WEST LAYTON BUSINESS PARK

Layton City

Contents

West Layton Business Park 4
Economic Impact Analysis 5
Master Planning Concepts 6
Layton's General Plan 7
West Davis Corridor 10
Layton Town Centers 11
Vertiport and AAM 12
Workforce & Incentives 19
West Layton Business Park Property Owners 21
- Parcel 12-110-0372 23
- Parcel 12-110-0360 24
- Parcel 12-110-0361 25
- Parcel 12-110-0362 26
- Parcel 12-110-0336 27
- Parcel 12-110-0357 28
- Parcel 12-110-0353 29
- Parcel 12-110-0349 30
- Parcel 12-110-0346 31
- Parcel 12-110-0358 32
- Parcel 12-110-0354 33
- Parcel 12-110-0350 34

All Other Owners of Property 35
- Parcel 12-110-0327 36
- Parcel 12-110-0384 36
- Parcel 12-110-0319 37
- Parcel 12-110-0216 37
- Parcel 12-110-0332 38
- Parcel 12-110-0298 39
- Parcel 12-110-0337 40
- Parcel 12-110-0370 41
- Parcel 12-110-0334 42
- Parcel 12-110-0333 42
- Parcel 12-110-0359 43
- Parcel 12-110-0356 43
- Parcel 12-110-0352 44
- Parcel 12-110-0345 45
- Parcel 12-110-0311 46

Why Choose Layton City 47
Contact Information 55

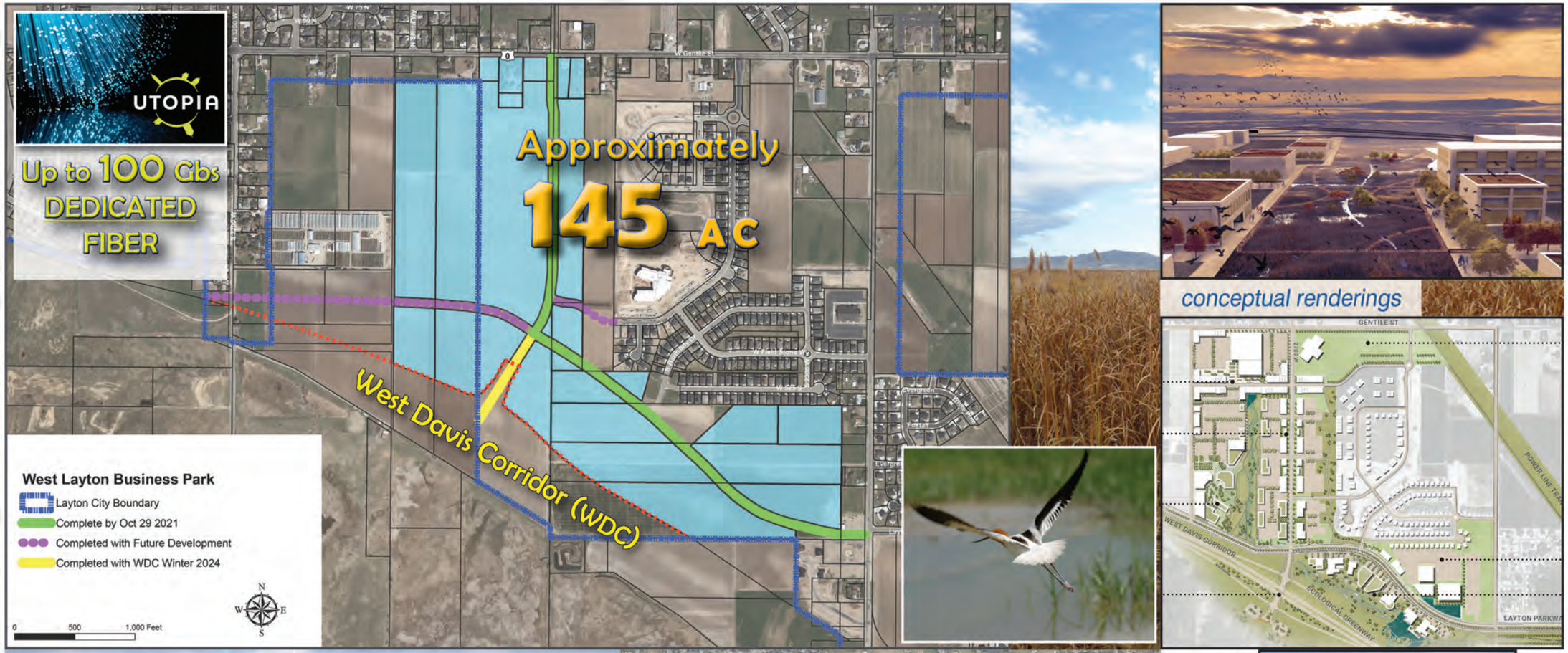


LAYTON CITY


Hill Air Force Base
West Layton Business Park
East Gate Business Park (EDA)
Layton RDA Plan Area
West Layton Town Center
East Layton Town Center
N
W
E
S
NORTHROP GRUMMAN
JANICKI INDUSTRIES
Hill Air Force Base
HAFB East Gate
HAFB South Gate
GENERAL DYNAMICS
ESS
INFINITE
KIHOMAC
RANTEC
EXCELLENCE BY DESIGN
WESTEST
ELEVATED CONFIDENCE
Deloitte.
East Gate
Fairfield Rd
Clearfield
SR 193
Hill Field Rd
193
RC Willey
Church St
Grandview Office Buildings
APPLIED Industrial Technologies
Cardno
ESS GURU TECHNOLOGIES
New Hwy 89 Interchange
108
GENERAL DYNAMICS
Antelope Dr
232
126
LOCKHEED MARTIN
StandardAero
LSI
89
Syracuse
15
Layton Hills Mall
Layton
Gordon Ave
East Layton Town Center
Layton City
Smith's
Kroger
BOEING
Hill Field Rd
West Layton Town Center
Main Street
City Hall
UTOPIA
Up to 100 Gbs DEDICATED FIBER
INFINITE RCS
Gentile St
Young
109
THE HOME DEPOT
Kay's Crossing
access to life
New LDS Temple
2700W
177
West Layton Business Park
Layton Pkwy
WinCo FOODS
Winkel Property
150 ac Office, Residential, Retail available
Tanner Clinic
Intermountain Layton Hospital
¡Café Saber!
273
Kaysville
UTA FRONTRUNNER
Heights

West Layton Business Park

WEST LAYTON BUSINESS PARK



conceptual renderings





https://gatewaymapping.maps.arcgis.com/apps/webappviewer/index.html?id=aabf15b4314d4e1a9969d9f9641ee47

conceptual renderings



Economic Impact Analysis

Supportable Development

To evaluate future market supported development within Node 4, this analysis evaluated future projected needed square footage of, as outlined in the Market Demand pages of this study, expert opinion from regional developers and real estate brokers, market trends, and proximity of competitive and complimentary uses. Using these factors, this analysis provides estimates of supportable acreage, square footage, and residential units that have been identified as the highest and best use of land for this node. Approximately 10 acres have been identified for neighborhood retail development, 4.59 acres of neighborhood office development, 210 acres of regional business park development, and 83 acres of residential development. **Table 5.11** outlines the supported square feet and units of each use.

Table 5.11: Node 4: Supportable Development

Land Use	Acreage	Square Feet/Units
Neighborhood Retail	10.00	95,000
Neighborhood Office	4.59	25,000
Regional Business Park	209.94	3,321,160
Residential Units	82.71	414

Figure 5.21: Layton Node Uses



Illustrations of Supportable Development Type

Figure 5.22 shows the type of development envisioned for Node 4.

Figure 5.22: Illustration of Development Type

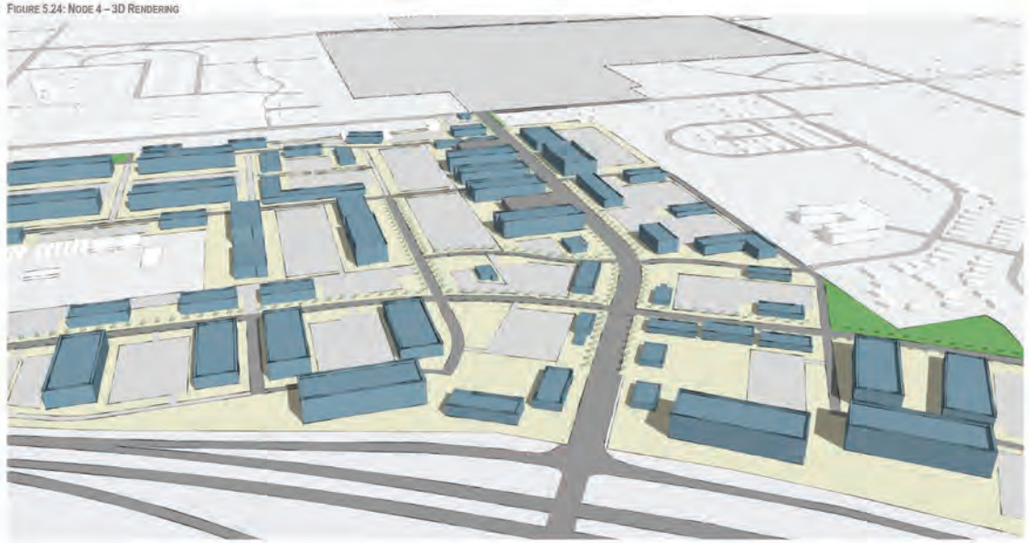


LEWIS, YOUNG, ROBERTSON & BURNINGHAM ECONOMIC IMPACT ANALYSIS COMPLETED DECEMBER, 2022

Table 5.11: Node 4: Supportable Development

Land Use	Acreage	Square Feet/Units
Neighborhood Retail	10.00	95,000
Neighborhood Office	4.59	25,000
Regional Business Park	209.94	3,321,160
Residential Units	82.71	414

Figure 5.24: Node 4 – 3D Rendering



Node Diagram

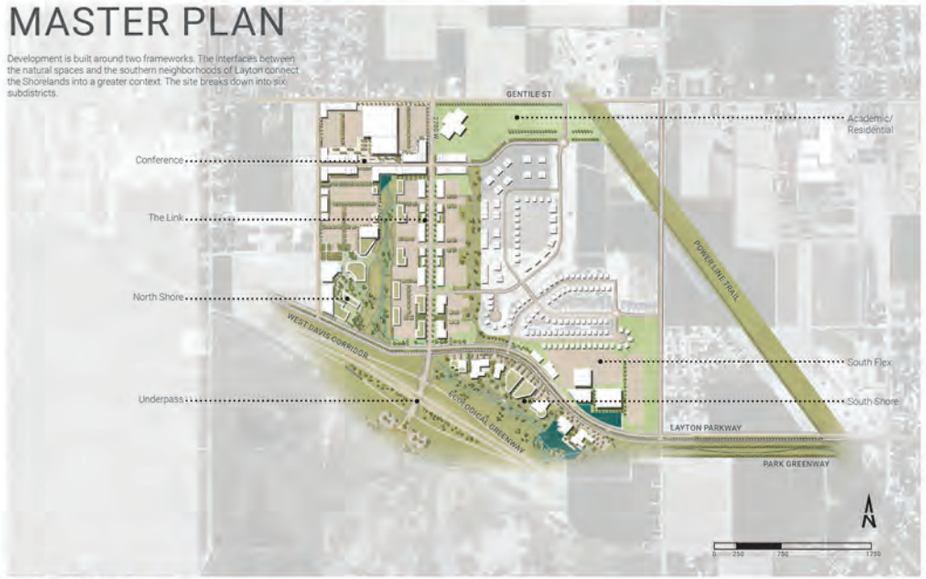
Figures 5.23 and 5.24 depict a diagram view and 3D rendering of Node 4. The diagram illustrates the proposed land uses, density, and transportation connectivity.

Figure 5.23: Node 4 - Diagram



WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

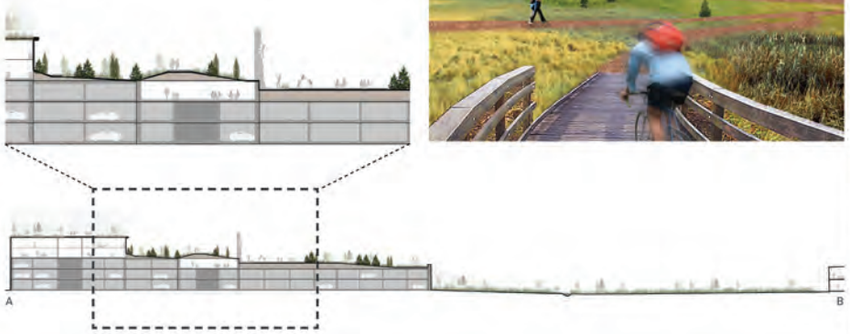


UTAH STATE MASTER'S STUDY

Structured parking constructed beneath the campus is present in both the south shore and north shore corporate campus areas. It will have two to three levels with common areas and office space constructed on top. This satisfies multiple needs of the space, such as:

- Efficient use of space
- Elevated view of the wetlands across the West Davis Corridor
- High visibility for businesses from the highway
- Reinforced mountain character
- Increased green space at strategic points

PARKING SECTION





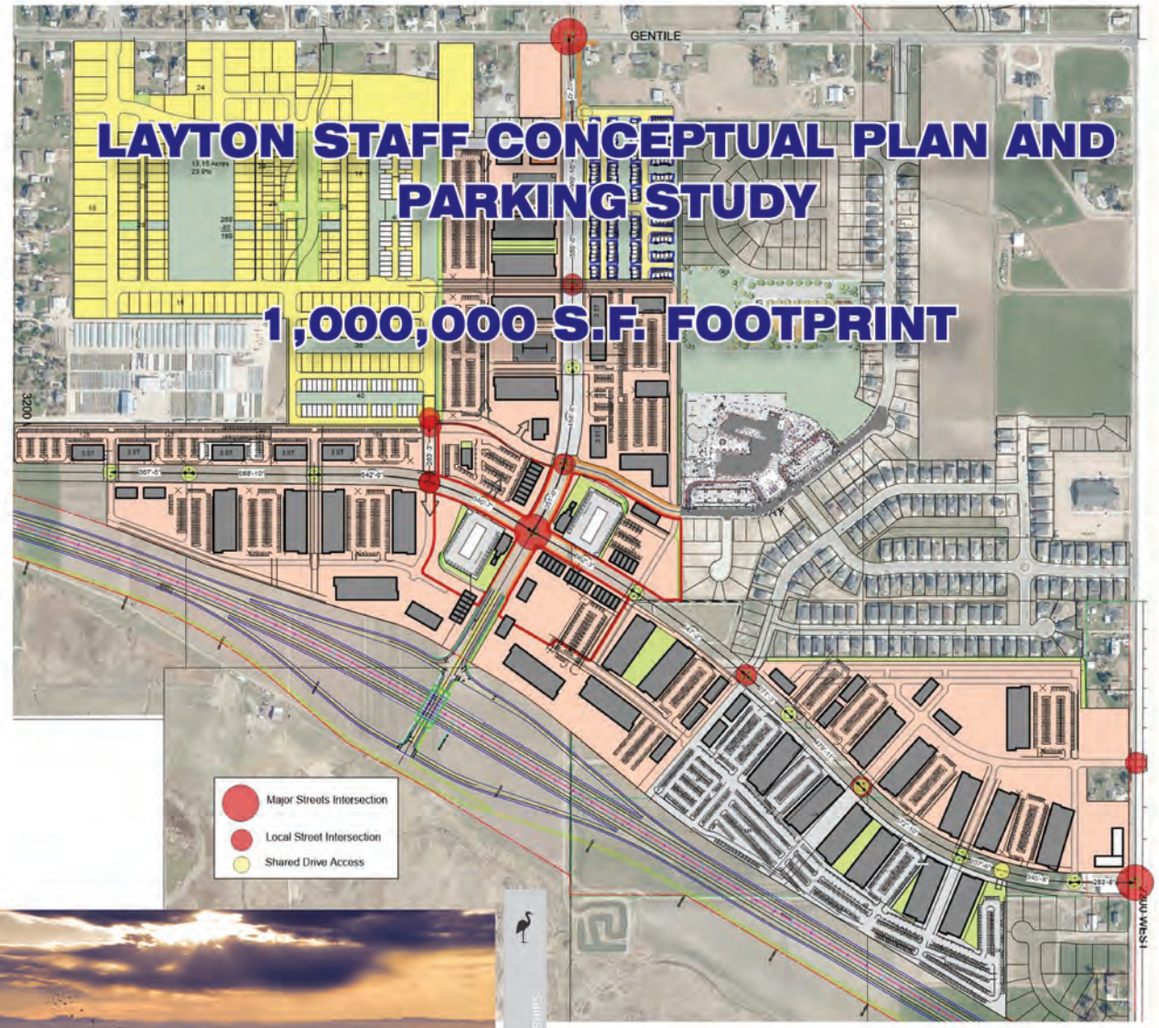
SHORELANDS
A DIVERSE ANCHOR WITH INTEGRATED RELATIONSHIPS



SHORELANDS
A DIVERSE ANCHOR WITH INTEGRATED RELATIONSHIPS

LAYTON STAFF CONCEPTUAL PLAN AND PARKING STUDY

1,000,000 S.F. FOOTPRINT



Master Planning Concepts

Layton's General Plan

5. BUSINESS CENTERS

Locations for Innovation and Employment

Business Centers are primarily commercial, providing locations for corporate office campuses, technology centers, research facilities, with a secondary focus on supporting light manufacturing. Limited commercial retail and hospitality supportive of the Business Centers should also be considered. Adequate building setbacks, building height transitions and landscaped buffers must be included when development is proposed adjacent to residential neighborhoods.

Residential development is not permitted within Business Centers to ensure the City's ability to attract and maintain employment generating uses. Two Business Centers are featured on Layton City's Land Use Map: **East Gate** and **West Davis.**



"While the Business Center is expected to be primarily office use space, allow efficient and compact forms of industrial flex space and recreation/entertainment uses."

LAYTON FORWARD
LAND USE AND HOUSING ELEMENT
LAYTON CITY GENERAL PLAN



WEST DAVIS BUSINESS CENTER

West Davis Business Center is adjacent to the planned, approved, and soon to be constructed West Davis Corridor. Layton is the only municipality preserving land adjacent to its 2700 West interchange for major business development. The interchange will provide convenient access into Layton to the north from 2700 West, and east from Layton Parkway. With this new infrastructure, the Business Center will fulfill the increasing market demand for office space in Davis County, and offer immediate access to a talented and diverse workforce.

- Plan efficient land uses. Buildings should front a walkable and bikeable network of streets. Open spaces should provide amenity courtyards and plaza-type spaces rather than a sprawling development pattern with excessive open space.
- Retail is a secondary use at the West Davis Business Center and should not compete with nearby West Layton Town Center. Opportunities for supportive retail and services include highway-serving gas stations, convenience, and quick-serving restaurants. Like office buildings, these should be developed in a walkable development pattern as street-facing structures with parking lots to the rear.
- While the Business Center is expected to be primarily office use space, allow efficient and compact forms of industrial flex space and recreational/entertainment uses.
- West Davis Corridor is anticipated to become a scenic byway that will serve as a gateway to West Layton, and border The Nature Conservancy's Great Salt Lake Shoreland Preserve. Development and the urban design of the interchange will create a sense of arrival, branding and identifying the West Davis Business Center. A wetlands or lakeside theme may be appropriate.
- Continue to explore scenic byway designation with regional partners for the West Davis Corridor, and incorporate such standards into the 2700 West interchange design.
- Develop a recreational and commuter multi-purpose trail connecting the West Davis Business Center north to the West Layton Town Center, and south to the Nature Conservancy Shoreland Preserve as identified in the Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan.
- Explore alternative transportation options, including park and ride options. Prepare a transit plan for a "Lakeside" Trolley as a connecting transit option for employees and West Layton residents, similar to the existing Midtown Trolley in the central core of Layton.

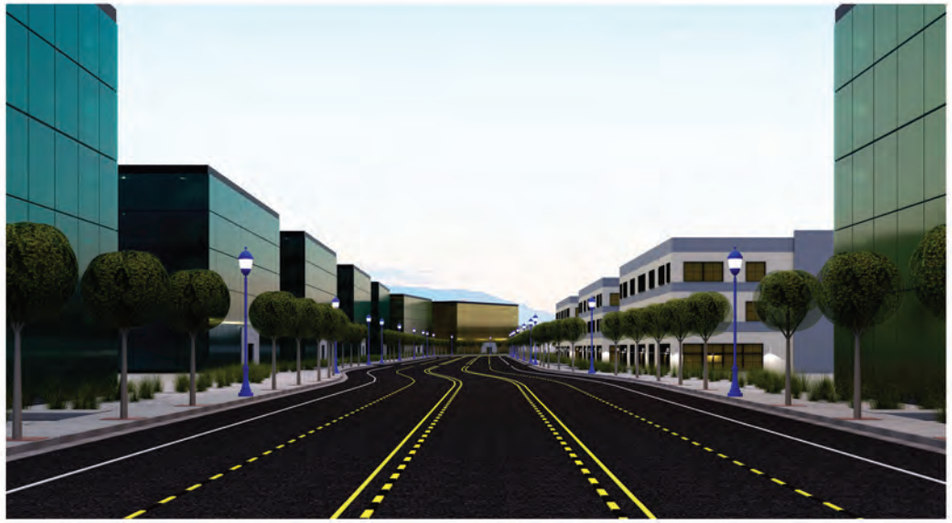
WEST LAYTON BUSINESS PARK



Looking North from 2200 West Layton Parkway



Looking North from 2400 West Layton Parkway - conceptual access to vertiport from Layton Parkway



Looking West from Gentile Street 2700 West



Looking East from Layton Parkway 2700 West

CONCEPTUAL RENDERINGS



Looking East 2700 W West Davis Highway Interchange



Looking East 2800 W Layton Parkway - Conceptual Buc-ee's convenience store, corner of Layton Parkway and 2700 West



Looking North Layton Parkway 2700 West toward 3200 West



Looking Southeast 3000 W Layton Parkway toward 2700 West

Layton City

WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

West Davis Corridor

(Legacy Highway Extension)





About West Davis

West Davis is a new 16-mile, 4-lane divided highway project currently planned to be constructed in western Davis County. The first phase of construction will connect to I-15 & Legacy Parkway at approximately Glovers Lane in Farmington, extending west and north, terminating at 4500 West and the future extension of S.R. 193 in West Point. In future phasing, the highway is planned to extend to 1800 North in West Point. Long range plans show it extending further into West Haven and Hooper, ultimately connecting back to I-15, however there is currently no funding or environmental process planned for this extension.

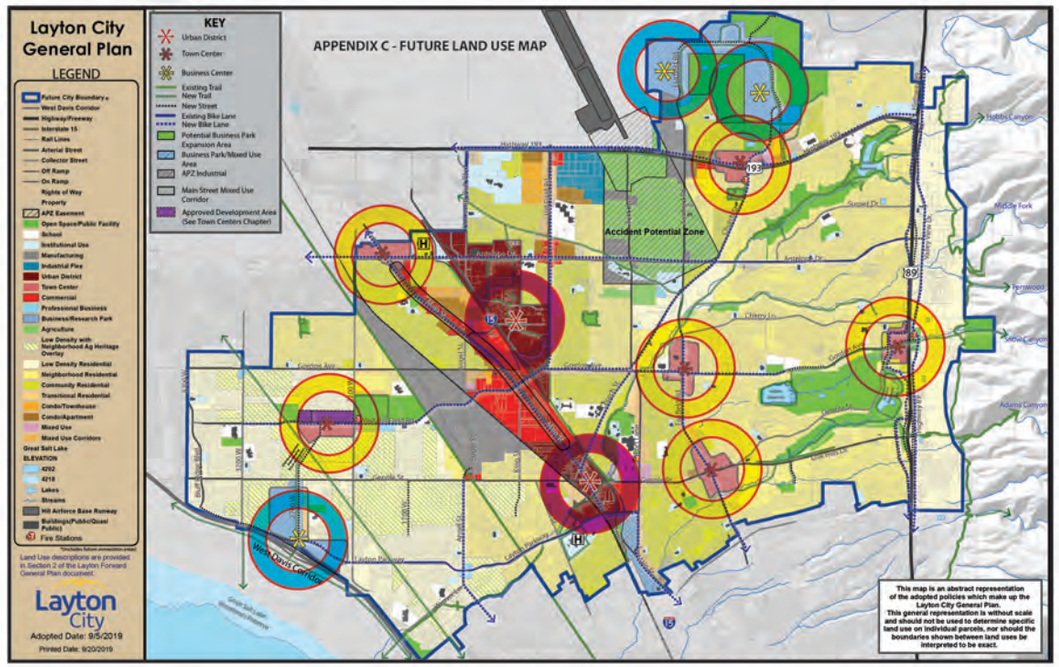
Grade-separated interchanges will be built at Legacy/I-15 (Farmington), 950 North (Farmington), 200 North (Kaysville), 2700 West (Layton), 2000 West (Syracuse), and Antelope Drive (Syracuse).

West Davis will include over 10 miles of new trail and new trail connections to create a consolidated trail system connecting Emigration Trail to Legacy Parkway Trail.



Layton Town Centers







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/

LAYTON CITY

Layton City

Vertiport and AAM

U.S. Department of Transportation
Federal Aviation Administration

Advisory Circular

Subject: Heliport Design | Date: 4/24/2012 Initiated by: AAS-100 | AC No: 150/5390-2C Change:

1. Purpose. This advisory circular (AC) provides standards for the design of heliports serving helicopters with single rotors. Apply basic concepts to facilities serving helicopters with tandem (front and rear) or dual (side by side) rotors, however many standards will not apply.

2. Cancellation. This AC cancels AC 150/5390-2B, Heliport Design, dated September 30, 2004.

3. Application. The Federal Aviation Administration (FAA) recommends the guidelines and specifications in this AC for materials and methods used in the construction of heliports. In general, use of this AC is not mandatory. However, use of this AC is mandatory for all projects funded with federal grant monies through the Airport Improvement Program (AIP) and with revenue from the Passenger Facility Charge (PFC). See Grant Assurance No. 34, Policies, Standards, and Specifications, and PFC Assurance No. 9, Standards and Specifications. For information about grant assurances, see http://www.faa.gov/airports/aip/grant_assurances/. The use of terms implying strict compliance applies only to those projects. Other federal agencies, states, or other authorities having jurisdiction over the construction of other heliports decide the extent to which these standards apply.

4. Principal changes.

a. Changed the term for the helicopter overall length (OL) to 'D' or 'D-value.'

b. Added definitions for design loads for static and dynamic load-bearing areas (LBA).

c. Added guidance for pavement or structure larger than the touchdown and liftoff area (TLOF), but less than the size of the final approach and take off (FATO).

d. Added guidance for turbulence effects.

e. Added guidance to provide adequate clearance between parking areas and taxi routes and within parking areas.

f. Added guidance for minimum dimensions of curved approach/departure airspace.

g. Added guidance for Touchdown/Positioning Circle (TDPC) Marking.

h. Added guidance for Flight Path Alignment Guidance markings and lights.

i. Added an appendix providing guidance for Emergency Helicopter Landing Facility Requirements (EHLF).

j. Added FATO to FATO separation distance for simultaneous operations.

k. Revised standards for size of "H" for general aviation heliports.

l. Added increased TLOF size when the FATO of a hospital heliport is not load bearing.

DRAFT

FAA Airports

ENGINEERING BRIEF NO. #105

Vertiport Design

I Purpose.
This Engineering Brief (EB) specifies design guidance for vertiports and vertistops including modification of existing helicopter and airplane landing facilities and establishment of new sites. Although the design guidance contained herein refers t vertiport design, the design guidance applies to both vertiports and vertistops wher apposite. This EB is written for vertical takeoff and landing (VTOL) powered with electric motors and utilizing distributed electric propulsion in contrast to propulsio systems built solely around an internal combustion engine. This EB serves as the I initial interim guidance and will be updated over time to address new aircraft and technology.

II Background.
The Federal Aviation Administration (FAA) has identified a need for guidance for vertiports to be utilized by VTOL aircraft.

The FAA's previous Advisory Circular (AC) on Vertiport Design, published on M 1991, provided guidance for vertiport design and was based on civil tiltrotors mod after military tiltrotor technology. However, the intended aircraft were never used commercially, and the AC was cancelled on July 28, 2010. Currently the closest ty aviation infrastructure, being used by many for comparison purposes, is heliports a helistops. AC 150/5390-2, *Heliport Design*, is based on helicopters with single, ta (front and rear) or dual (side by side) rotors. The emerging VTOL aircraft and inc advanced air mobility (AAM) concepts of operation are yet to be proven to perfor either of these designs or operational templates. Additionally, because VTOL aircr the AAM industry are rapidly evolving, there is limited demonstrated performance on how these aircraft operate.

Research efforts are underway to better understand the performance capabilities an design characteristics of emerging VTOL aircraft. The FAA will develop a perfon based AC on vertiport design in the future that will detail categories of vertiport fa requiring different design criteria depending on the characteristics of the aircraft th plan to support and activity levels at the facility. The future guidance will address advanced operations including autonomy, different propulsion methods, and high t facilities. The AC on vertiport design will also address VTOL aircraft using alterna fuel sources such as hydrogen and hybrid.

FAA Airport Engineering Division

UDOT RESEARCH
Keeping Utah Moving
Utah Department of Transportation - Research Division
4501 South 2700 West - P.O. Box 148410 - SLC,UT 84114-8410

Report No. UT-22.10

AIR MOBILITY TRAJECTORY ANOMALY DETECTION AND OPERATIONAL ADVANCEMENT

Prepared For:

Utah Department of Transportation
Research & Innovation Division

Final Report
June 2022

11-11-22 DRAFT 2023FL-0766/002

ADVANCED AIR MOBILITY AMENDMENTS

2023 GENERAL SESSION
STATE OF UTAH

LONG TITLE
General Description:
This bill amends and enacts provisions related to advanced air mobility systems.
Highlighted Provisions:
This bill:
- defines terms;
- renumbers and amends provisions related to unmanned aircraft systems and organizes those provisions with code related to the Division of Aeronautics;
- amends the powers of the Division of Aeronautics to include oversight of vertiports and other topics related to advanced air mobility systems;
- requires registration of unmanned aircraft systems and advanced air mobility systems;
- grants rulemaking authority to the Department of Transportation to make rules related to registration fees and registration requirements for unmanned aircraft systems and advanced air mobility systems;
- enacts and amends provisions related to preemption of local ordinances and business licensing of advanced air mobility business; and
- makes technical changes.

Money Appropriated in this Bill:
None
Other Special Clauses:
None
Utah Code Sections Affected:
AMENDS:
72-10-102, as last amended by Laws of Utah 2019, Chapters 431, 479
3, as last amended by Laws of Utah 2019, Chapter 431
9, as last amended by Laws of Utah 2018, Chapter 436
0, as last amended by Laws of Utah 2018, Chapter 436

Lilium Gets FAA Certification To Become The Only eVTOL Certified By EASA & FAA



UTAH | U.S. & WORLD | BUSINESS

Walmart drone delivery swooping into Salt Lake City

By Art Raymond | May 24, 2022, 2:45pm MDT

SHARE



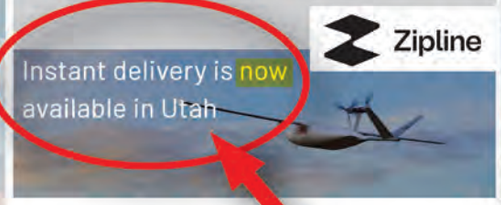
Walmart announced plans on Tuesday, May 24, 2022, to launch its own drone delivery service in six states and 34 store locations, including Salt Lake City, in the coming year. | Walmart

U.S. mega-retailer Walmart on Tuesday announced plans to launch its own drone delivery service in six states and 34 store locations, including Salt Lake City, in the coming year.



DroneUp Partners With Utah Department of Transportation, Division of Aeronautics for Air Mobility & Urban Planning

DroneUp, LLC, an autonomous drone delivery platform and leading drone services provider, today announced it joined the Utah Department of Transportation, Division of Aeronautics Utah Advanced Air Mobility Working Group.



Partnering with Intermountain Healthcare



Utah Welcomes Advanced Air Mobility Companies: DroneUp, Zipline, and More to Come

Utah is becoming a welcome market and regulatory environment for advanced air mobility companies. Air mobility and logistics companies utilizing advanced drone technology have been attracted to Utah to set up partnerships with healthcare, wellness and consumer companies that are a part of the Utah business landscape. Zipline of Simi Valley, California has partnered with IHC and recently GNC. DroneUp of Virginia Beach has partnered with two Utah Walmart locations. These cutting-edge logistics companies are both expanding their operations in Utah and providing Utah consumers with medications, food, and needed (or just wanted) items via sophisticated delivery drones.

WEST LAYTON BUSINESS PARK



The Next Big Thing is Here to Stay



The first aircraft to come off Joby's Pilot Production Line in Marina, CA (left).

Archer

Archer Aviation aircraft disrupts electric flying taxi market





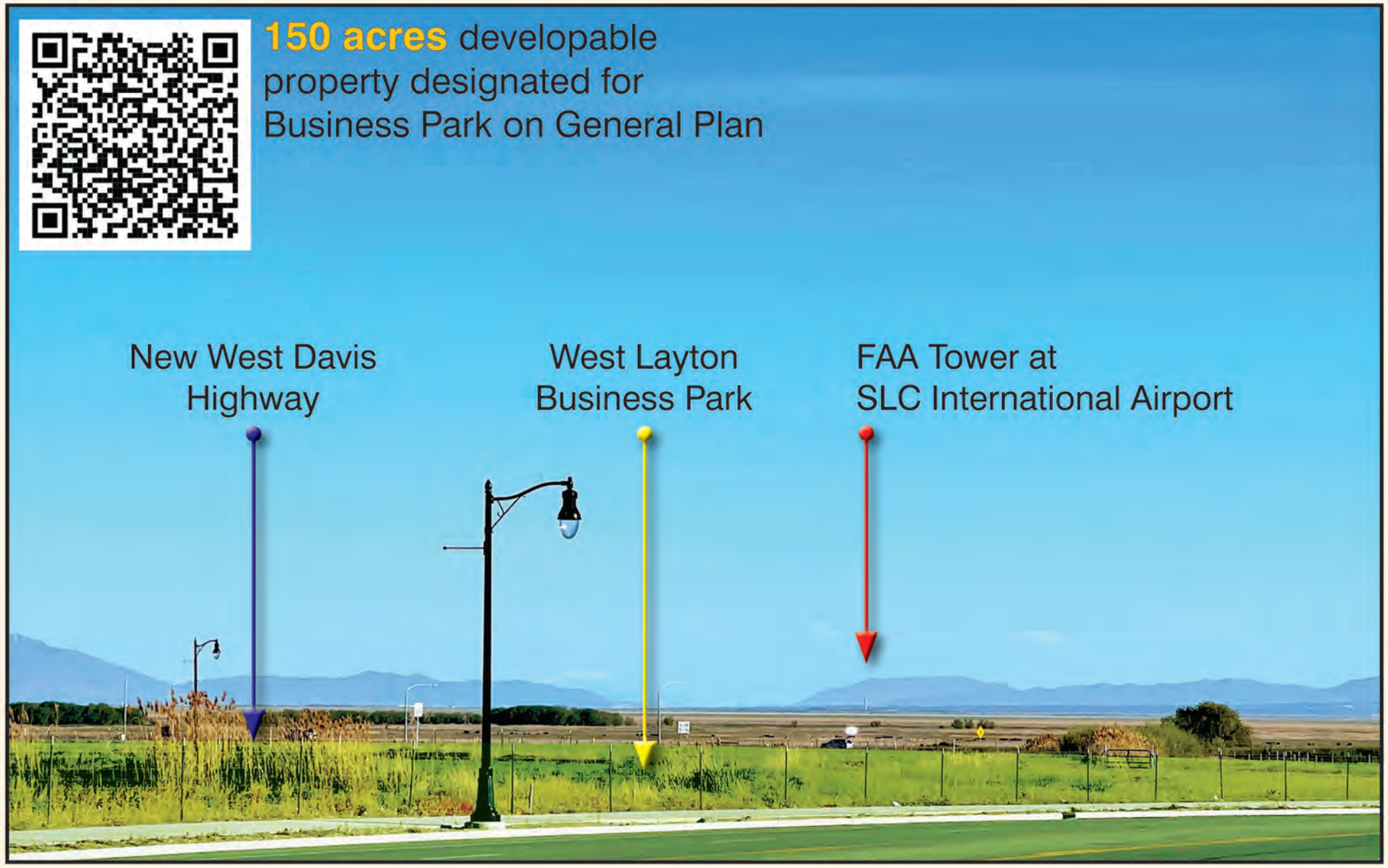




Layton City

LAYTON CITY

DO YOU VERTIPORT?



West Layton Business Park



Utah's Air Logistics and Transportation Alliance

The Air Logistics and Transportation Alliance is a coalition of industry leaders, policymakers, and community members working together to build a safe, collaborative, and prosperous future for all Utahns through advanced air mobility.



CARGO TRANSPORT

Enabling Economic Opportunity

Autonomous aerial cargo vehicles will help Utah businesses transport their products more efficiently. By reducing our reliance on ground-based cargo transport, cargo drones will help alleviate traffic congestion, increase the safety of Utah's roads, improve air quality, and stimulate economic growth across our state. Together, we can create a future where advanced air mobility not only helps businesses thrive but also strengthens the fabric of our communities.



DELIVERY

Serving Communities Across Utah

Autonomous aerial delivery is already revolutionizing the way Utahns access everything from lifesaving medicines to their favorite takeout food. We're committed to safely expanding delivery services to reduce traffic congestion, improve air quality, lower shipping costs, hasten delivery times, and expand the range of products available to Utah residents.



COMMUNITY INFRASTRUCTURE

Uniting Communities and Creating Access for Every Utahn

Advanced air mobility requires new and modified ground infrastructure to enable electric aircraft to take off, land, charge, load and unload passengers and cargo. We are facilitating critical engagement between community members, policymakers, and industry leaders to ensure this new infrastructure is safe and enhances the local quality of life.



PASSENGER TRANSPORT

Changing the Way Utahns Move

Electric and other new types of aircraft will revolutionize urban and regional mobility in Utah with new modes of passenger transportation. With the right approach, AAM will provide Utahns with more travel choices that reduce traffic congestion and improve mobility.

Hexcel in Spotlight as Utah Gov Announces "Project Alta" Coalition for Advanced Air Mobility

JUNE 24, 2024

Watch video

Hexcel was recently at center stage of a major announcement by Utah Governor Spencer Cox of the new Air Logistics and Transportation Alliance that plans to make Utah a major hub for a next generation of innovation in air travel – the development and public adoption of all-electric air vehicles.



This new initiative, also known as "Project Alta," is a coalition of industry leaders, policymakers, and community members working together to build a safe, collaborative, and prosperous future through advanced air mobility, according to the Utah Aerospace and Defense industry association 47G.

During a news conference held at Hexcel Salt Lake City in front of a crowd of aerospace and defense industry leaders and Utah lawmakers, Philippe Chevrier – President of Americas & Global Fibers for Hexcel, described how local industry, especially Hexcel, is contributing to this exciting new frontier in aviation.

"Utah is the home of the largest high performance and aerospace-grade carbon fiber production facility in North America," Philippe said. "This is where we develop and produce the extremely strong and lightweight carbon fiber composite materials that are used for the fuselage, wings, tails, and most flight-critical structures that are found on modern airplanes, UAVs, unmanned air vehicles and drones, rocket boosters, helicopters, and the structures and rotor blades for the new, all-electric, battery-powered air taxis that will soon be flying in major urban centers, including, hopefully here in Salt Lake City."

Advanced Air Mobility (AAM) promises to be the next big transportation innovation, according to Michael Huerta, former Administrator of the Federal Aviation Administration and Acting U.S. Secretary of Transportation. He recently joined 47G as the chair of the 47G Project Alta Alliance.

"We are at the dawn of a new age in air transportation. Advanced Air Mobility is a rapidly emerging new sector of the aerospace industry, which aims to safely and efficiently integrate highly automated aircraft into our national airspace system," he said. "AAM is not a single technology, but ... a collection of new and emerging technologies being applied to the aviation transportation system."



HOLISTIC

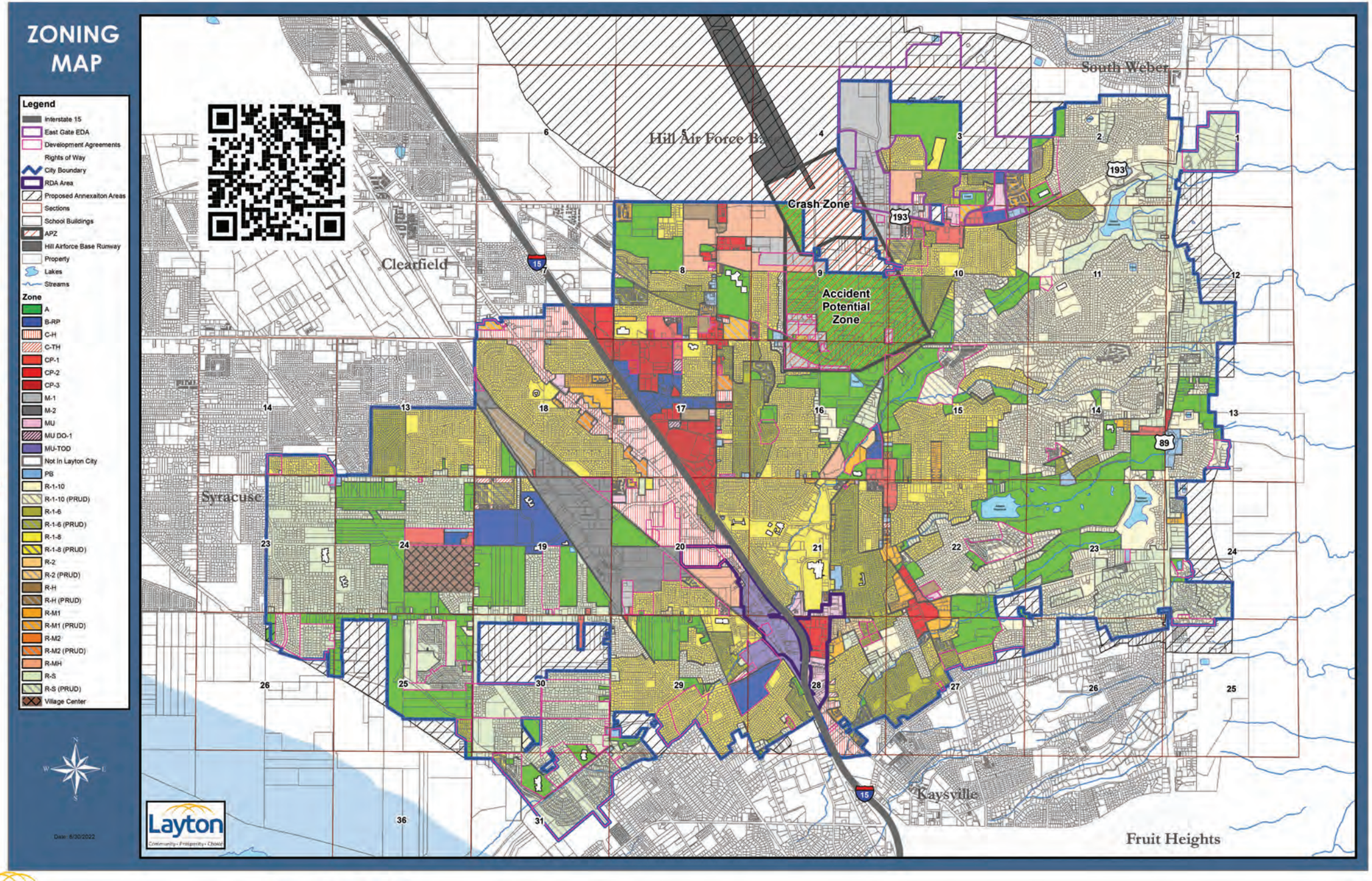
An Elevated Approach

The key to unlocking the full potential of advanced air mobility in Utah lies in creating a responsible regulatory framework that enables innovation, enhances safety, and lays the foundation for sustainable growth. By connecting industry leaders and community members with policymakers we are fostering a regulatory environment that ensures Utah's advanced air mobility ecosystem meets the unique needs and values of our communities.

LAYTON CITY
Layton City

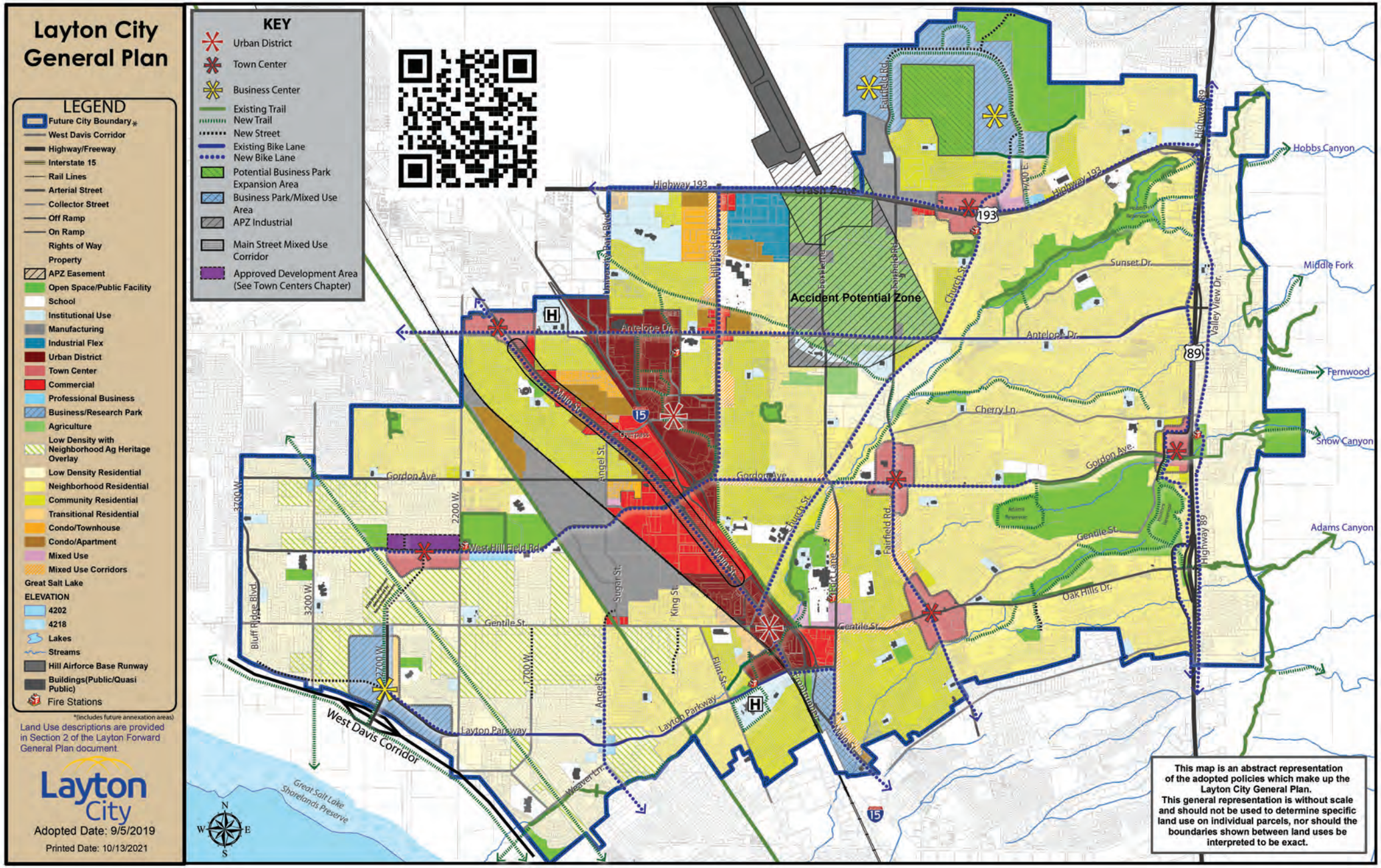
LAYTON CITY

Layton Zoning Map



WEST LAYTON BUSINESS PARK

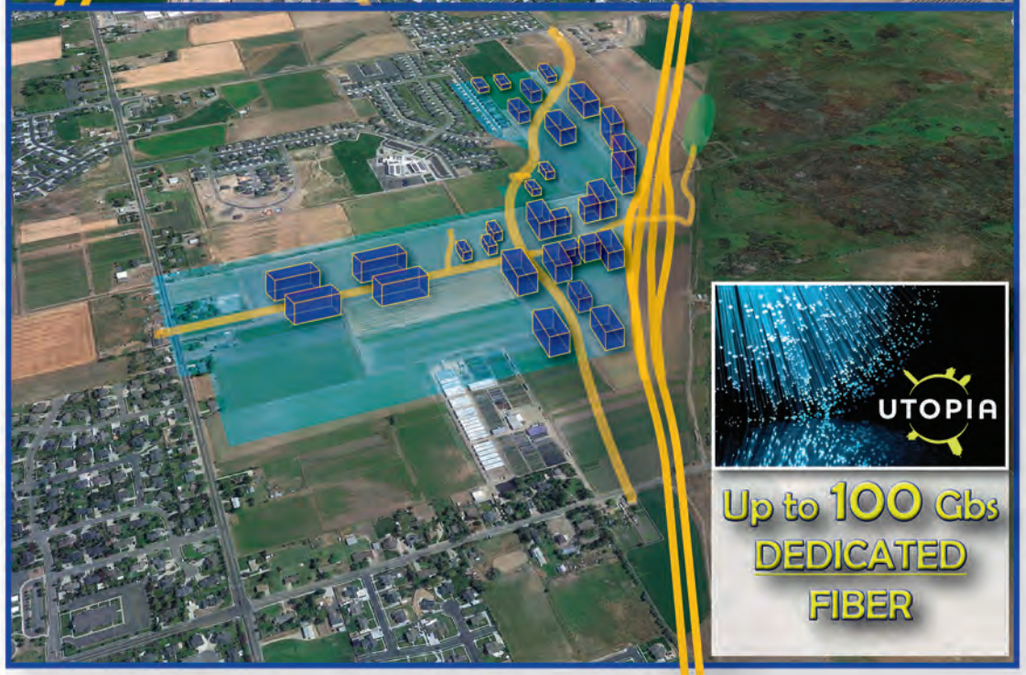
Layton General Plan Map



Layton City

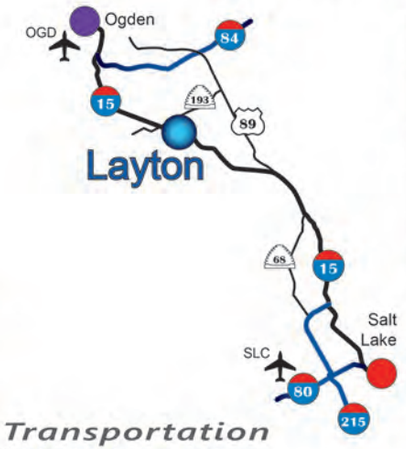
WEST LAYTON BUSINESS PARK





Infrastructure

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 (25 minutes)
- Ogden Airport (15 minutes)

2 UTA Frontrunner commuter rail stations;

Utilities *(2700 W & Layton Parkway)*

Existing	**8" Sanitary Sewer**
Existing	**36" Storm Sewer**
Existing	**10" Water**
Existing	**12" Secondary Water**
Existing	**8" Land Drain**
Existing	**RMP: Electrical Power**
Existing	**Enbridge Gas: Natural Gas**
Existing	**UTOPIA Fiber Network**

Location

Conveniently located at the new West Davis Corridor 2700 West interchange, only minutes from I-15 and Frontrunner Commuter Rail, Layton Hills Mall, Hill Air Force Base, 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: Weston Applonie, CED Director, wapplonie@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

WEST LAYTON BUSINESS PARK

Workforce & Incentives

Northern Utah Worforce

With average wages below the national average and labor force participation rate above the national average, the Northern Utah region is one of the strongest, hardest-working economies in the nation.

Northern Utah Labor Data

With legacy industries such as aerospace and manufacturing, to innovative advanced composites and outdoor products industries, to an emerging financial services and tech presence, Northern Utah has the labor and supply chain you need.

Northern Utah Major Employers

Northrop Grumman, Boeing, Lockheed, General Dynamics, General Atomics, Janicki, Kihomac, WesTest, Rantec, Infinite Technologies, ES3, Draper Technologies, BAE Systems - all located in and around Layton to support the Base.



Hill Air Force Base

Located on Layton's north boundary, Hill AFB is Utah's largest single site employer with nearly 27,000 employees, $12.8B annual economic impact.

Economic Impact

State of Utah Incentives

Incentives are offered as tax credits or grants. They're disbursed only after the company has met contractual performance benchmarks, including job creation, capital expenditure, and payment of new state taxes.

State of Utah Tax Incentives

The Utah Legislature created the Economic Development Tax Increment Financing (EDTIF) corporate incentive program in 2005.

Local Tax Incentives

Layton City provides incentives to businesses seeking to locate or expand to Layton. Incentives include reimbursement through tax increment financing agreements within designated and adopted urban renewal areas.

Local Demographics

Layton City is a remarkably resilient and vibrant community joined together by a diverse population, one of the most diverse housing options and opportunities along the Wasatch Front, a diverse environment from the Wasatch Mountain Range to the Great Salt Lake, and a diverse economy encompassing everything from retail to aerospace.

More Information About Layton

https://www.laytonecon.org

Layton City

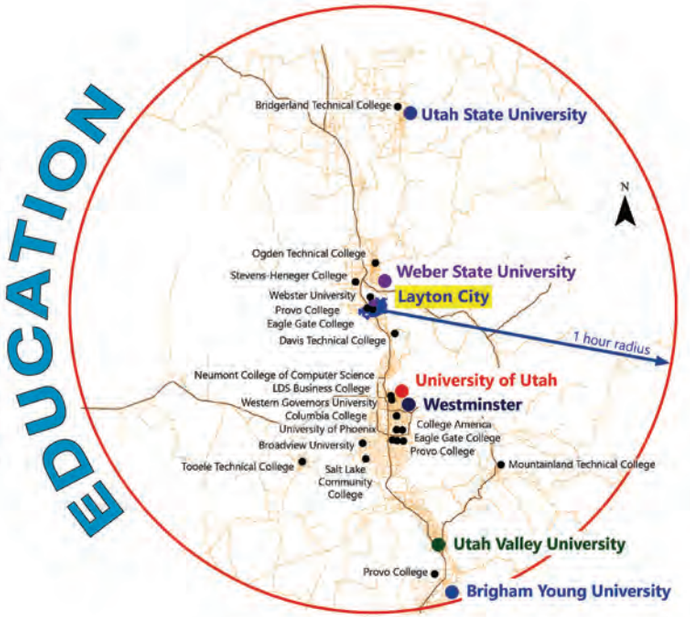
WEST LAYTON BUSINESS PARK

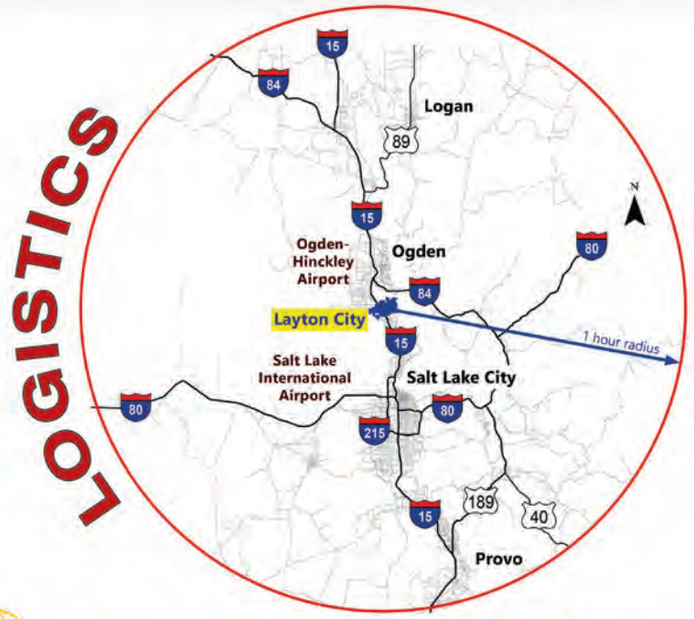
TAXING ENTITY	TAX RATE
DAVIS SCHOOL DIST	0.003233
STATE BASIC SCHOOL LEVY	0.001379
STATE CHARTER SCHOOL LEVY	0.000079
DAVIS COUNTY	0.000774
COUNTY LIBRARY	0.000222
DAVIS COUNTY HEALTH & SERVICES	0.000143
COUNTY ASSESS & COLLECT LEVY	0.000124
DAVIS COUNTY FLOOD	0.000099
COUNTY ANIMAL WELFARE SERVICES	0.000098
MULTICNTY ASESS & COLLECT LEVY	0.000014
LAYTON CITY	0.001143
NORTH DAVIS SEWER	0.000320
WEBER BASIN WATER	0.000191
MOSQUITO ABATEMENT	0.000093
SCHOOL DISTRICT GO BOND	0.001615
TOTAL	0.009527

DAVIS COUNTY PROPERTY TAX RATES 2025

Education

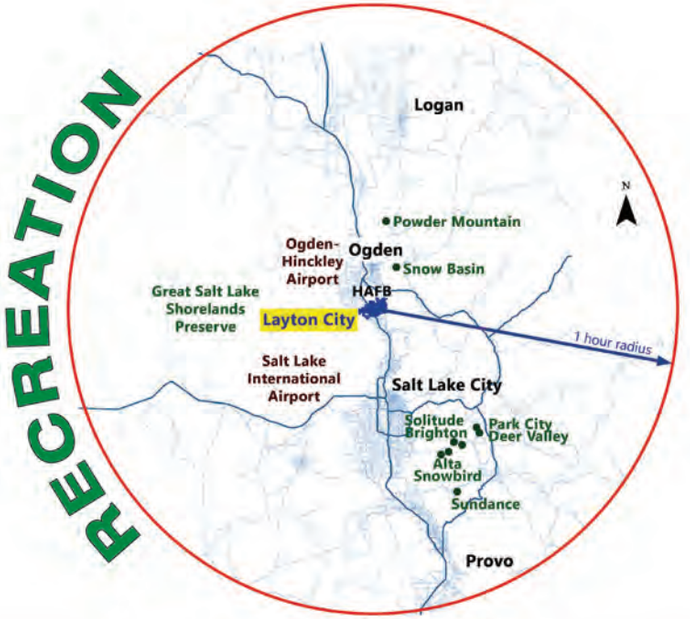
Weber State University Davis Campus is located right here in Layton. In addition, the Northern Utah School of Academy of Math, Engineering and Scence (NUAMES), the #1 ranked magnet school in Utah, is also located right here in Utah. Layton is located within 1 hour from every major University, college and techical school in northern Utah.



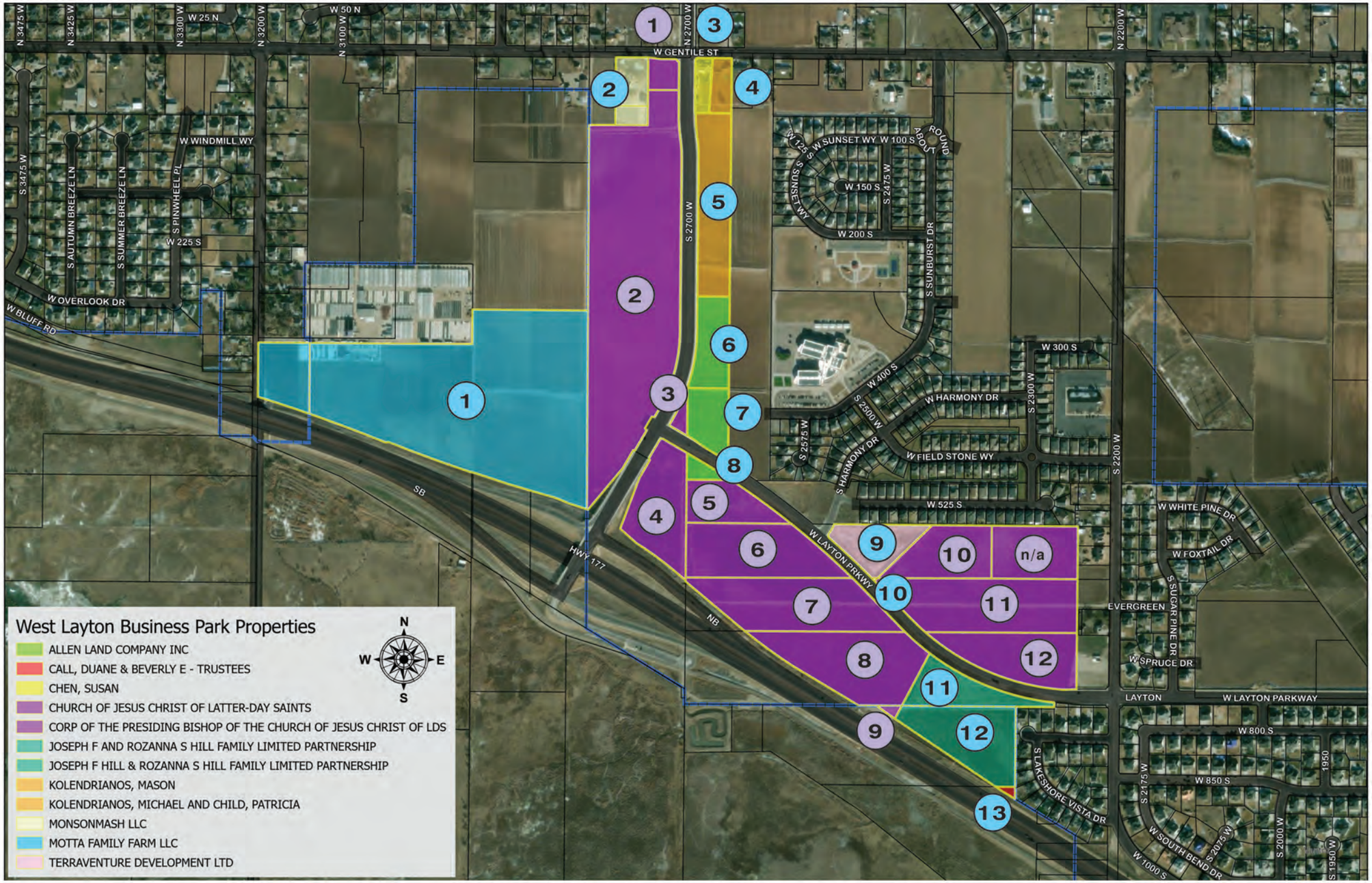


Local Businesses

There are over 3,000 regisetered businesses located in Layton. Many suppliers to the aerospace, defense, composite and healthcare industries are located right here in Layton or in other nearby communities.



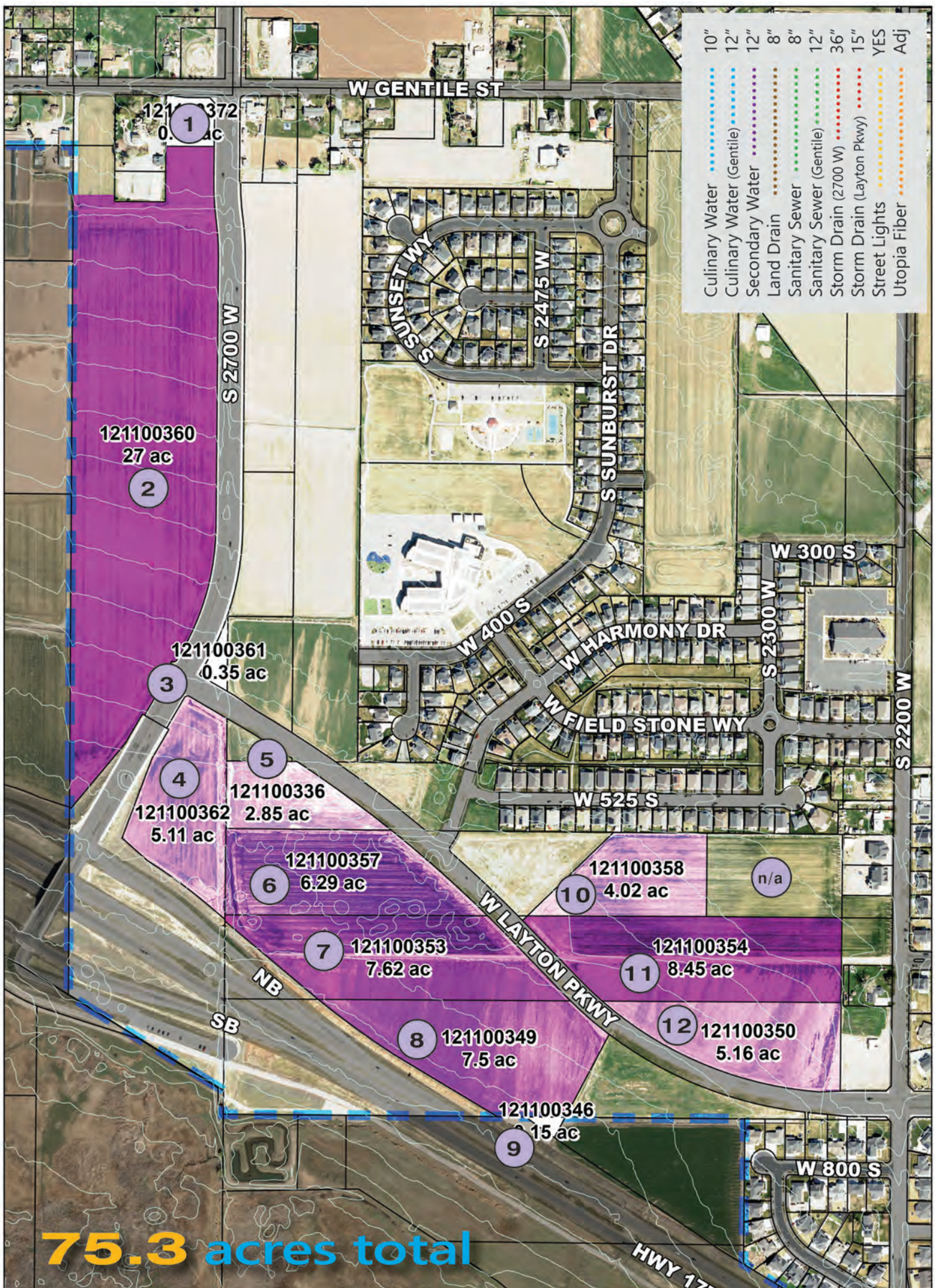
West Layton Business Park Property Owners



WEST LAYTON BUSINESS PARK

Layton City

Church of Jesus Christ of Latter-Day Saints Property



WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

Parcel 12-110-0372 : 0.83 acres

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

For more information, contact:

TYLER HEATH
ASSET MANAGER
PROPERTY RESERVE, INC.
51 S. MAIN ST., SUITE 301
SALT LAKE CITY, UT 84111
OFFICE: 801-321-8704
Tyler.Heath@pripd.com

For more information, contact:

TAYLOR LEAVITT
ASSET MANAGER
PROPERTY RESERVE, INC.
51 S. MAIN ST., SUITE 301
SALT LAKE CITY, UT 84111
OFFICE: 801-321-8748
taylor.leavitt@landreserve.com

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0360 : 27 acres

For more information, contact:

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WEST LAYTON BUSINESS PARK

Parcel 12-110-0361 : 0.35 acres

3

For more information, contact:

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taylor.leavitt@landreserve.com

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0362 : 5.11 acres

WEST LAYTON BUSINESS PARK

Parcel 12-110-0336 : 2.85 acres

For more information, contact:

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taylor.leavitt@landreserve.com

WEST LAYTON BUSINESS PARK

Parcel 12-110-0357 : 6.51 acres

For more information, contact:

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Tyler.Heath@pripd.com

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taylor.leavitt@landreserve.com

WEST LAYTON BUSINESS PARK

Parcel 12-110-0353 : 7.77 acres

For more information, contact:

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taylor.leavitt@landreserve.com

WEST LAYTON BUSINESS PARK

Parcel 12-110-0349 : 7.58 acres

WEST LAYTON BUSINESS PARK

Parcel 12-110-0346 : 0.15 acres

9

Culinary Water	10″
Culinary Water (Gentile)	12″
Secondary Water	12″
Land Drain	8″
Sanitary Sewer	8″
Sanitary Sewer (Gentile)	12″
Storm Drain (2700 W)	36″
Storm Drain (Layton Pkwy)	15″
Street Lights	YES
Utopia Fiber	Adj

121100349
7.5 ac

121100346
0.15 ac

121100346

HWY 177

N E S W

0 10 20 40 Feet

Layton City Boundary

7.504

Church of Jesus Christ of Latter Day Saints

0.15

For more information, contact:

TYLER HEATH
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51 S. MAIN ST., SUITE 301
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OFFICE: 801-321-8748
taylor.leavitt@landreserve.com

Layton City

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0358 : 4.02 acres

For more information, contact:

TYLER HEATH
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SALT LAKE CITY, UT 84111
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OFFICE: 801-321-8748
taylor.leavitt@landreserve.com

WEST LAYTON BUSINESS PARK

Parcel 12-110-0354 : 8.45 acres

For more information, contact:

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OFFICE: 801-321-8748
taylor.leavitt@landreserve.com

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0350 : 5.16 acres

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

121100358
4.02 ac

121100350

121100350
5.16 ac

W LAYTON PKWY

121100346
0.15 ac

Layton City Boundary
Church of Jesus Christ of Latter-Day Saints
0.15
4.02
5.16
7.504
7.618
8.451

0 25 50 100 Feet

N W E S

12

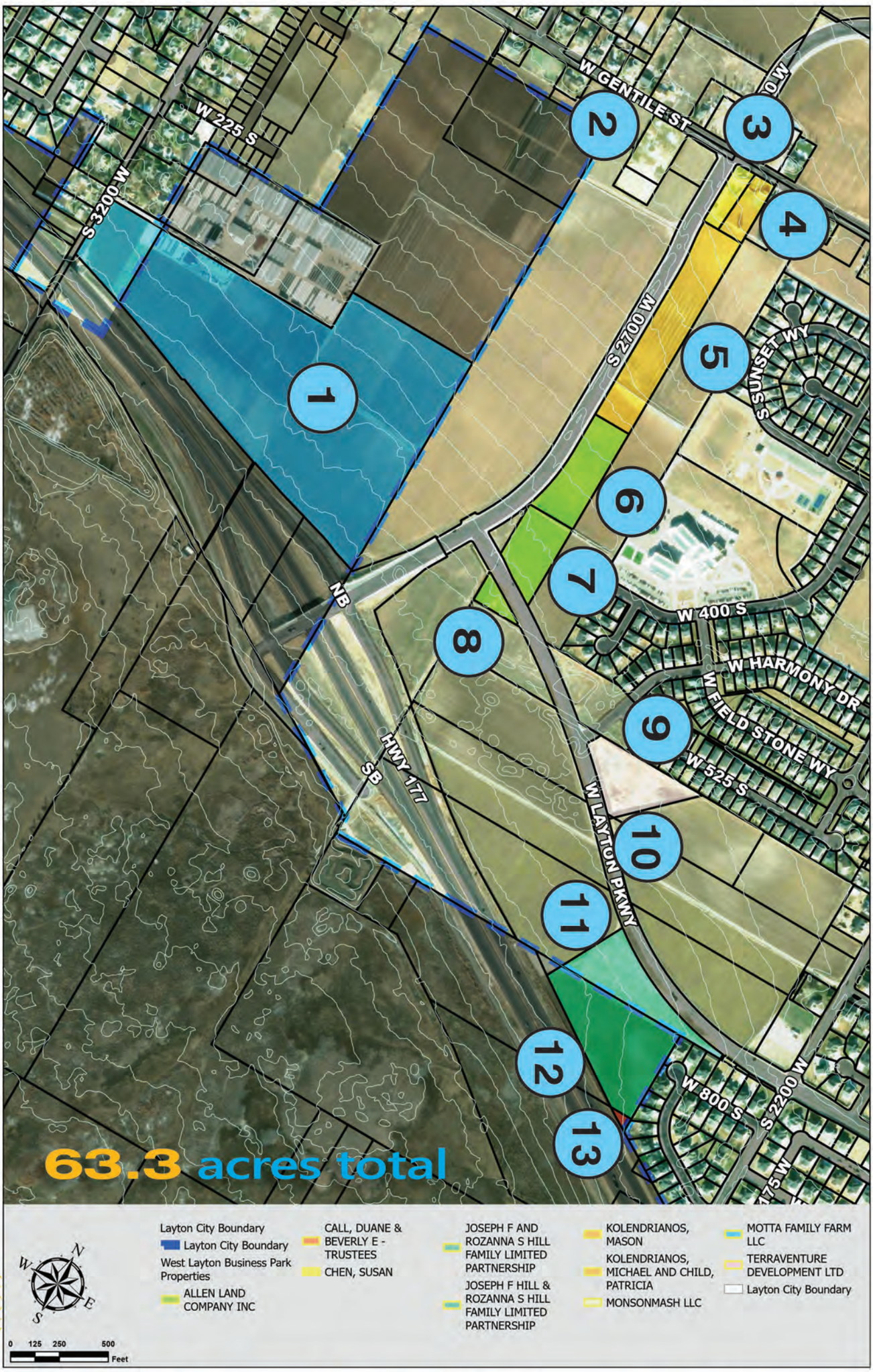
For more information, contact:

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51 S. MAIN ST., SUITE 301
SALT LAKE CITY, UT 84111
OFFICE: 801-321-8704
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For more information, contact:

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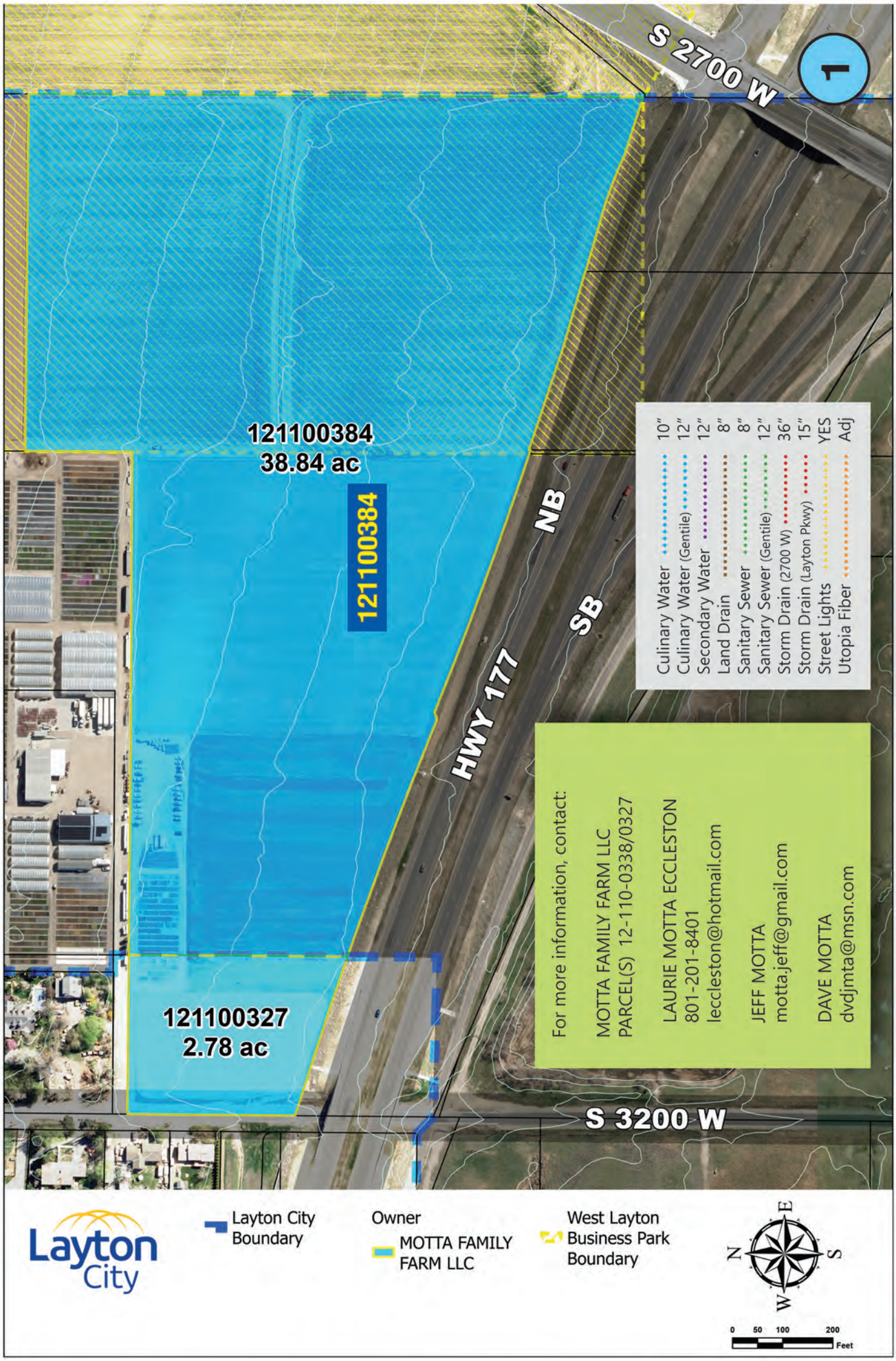
All Other Owners of Property



Layton City

LAYTON CITY

Parcel 12-110-0384 : 38.8 acres
Parcel 12-110-0327 : 2.78 acres



Layton City

WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

Parcel 12-110-0319 : 1.38 acres
Parcel 12-110-0216 : 0.55 acres

For more information, contact:

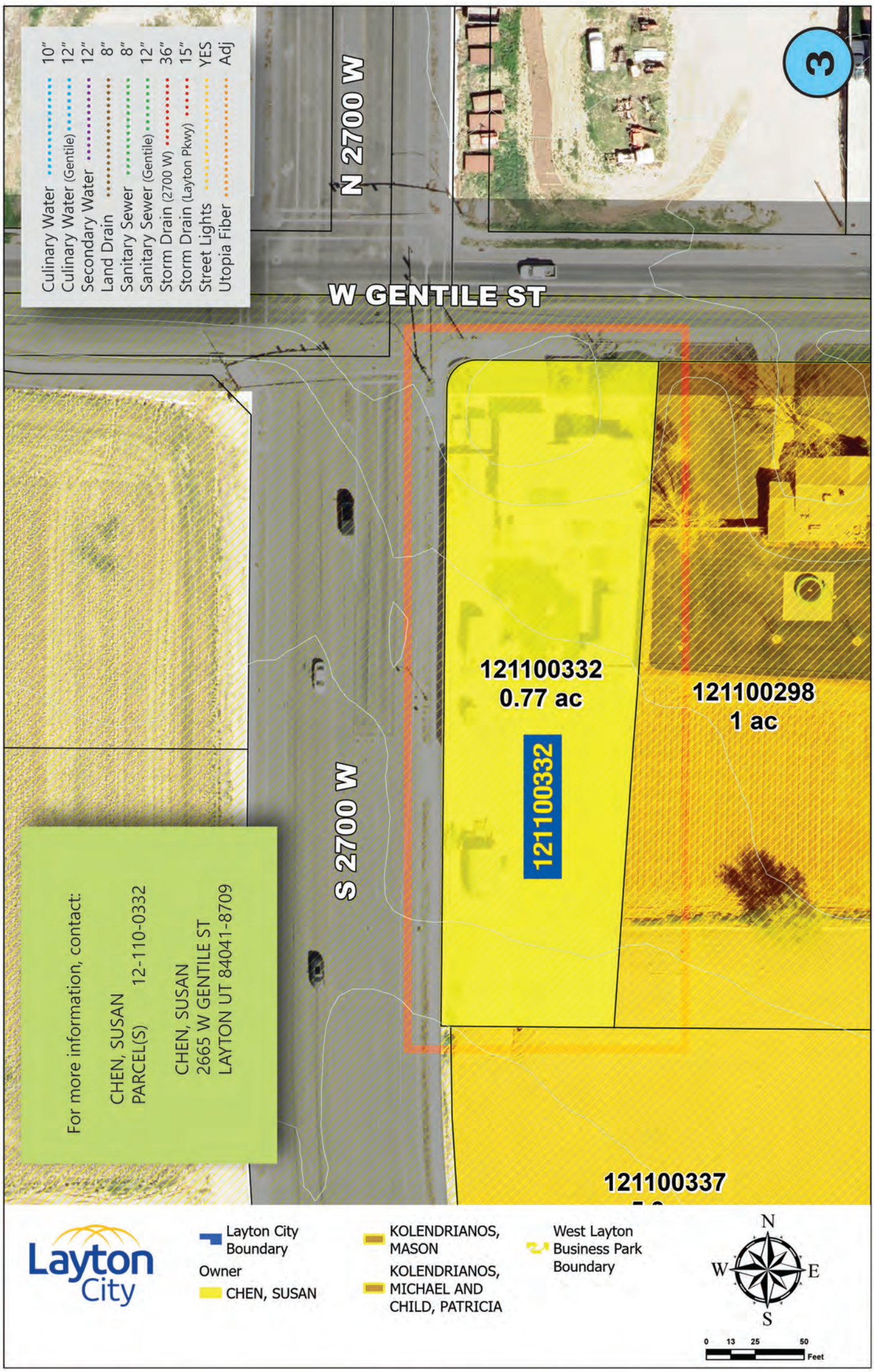
MONSONMASH LLC
PARCEL(S) 12-110-0319
12-110-0216

ALEXANDER MASHBURN
247 S 650 W
FARMINGTON, UT 84025-4416

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

Layton City

Parcel 12-110-0332 : 0.77 acres



Layton City

WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

Parcel 12-110-0298 : 0.99 acres

4

For more information, contact:

KOLENDRIANOS, MICHAEL AND CHILD, PATRICIA
PARCEL(S) 12-110-0298

KOLENDRIANOS, MICHAEL H & DANA M
2601 W GENTILE ST
LAYTON UT 84041-8709
801-725-1928

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0337 : 5.29 acres

For more information, contact:

KOLENDRIANOS, MICHAEL AND CHILD, PATRICIA
PARCEL(S) 12-110-0337

KOLENDRIANOS, MICHAEL H & DANA M
2601 W GENTILE ST
LAYTON UT 84041-8709
801-725-1928

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

S 2700 W

121100337
5.3 ac

121100332
0.77 ac

121100298
1 ac

5

Owner
- Layton City Boundary
- ALLEN LAND COMPANY INC
- CHEN, SUSAN
- KOLENDRIANOS, MASON
- KOLENDRIANOS, MICHAEL AND CHILD, PATRICIA
- MONSONMASH LLC
- West Layton Business Park Boundary

0 25 50 100 Feet

N W E S

WEST LAYTON BUSINESS PARK

Parcel 12-110-0370 : 2.76 acres

Culinary Water	10″
Culinary Water (Gentile)	12″
Secondary Water	12″
Land Drain	8″
Sanitary Sewer	8″
Sanitary Sewer (Gentile)	12″
Storm Drain (2700 W)	36″
Storm Drain (Layton Pkwy)	15″
Street Lights	YES
Utopia Fiber	Adj

For more information, contact:

ALLEN LAND COMPANY INC
PARCEL(S) 12-110-0333
12-110-0334
12-110-0370

ALLEN LAND COMPANY INC
8678 S SUGARLOAF CIR
SANDY UT 84093-2128

S 2700 W

121100333

121100370
2.76 ac

121100337
5.3 ac

121100370

6

Layton City

Layton City Boundary

Church of Jesus Christ of Latter Day Saints
0.15
0.353
0.834
2.851
4.02

5.105
5.16
6.29
7.504
7.618
8.451
27

Owner
ALLEN LAND COMPANY INC
KOLENDRIANOS, MICHAEL AND CHILD, PATRICIA

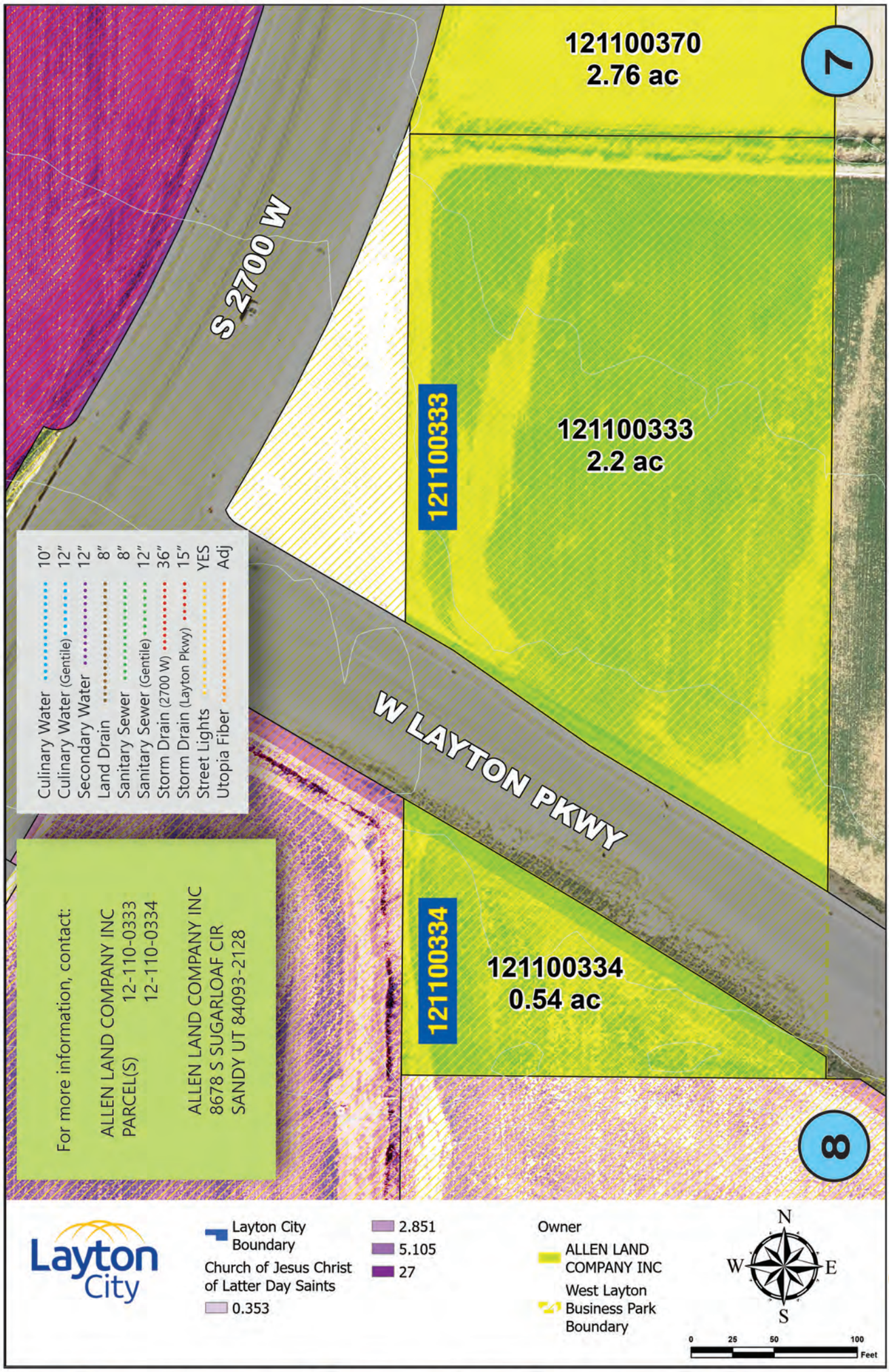
West Layton Business Park Boundary

N E S W

0 25 50 100 Feet

Layton City

Parcel 12-110-0333 : 2.20 acres
Parcel 12-110-0334 : 0.54 acres



Layton City

WEST LAYTON BUSINESS PARK

WEST LAYTON BUSINESS PARK

Parcel 12-110-0359 : 2.77 acres
Parcel 12-110-0356 : 0.01 acres

Culinary Water	10"
Culinary Water (Gentile)	12"
Secondary Water	12"
Land Drain	8"
Sanitary Sewer	8"
Sanitary Sewer (Gentile)	12"
Storm Drain (2700 W)	36"
Storm Drain (Layton Pkwy)	15"
Street Lights	YES
Utopia Fiber	Adj

For more information, contact:

TERRAVENTURE DEVELOPMENT LTD
PARCEL(S) 12-110-0359
12-110-0356

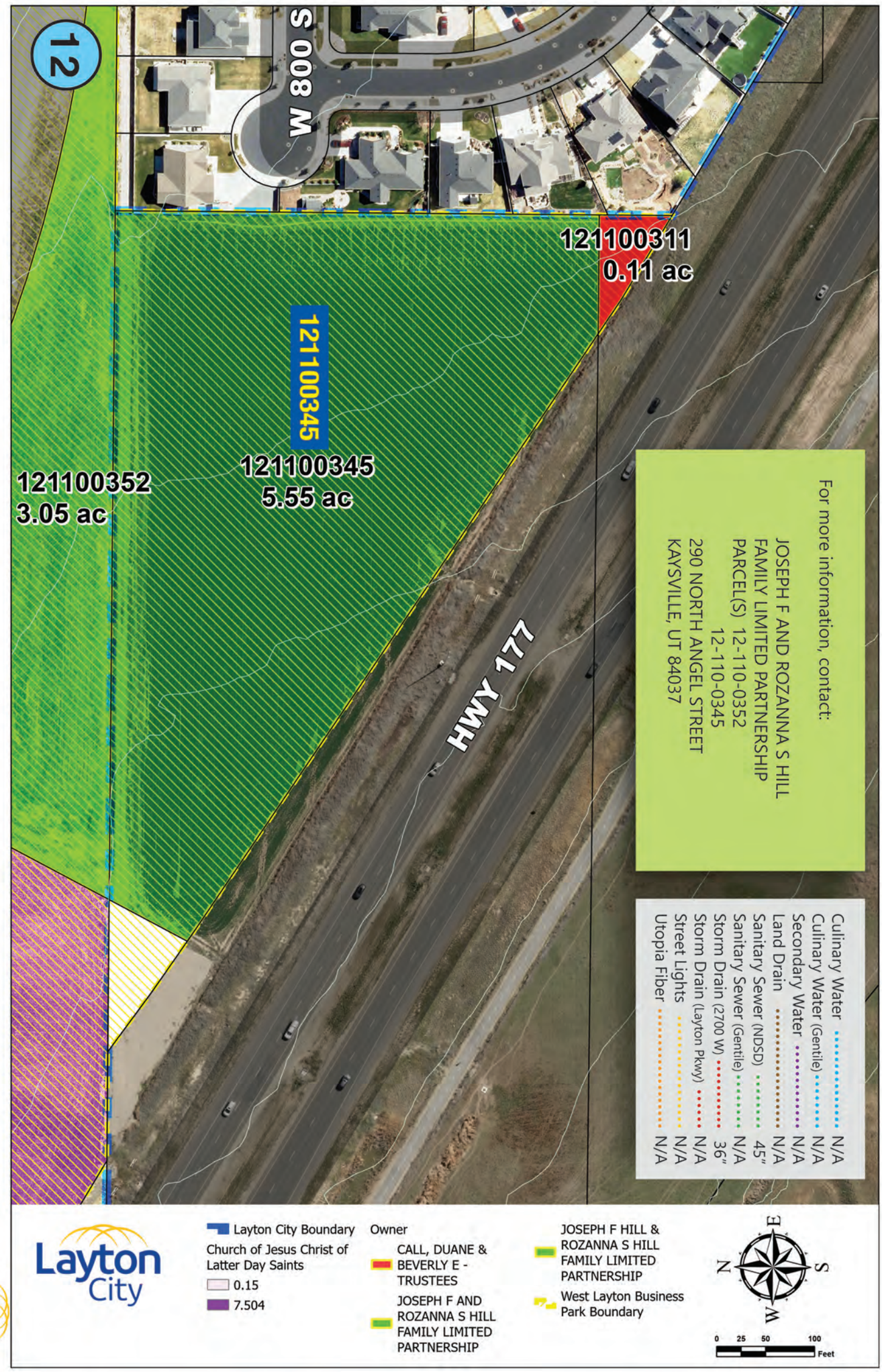
STUART ADAMS
475 N THIRD W STE 204
KAYSVILLE, UT 84037
(801) 546-6000
sa@theadamsco.com

Layton City

WEST LAYTON BUSINESS PARK

Parcel 12-110-0352 : 3.05 acres

Parcel 12-110-0345 : 5.46 acres



WEST LAYTON BUSINESS PARK

Layton City

Parcel 12-110-0311 : 0.11 acres



Layton City

WEST LAYTON BUSINESS PARK

Why Choose Layton City



Why Layton?

LAYTON CITY

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 Hil 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....



Refered 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 opportuntiies provided by the Layton Parks and Recreation Department



Recreation

Take adavantage 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....



Map to Lakes in Northern Utah



Map to Ski Resorts in Northern Utah

LAYTON CITY

Layton City

LAYTON CITY

Layton has everything for your logistics needs including:

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

Logistics

25

Layton is....

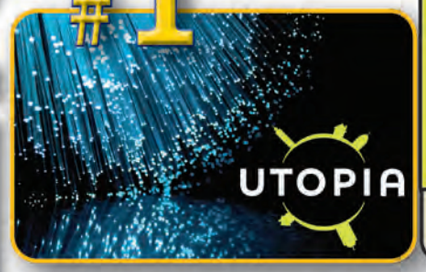


Logistic Map of Northern Utah

- 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

#1



- 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

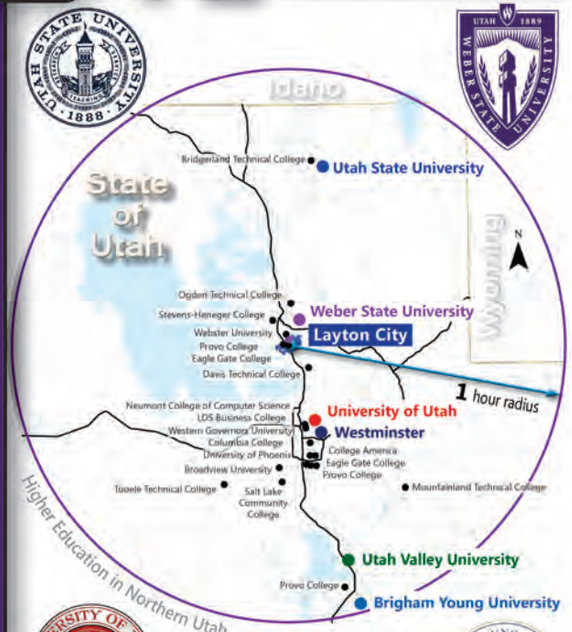
- Weber State University Davis Campus is located in Layton, and Layton is under 1 hour from Utah's 6 major Universities, and 19 colleges/technical schools
  - Northern Utah Academy of Math, Engineering, and Science *(NUAMES)* is located in Layton
  - Layton increases the workforce pipeline, offering 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



Higher Education in Northern Utah

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





















LAYTON CITY

LAYTON CITY

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

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

#1 Layton City Population 90,004

in Davis County
#2 North of Salt Lake City



As of the 2020 Census, the City had a population of 81,783; growing an average of 1.9% annually over the past decade

Layton City Annual Taxable Retail Sales

$2.43 billion



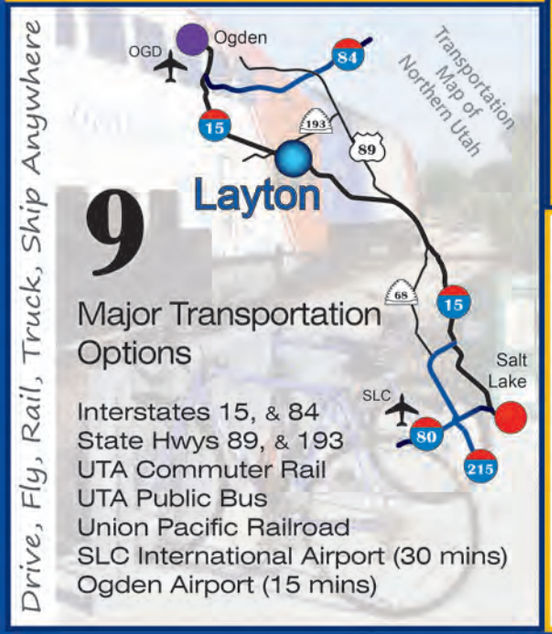
#1 in Davis County
#2 North of Salt Lake City



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

Up to **100 GB** Dedicated Fiber

UTOPIA Fiber



9 Major Transportation Options

Interstates 15, & 84
State Hwys 89, & 193
UTA Commuter Rail
UTA Public Bus
Union Pacific Railroad
SLC International Airport (30 mins)
Ogden Airport (15 mins)

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

747 2025 New Housing Permits

#1 in Davis County

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



20 minutes to the *Greatest Snow on Earth* at Snowbasin

Enjoy every major ski resort along the Wastach within a 1 hour drive

Step into the Outdoors

5.1% Rent Savings

in Davis County

- At $1,538/mo. Layton's median rent is 5.1% LESS than the Davis County, Utah median and 3.4% 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	$1,496
Davis County*	$1,621
Salt Lake County	$1,592
Utah County	$1,541

#1 Restaurants 215

in Davis County

254 food producers/retail options

Organized Sports to Nature

Recreation

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

Be Entertained

Entertainment

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



LAYTON CITY

Layton City

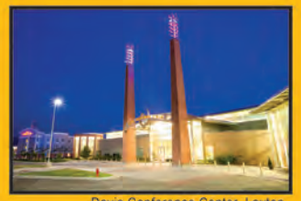
LAYTON CITY


Free UTA MidTown Trolley, Layton


Layton Frontrunner



MidTown Layton


Davis Conference Center, Layton

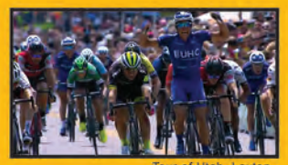

Great Salt Lake Shoreland Preserve


Andy Adams Pond, Layton

Time for Everything


Bonneville Shoreline Trail, Layton


Downtown Office, Layton


Tour of Utah, Layton


Miles of Mountain Biking


Layton Aquarium & Wildlife


Layton Housing below the Wasatch Mountains
















Layton City Parks and Recreation


Weber State University, Davis Campus


Best Western; 1 of 10 Hotels in Layton


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

Time to Play


Snowbasin Resort


Valley View Golf Course

Time to Eat


Holy Smoke BBQ


Weller's Bistro

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

Layton

Community • Prosperity • Choice

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

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Thank You

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LAYTON CITY

Layton City

WEST LAYTON BUSINESS PARK

Layton City