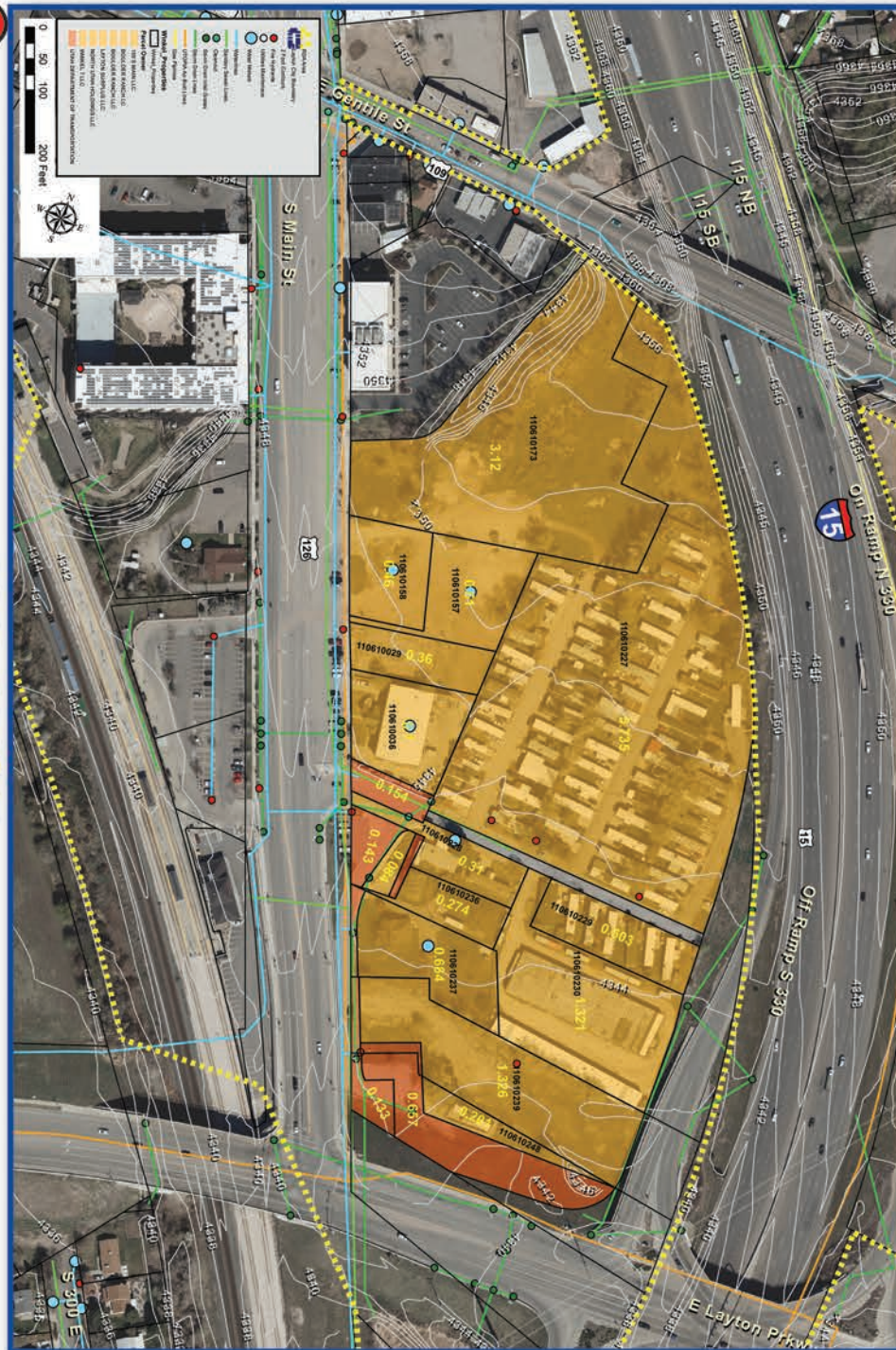
Up to 100 Gbs
DEDICATED
FIBER

Winkel Property



Proposed

Office:	116,000 sf
Apartments:	480 units
Retail:	16,000 sf
Hotel:	100 rooms



Winkler/Rockworth Development

South Main/South Fort Lane (RDA)

Build-to-Suit: 17 acres of existing property Zoned Mixed-Use TOD



Transportation

- 2 interstate freeway options
 - Interstate 15 (Adjacent, at Interchange)
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations;
 - Layton Frontrunner Station Adjacent**

Utilities

- Existing/stubbed 8" Sewer
- Existing/stubbed 36"/24" Storm Sewer
- Existing/stubbed 12"/8" Water
- Existing/stubbed RMP: Electrical Power
- Existing/stubbed Dominion: Natural Gas
- Existing/stubbed UTOPIA Fiber Network

Location

Conveniently located adjacent I-15 and Frontrunner Commuter Rail, near Layton Hills Mall, Hill Air Force Base, Weber State University Davis, with shopping, restaurants, services, and hospital 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

- Multifamily Residential: 480 apartment units
- Mixed Use Office/Retail: 20,000 square feet
- Hotel: 100 beds
- Office: 100,000 square feet

Zoning

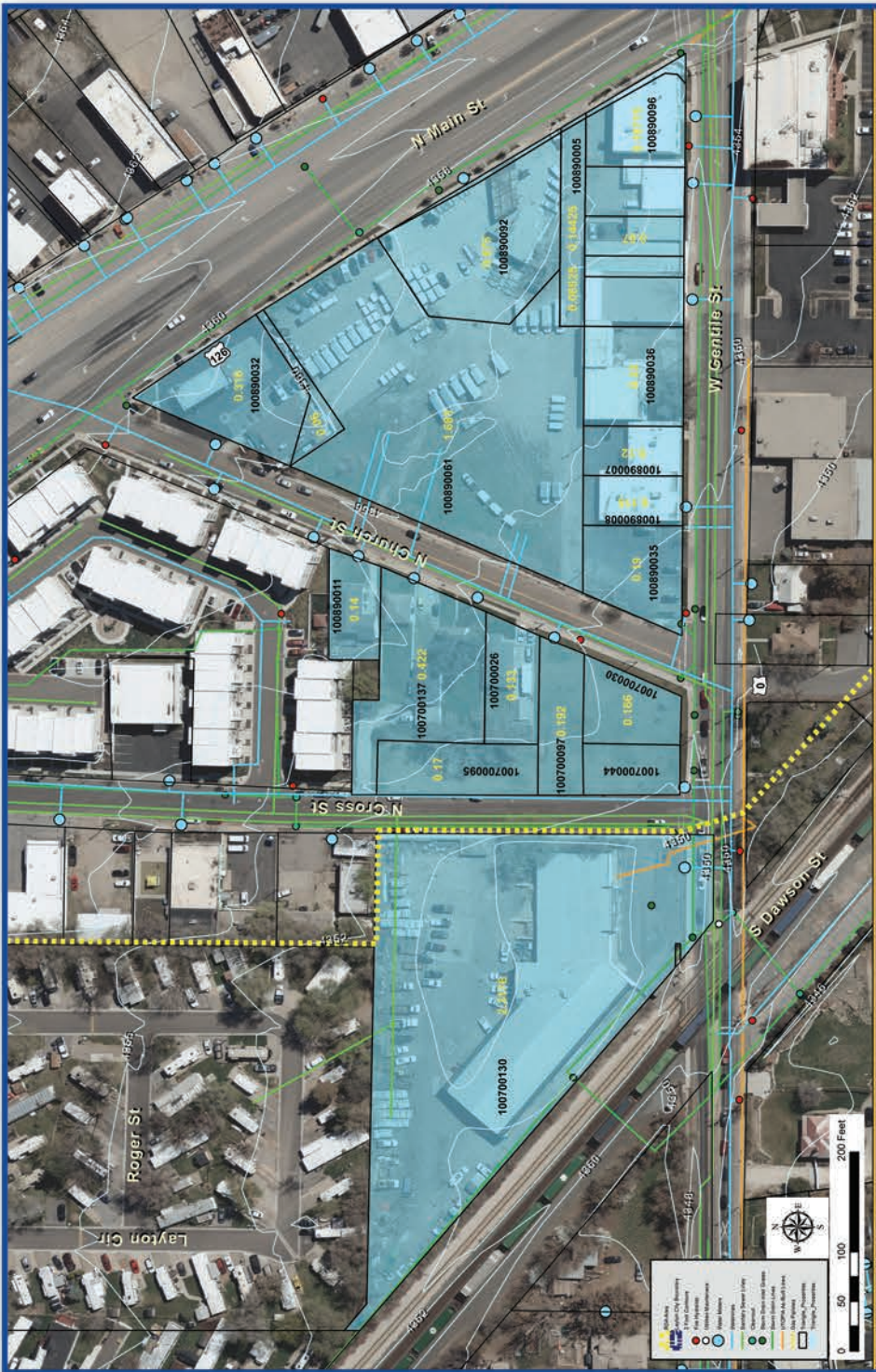
- Zoning Designation: **Mixed-Use TOD**
- Land Use: Multiple Uses Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

Building Permits

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

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mwilliams@laytoncity.org
- Applicant submits complete application/building plans per permit required and Site Plan review process
 - Application period: 3-6 weeks
 - Infrastructure period: 0 - existing



The Triangle Development

In beginning process of property negotiation

South Main/South Fort Lane (RDA)

Build-to-Suit: 7.7 acres of existing property Zoned Mixed-Use TOD



Property is within an Urban Renewal Redevelopment (RDA) TIF Area until 2029

Transportation

- 2 interstate freeway options
 - Interstate 15 (Adjacent, at Interchange)
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations;
 - Layton Frontrunner Station Adjacent

Utilities

Existing/stubbed 8" Sewer
Existing/stubbed 36"/24" Storm Sewer
Existing/stubbed 12"/8" Water
Existing/stubbed RMP: Electrical Power
Existing/stubbed Dominion: Natural Gas
Existing/stubbed UTOPIA Fiber Network

Location

Conveniently located adjacent I-15 and Frontrunner Commuter Rail, near Layton Hills Mall, Hill Air Force Base, Weber State University Davis, with shopping, restaurants, services, and hospital 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).

Opportunity Zone



Proposed

Multifamily Residential: 480 apartment units
Mixed Use Office/Retail: 20,000 square feet
Parking Structure: 20,000 square feet
Plaza: 20,000 square feet

Zoning

- Zoning Designation: Mixed-Use TOD
- 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 at: [Apply Here](https://utah.cityinspect.com/register/registration_id=nyK9p4p4UKS)
- Contact: Paul Bauer
Building Official
pbauer@laytoncity.org

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- Applicant submits complete application/building plans per permit required and Site Plan review process
Application period: 3-6 weeks
Infrastructure period: 0 - existing



Young Automotive Development

South Main/South Fort Lane (RDA)

Build-to-Suit: 11 acres of existing property Zoned Commercial



Property is within an Urban Renewal Redevelopment (RDA) TIF Area until 2029

Transportation

- 2 interstate freeway options
 - Interstate 15 (Adjacent, at Interchange)
 - Interstate 84
- 2 Airports
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner commuter rail stations;
 - Layton Frontrunner Station Adjacent

Utilities

- Existing/stubbed 8" Sewer
- Existing/stubbed 18" Storm Sewer
- Existing/stubbed 12" Water
- Existing/stubbed RMP: Electrical Power
- Existing/stubbed Dominion: Natural Gas
- Existing/stubbed UTOPIA Fiber Network

Location

Conveniently located adjacent I-15 and Frontrunner Commuter Rail, near Layton Hills Mall, Hill Air Force Base, Weber State University Davis, with shopping, restaurants, services, and hospital 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 University Davis campus, Davis Technical College, and NUAMES (North Utah Academy for Math, Engineering & Science, the #1 ranked high school in Utah).



Proposed

Auto Dealer Headquarters: 52,000 square feet
Parts Warehouse: 100,000 square feet

Zoning

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

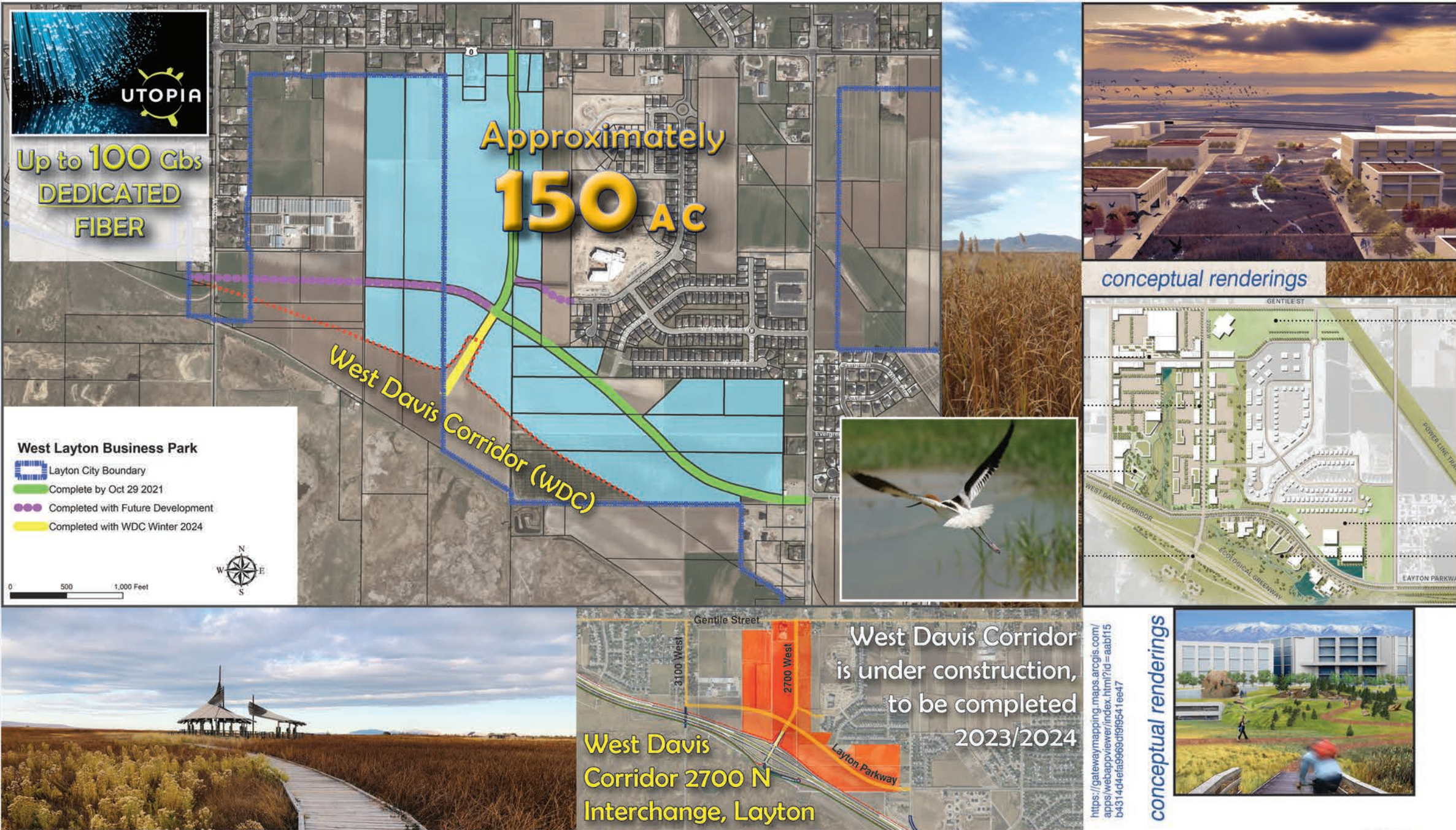
Building Permits

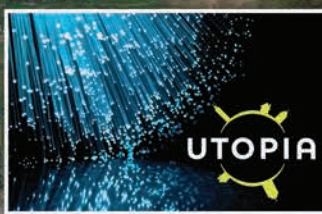
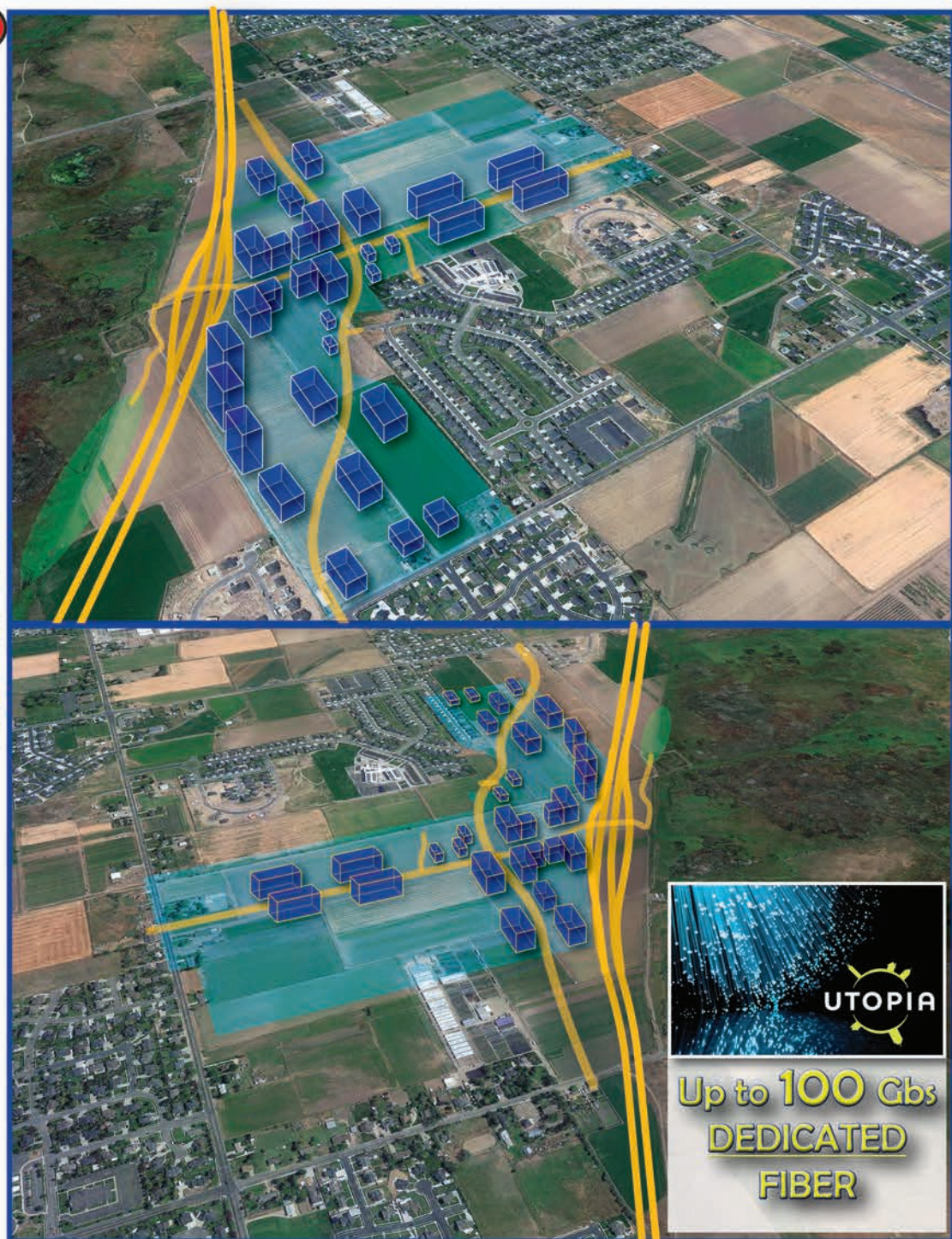
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West Layton Business Park





Up to 100 Gbs
DEDICATED
FIBER

West Layton Business Park

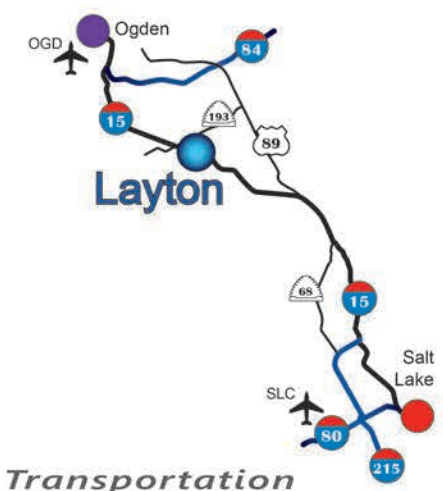
Build-to-Suit: **150 acres** of existing property Zoned Commercial

Office Park

Class A Office Park with some retail and services located at the new West Davis Corridor 2700 West interchange in Layton; under construction 2021-2024.

Majority of property owned by 3 entities

Approximately **150 acres** available for development



Transportation

- 2 interstate freeway options**
 - Interstate 15 (Adjacent, at Interchange)
 - Interstate 84
- 2 Airports**
 - SLC International (25 minutes)
 - Ogden Airport (15 minutes)
- 2 UTA Frontrunner** commuter rail stations;

Utilities (2700 W & Layton Parkway)

- under construction **8" Sewer**
- under construction **36" Storm Sewer**
- under construction **10" Water**
- under construction **12" Secondary Water**
- Layton Parkway **8" Land Drain**
- will be adjacent **RMP: Electrical Power**
- will be adjacent **Dominion: Natural Gas**
- will be adjacent **UTOPIA Fiber Network**

Location

Conveniently located adjacent I-15 and Frontrunner Commuter Rail, near Layton Hills Mall, Hill Air Force Base, Weber State University Davis, with shopping, restaurants, services, and hospital 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:	150 acres
Office:	1,000,000 square feet
Retail:	tbd
Residential:	tbd

Zoning

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

[Apply Here](#) city.inspect.com/register/registration_id=nyK0q4wUKS

Building Permits

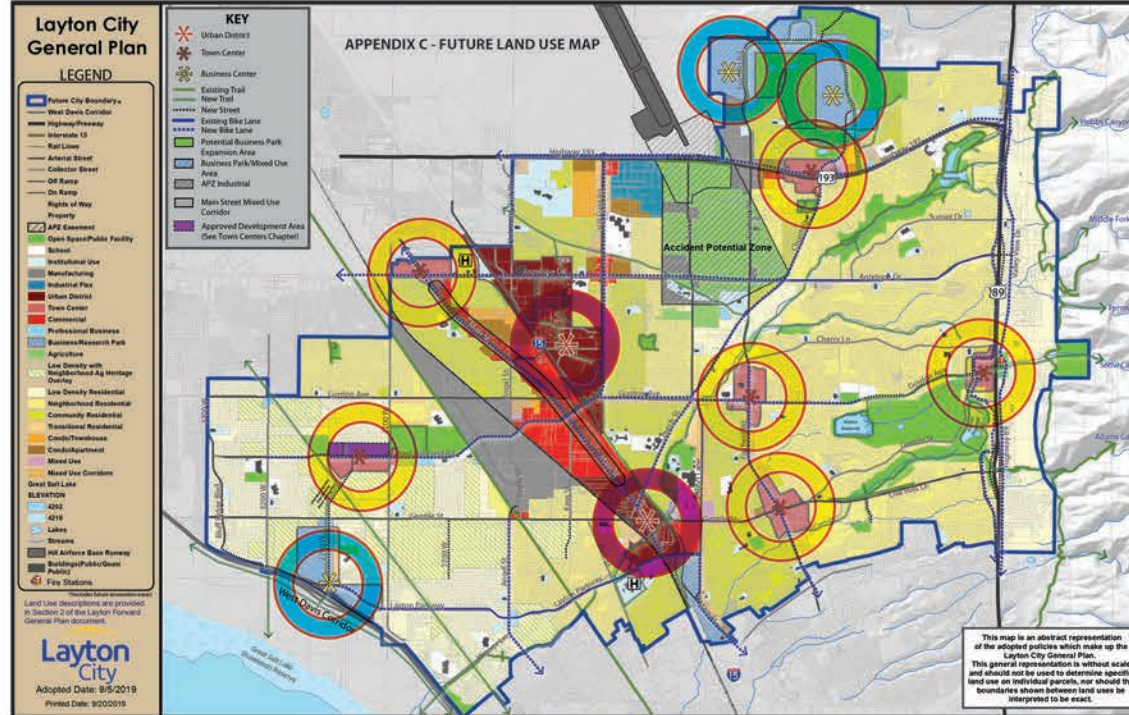
- Online permitting**
- Contact** Paul Bauer
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 - Application period:** 3-6 weeks
 - Infrastructure period:** 0 - existing

Layton Town Centers - Layton City General Plan

4. TOWN CENTERS - Services & Amenities for Neighborhoods



Housing and housing variety from very dense multifamily to suburban single family , mix of uses, retail, business, public transportation - many options and opportunities in our Town Centers, Business Centers, and Urban Districts



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

Workforce and Other Residential Projects 2019 - 2023

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

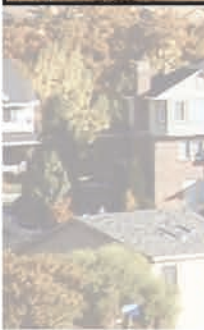
TOTAL

2,729

PLEASE CONTACT THE LAYTON CITY PLANNING DEPARTMENT FOR MORE DETAILED INFORMATION



Housing Choices for Your Whole Company





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

Take Time

Time to Shop



Layton Hills Mall



RC Willey Home Furnishings

Time to Play



Snowbasin Resort



Valley View Golf Course

Time to Eat



Holy Smoke BBQ



Weller's Bistro



Community • Prosperity • Choice

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

