

# Redevelopment Agency of Layton City

2023

April 2023

Layton CED • Community & Economic Development

RDA/EDA/CDA Report

## Layton Redevelopment Agency Report

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## Forward

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### History

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

*Ordinance 98-40*

### RDA Board Members

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

### Staff Members

Chad Wilkinson  
Lon Crowell












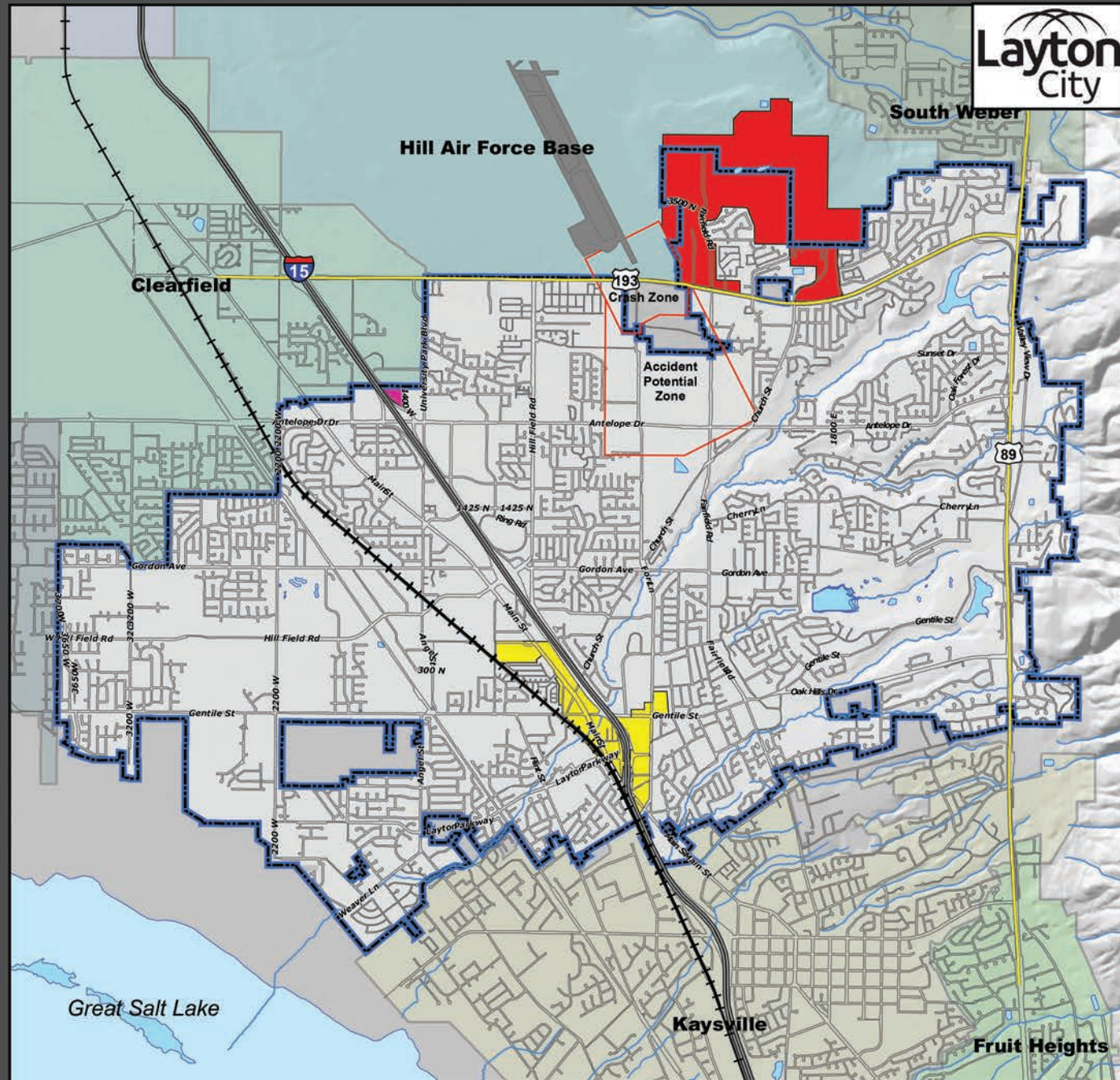
# REDEVELOPMENT AGENCY

RDA  
EDA  
CDA

## LOCATION MAP

### Legend

-  Rail Lines
-  Interstate 15
-  APZ
-  Lakes
-  Streams
-  City Boundary
-  East Gate Development
-  CDA Boundary RCW
-  RDA Area

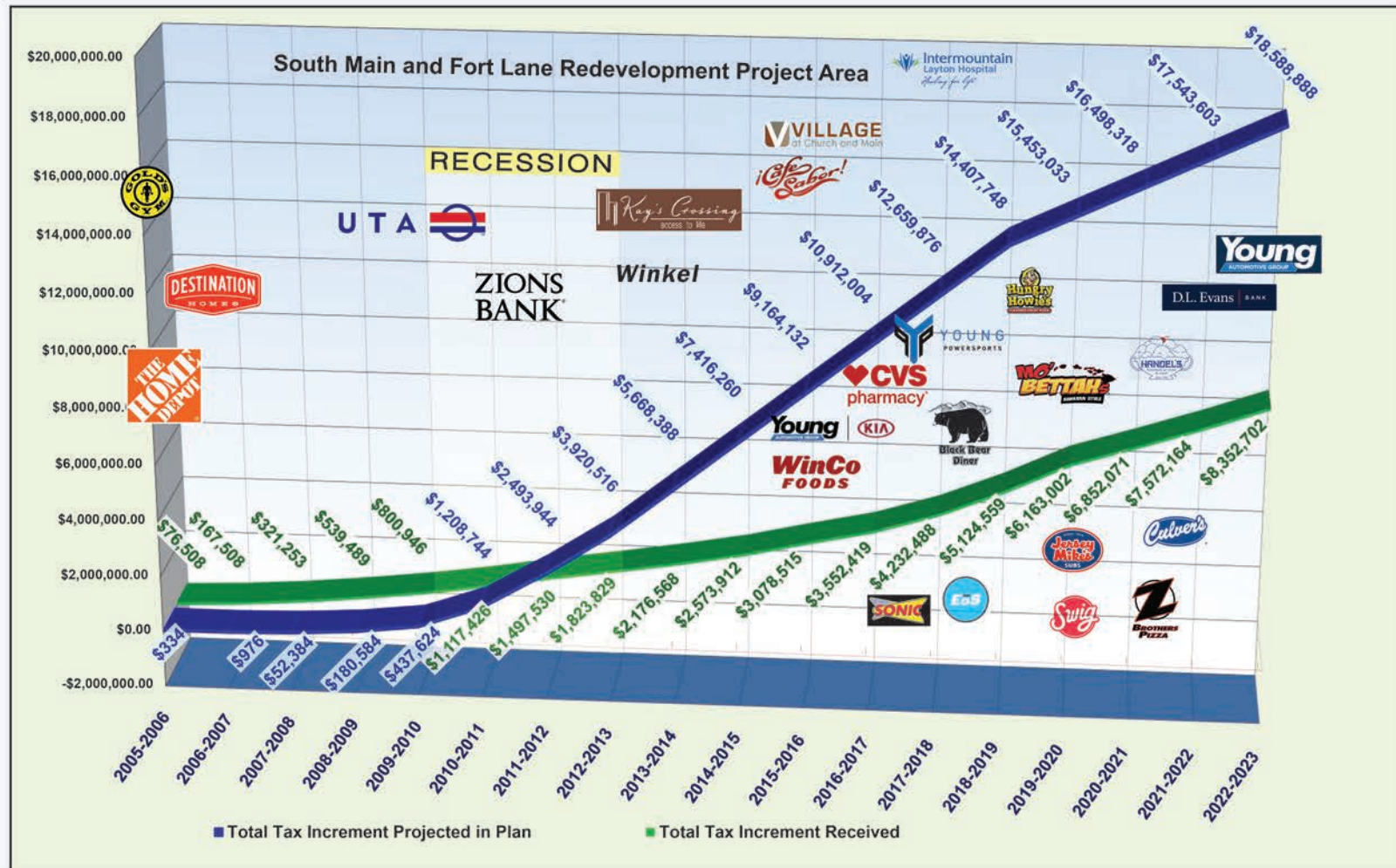




# RDA Tax Increment

Adopted 2004, Expires 2029

Affordable Housing:  
20% of Increment

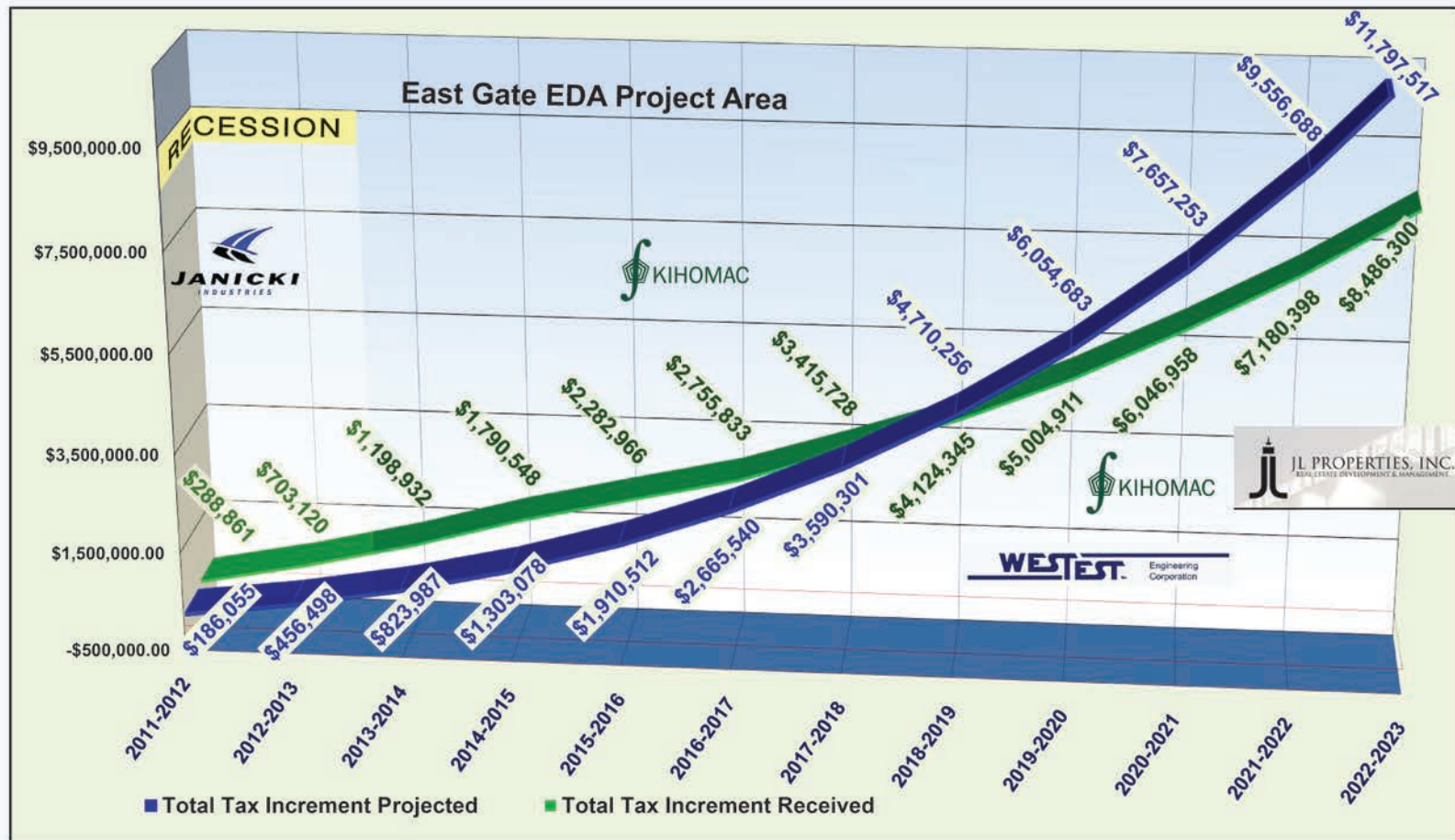


Cumulative Total

# EDA Tax Increment

Adopted 2004, Expires 2035

Initiated 2010



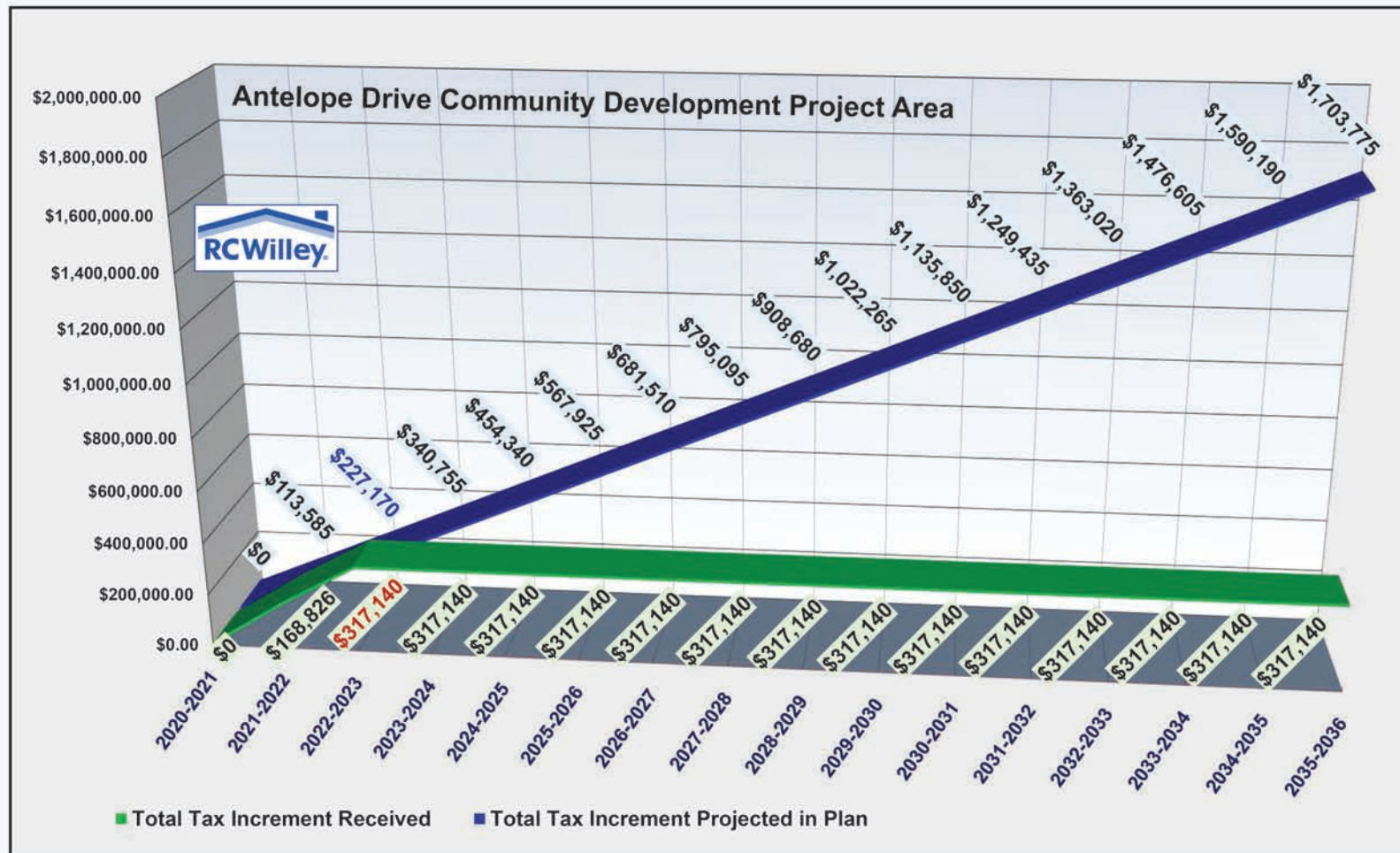
Cumulative Total



## CDA Projected Tax Increment

Adopted 2016, Expires 2044

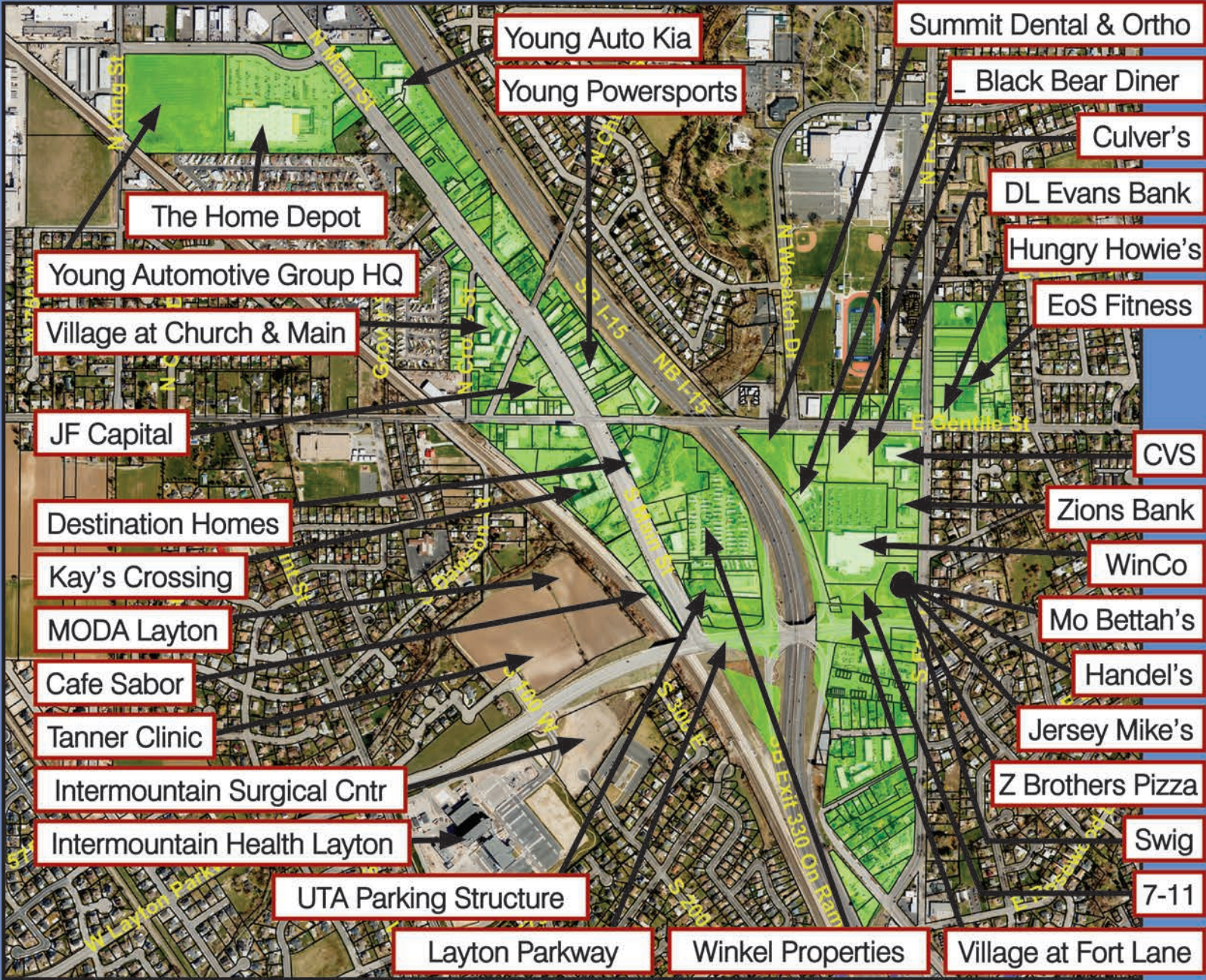
\$1,705,500 Obligated by Agreement



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



# South Main/Fort Lane





## South Main/Fort Lane Redevelopment Area

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

### South Main (RDA)

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

### South Fort Lane (RDA)

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

#### Base Valuation:

\$44,088,615

#### Prior Year Total Valuation:

\$138,836,597

#### Current Total Valuation:

\$164,113,724

#### Difference:

+\$25,277,127





# EoS Fitness

(Replaced Gold's Gym)

18 N FORT LN

Year Built:	2005
Square Footage:	35,550
RDA Investment:	\$0
Base:	1,057,110
2022 Estimated Increment Received:	\$24,523
Permit Fees Received:	\$9,615
Construction Valuation:	\$1,057,110
2022 Total Tax Valuation:	\$2,671,983







## The Home Depot



Year Built:	2005
Square Footage:	104,886
RDA Investment:	\$0
Base:	\$702,879
2022 Estimated Increment Received:	\$56,146
Permit Fees Received:	\$53,625
Construction Valuation:	\$702,879
2022 Total Tax Valuation:	\$8,420,264

449 N MAIN



## Destination Homes

Year Built:	2006
Square Footage:	27,645
RDA Investment:	\$0
Base:	\$279,065
2022 Estimated Increment Received:	\$33,393
Permit Fees Received:	\$117,996
Construction Valuation:	\$3,100,000
2022 Total Tax Valuation:	\$4,739,138







## Layton Parkway Interchange



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

## Zions Bank

Year Built:	2011
Square Footage:	3,790
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$7,480
Permit Fees Received:	\$95,738
Construction Valuation:	\$335,105
2022 Total Tax Valuation:	\$1,121,761







## Well's Fargo Bank



Year Built:	1965
Year of Last Remodel:	2019
Square Footage:	4,526
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$7,400
Permit Fees Received:	N/A
Construction Valuation:	N/A
2022 Total Tax Valuation:	\$1,109,781

320 E GENTILE



# Kay's Crossing

60 \$ MAIN

Year Built:	2014
Square Footage:	120,128
RDA Investment:	\$744,000
Base:	\$0
2022 Estimated Increment Received:	\$142,864
Permit Fees Received:	\$770,849
Construction Valuation:	\$11,800,000
2022 Total Tax Valuation:	\$38,955,000
2022 Tax Value:	\$21,425,250





## Historic Train Station

Year Built:	1911
Year Renovated:	2016
Square Footage:	3,685
RDA Investment:	\$15,000
CDBG Investment:	\$280,500
Base:	\$0
2022 Estimated Increment Received:	\$3,770
Permit Fees Received:	\$4,158
Construction Valuation:	\$300,000
2022 Total Tax Valuation:	\$565,349

200 S MAIN



## Villas at Church & Main

100 N CROSS ST

Year Built:	2016
Square Footage:	1,022,688
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$64,605
Permit Fees Received:	\$833,554
Construction Valuation:	\$4,999,995
2022 Total Tax Valuation:	\$17,616,000







WinCo

Year Built:	2016
Square Footage:	85,785
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$56,641
Permit Fees Received:	\$544,239
Construction Valuation:	\$7,000,000
2022 Total Tax Valuation:	\$8,494,500

200 S FORT LN



## Young Kia

Year Built:	2016
Square Footage:	26,971
RDA Investment (Infrastructure):	\$193,583
+ 100% of Increment, projected:	\$1,150,000
Base:	\$938,049
2022 Estimated Increment Received:	\$37,828
Permit Fees Received:	\$76,188
Construction Valuation:	\$2,820,000
2022 Total Tax Valuation:	\$4,769,338







## Beans & Brews



Year Built:	2017
Square Footage:	1,950
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$2,120
Permit Fees Received:	\$50,353
Construction Valuation:	\$257,120
2022 Total Tax Valuation:	\$317,948

100 S FORT LN



## CVS Pharmacy



50 \$ FORT LN

Year Built:	2017
Square Footage:	14,745
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$19,722
Permit Fees Received:	\$162,466
Construction Valuation:	\$1,400,000
2022 Total Tax Valuation:	\$2,957,736





## Marco's Pizza

Year Built:	2017
Square Footage:	1,565
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$2,489
Permit Fees Received:	\$5,088
Construction Valuation:	\$17,104
2022 Total Tax Valuation:	\$373,242

100 S FORT LN



# Young Powersports

(Replaced Layton Cycle)

Year Built:	2017
Square Footage:	14,805
CDBG Investment:	\$13,200
Base:	\$0
2022 Estimated Increment Received:	\$9,041
Permit Fees Received:	\$3,044
Construction Valuation:	\$250,000
2022 Total Tax Valuation:	\$1,355,911



60 N MAIN





## Black Bear Diner



Year Built:	2018
Square Footage:	5,424
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$11,625
Permit Fees Received:	\$35,585
Construction Valuation:	\$700,000
2022 Total Tax Valuation:	\$1,743,393

310 E GENTILE ST



## Hungry Howie's

14 N FORT LN

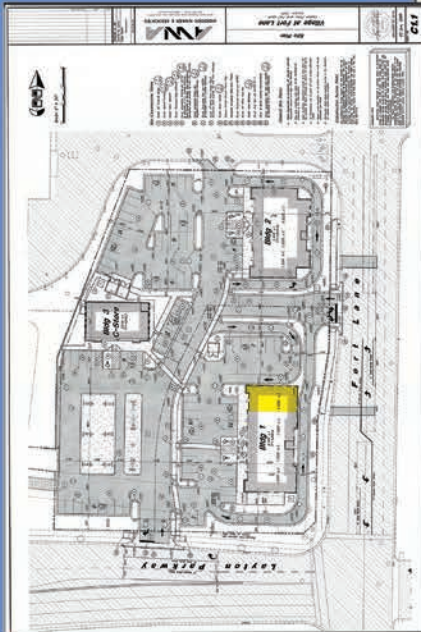
Year Built:	2019
Square Footage:	1,115
RDA Investment:	\$0
Base:	\$255,360
2022 Estimated Increment Received:	\$651
Permit Fees Received:	\$4,636
Construction Valuation:	\$110,000
2022 Total Tax Valuation:	\$347,451







## Jersey Mike's



Year Built:	2020
Square Footage:	1,600
RDA Investment:	\$0
Base:	\$0
2021 Estimated Increment Received:	\$2,841
Permit Fees Received:	\$13,944
Construction Valuation:	\$432,278
2021 Total Tax Valuation:	\$426,081

260 S FORT LANE

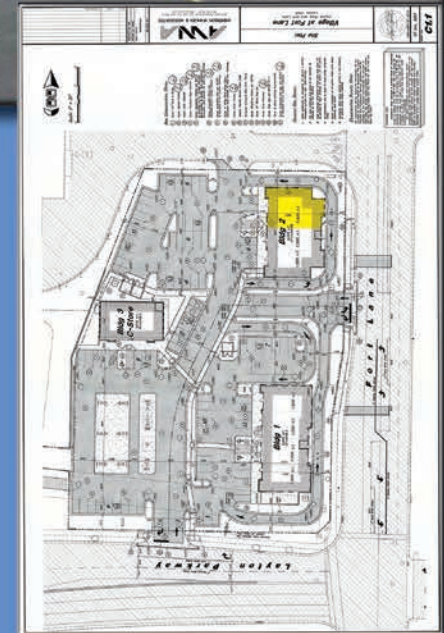




## Mo Bettah's

240 S FORT LANE

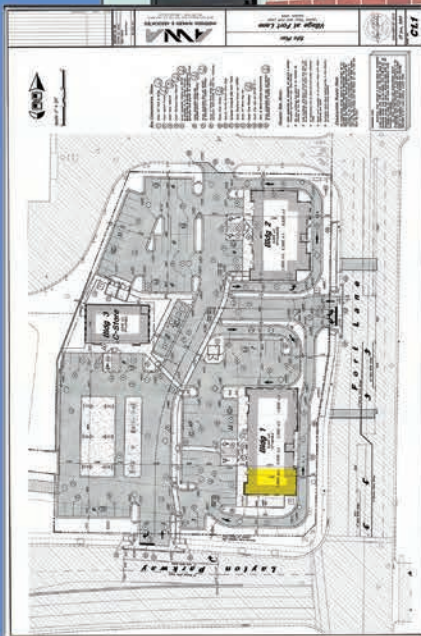
Year Built:	2020
Square Footage:	2,620
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$4,652
Permit Fees Received:	\$27,078
Construction Valuation:	\$149,153
2022 Total Tax Valuation:	\$697,707







Swig



Year Built:	2020
Square Footage:	1,600
RDA Investment:	\$0
Base:	\$0
2021 Estimated Increment Received:	\$2,841
Permit Fees Received:	\$17,587
Construction Valuation:	\$228,258
2021 Total Tax Valuation:	\$426,081

260 S FORT LANE



7-11

405 LAYTON PKWY

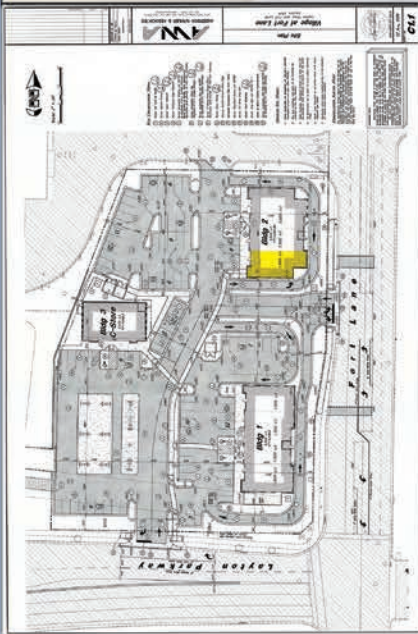
Year Built:	2020
Square Footage:	3,062
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$2,879
Permit Fees Received:	\$81,629
Construction Valuation:	\$1,000,000
2022 Total Tax Valuation:	\$431,812







## Handel's Ice Cream



Year Built:	2021
Square Footage:	3,020
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$5,363
Permit Fees Received:	\$13,655
Construction Valuation:	\$105,426
2022 Total Tax Valuation:	\$804,228

240 S FORT LANE

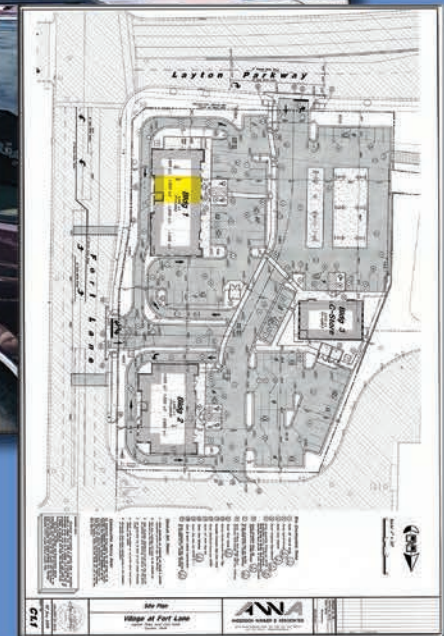




## Z Brothers Pizza

260 S FORT LANE

Year Built:	2021
Square Footage:	3,000
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$5,327
Permit Fees Received:	\$11,747
Construction Valuation:	\$201,313
2022 Total Tax Valuation:	\$798,902







## Culver's

Year Built:	2021
Square Footage:	4,330
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$8,720
Permit Fees Received:	\$121,071
Construction Valuation:	\$1,400,000
2022 Total Tax Valuation:	\$1,307,812

340 E GENTILE ST





## DL Evans Bank

Year Built:	2022
Square Footage:	3,829
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$10,744
Permit Fees Received:	\$98,078
Construction Valuation:	\$1,500,000
2022 Total Tax Valuation:	\$1,611,290



360 E GENTILE ST





## Summit Dental & Orthodontics

Year Built:	2022
Square Footage:	11,321
RDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$6,840
Permit Fees Received:	\$138,115
Construction Valuation:	\$1,698,150
2022 Total Tax Valuation:	\$1,023,409

250 E GENTILE ST

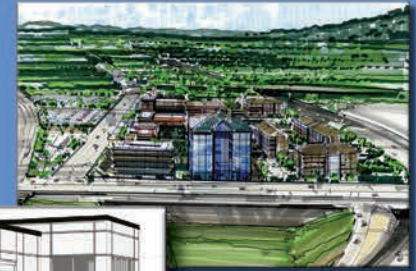
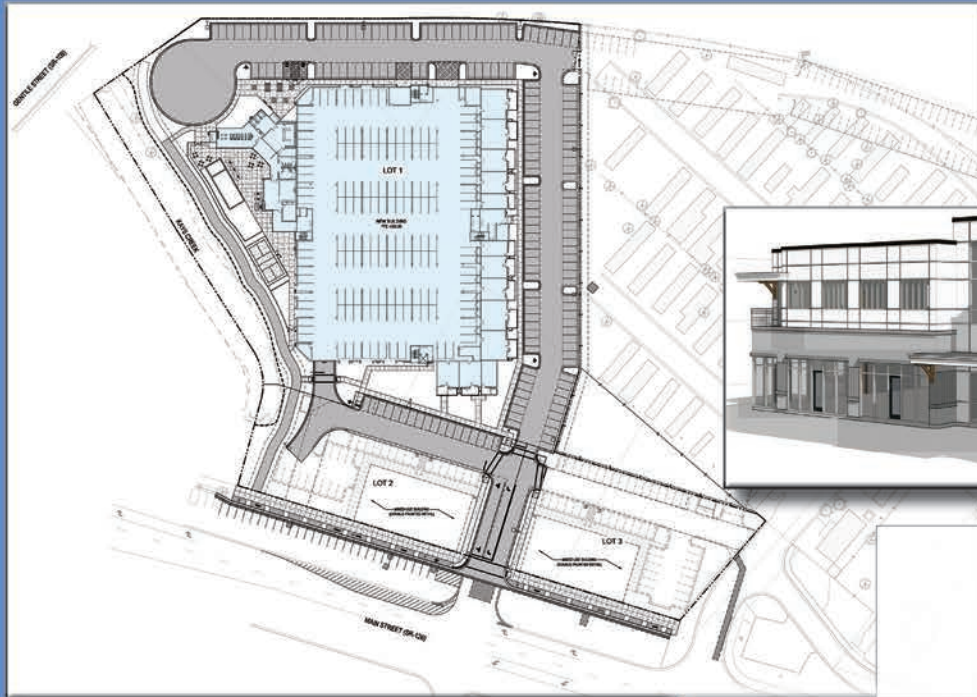


## Young Auto HQ

Year Built:	2022
Square Footage:	152,046
RDA Investment:	\$1,000,000
Base:	\$8,167
2022 Estimated Increment Received:	\$11,731
Permit Fees Received:	\$1,040,670
Construction Valuation:	\$18,000,000
2022 Total Tax Valuation:	\$1,751,490
Estimated Value once Completed:	\$26,000,000

613 W 500 N





## Winkel Properties

Year Built:	N/A
Square Footage:	tbd
RDA Investment:	\$1,324,847
Base:	\$965,190
2022 Estimated Increment Received:	\$56,813
Permit Fees Received:	\$0
Construction Valuation:	\$0
2022 Total Tax Valuation:	\$7,324,413



189 S MAIN







# East Gate Economic Development Area Map





## East Gate Economic Development Area

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

### East Gate (EDA)

Janicki  
Kihomac  
WesTest/Rantec  
Grayhawk Business Park  
Layton Medical  
Fairfield Road  
3500 North Road  
JL Ventures Property

#### Base Valuation:

\$29,481,017

#### Prior Year Total Valuation:

\$141,015,468

#### Current Total Valuation:

\$175,529,385

#### Difference:

+\$34,513,917





## Janicki Industries

3835 N FAIRFIELD

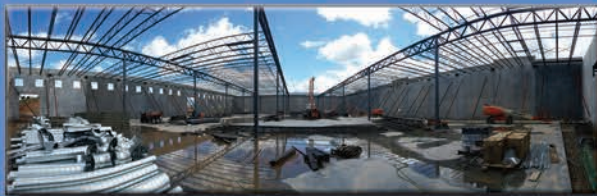
Year Built:	2011
Square Footage:	100,000
EDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$75,277
Permit Fees Received:	\$362,535
Construction Valuation:	\$5,079,756
2022 Total Tax Valuation:	\$8,464,056







## Kihomac, Inc.



Year Built:	2016
Square Footage:	127,025
EDA Investment:	\$706,960
Base:	\$0
2022 Estimated Increment Received:	\$130,286
Permit Fees Received:	\$362,535
Construction Valuation:	\$8,843,429
2022 Total Tax Valuation:	\$14,650,190

3800 N FAIRFIELD



## WesTest & Rantec

2980 N CHURCH ST

Year Built:	2019
Square Footage:	27,895
EDA Investment:	\$304,600
Base:	\$0
2022 Estimated Increment Received:	\$43,874
Permit Fees Received:	\$170,870
Construction Valuation:	\$2,200,000
2022 Total Tax Valuation:	\$4,826,579





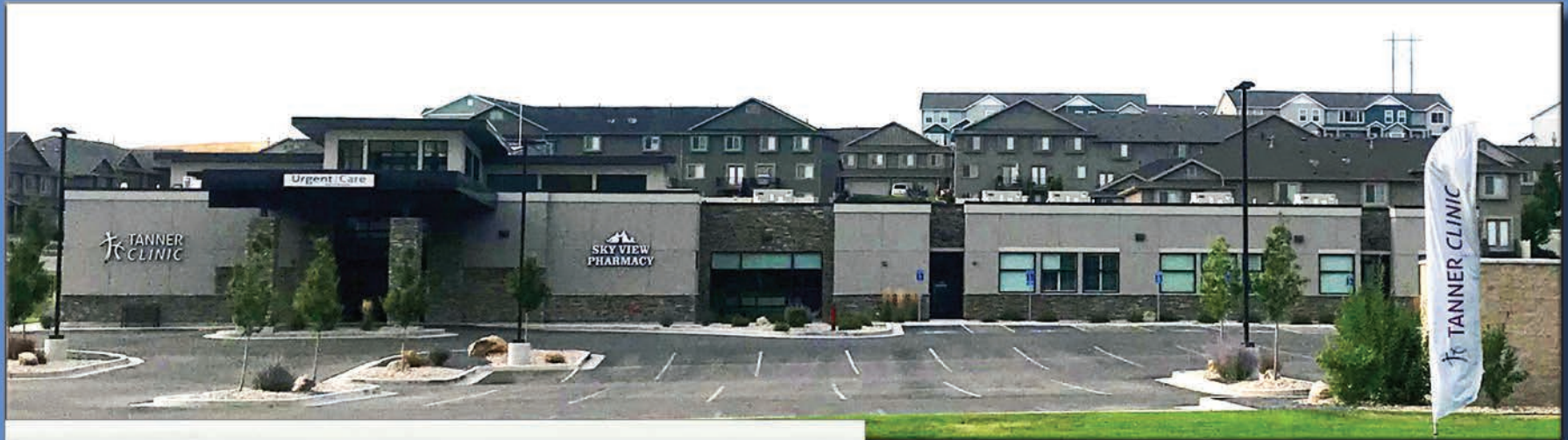


## Layton Medical



Year Built:	2011-2012
Square Footage:	260,488
EDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$78,263
Permit Fees Received:	\$459,847
Construction Valuation:	\$2,564,398
2022 Total Tax Valuation:	\$8,652,334

2940 N CHURCH ST



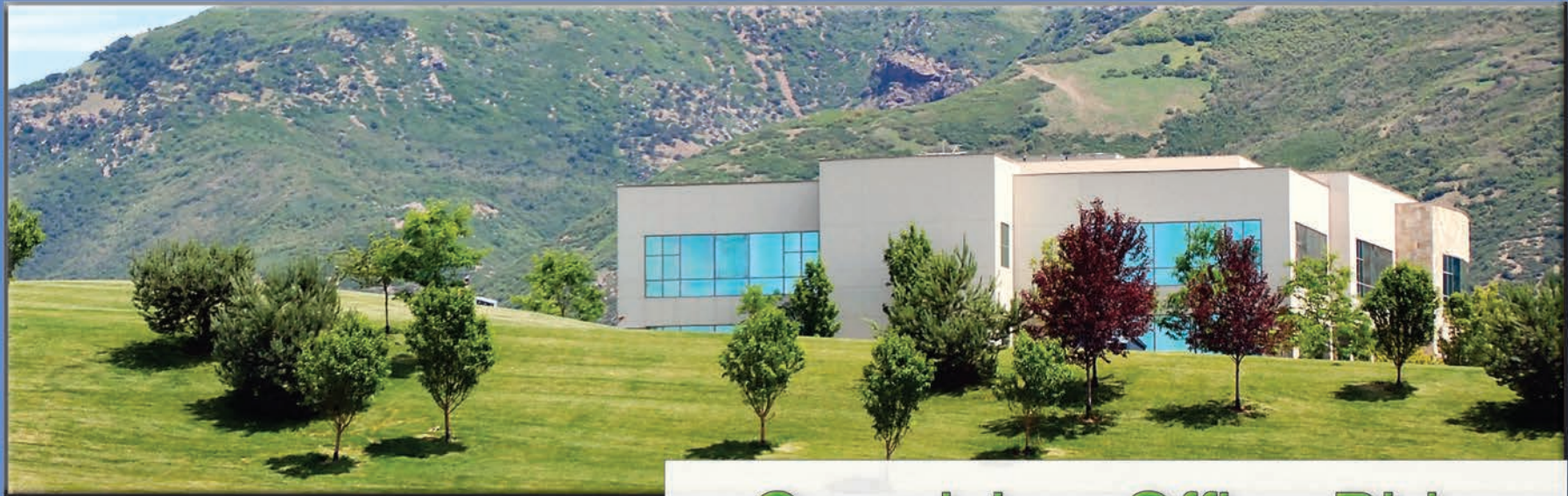
## Greyhawk Business Park

1750 E 3100 N

Year Built:	2013-2018
Square Footage:	119,048
EDA Investment:	\$0
Base:	\$0
2022 Estimated Increment Received:	\$87,769
Permit Fees Received:	\$402,644
Construction Valuation:	\$3,408,380
2022 Total Tax Valuation:	\$9,784,374







## Grandview Office Bldg



Year Built:	1999
Square Footage:	36,486
EDA Investment:	\$0
Base:	\$2,800,000
2022 Estimated Increment Received:	\$52,105
Permit Fees Received:	\$26,995
Construction Valuation:	\$1,230,898
2022 Total Tax Valuation:	\$5,618,358

1645 E HWY 193

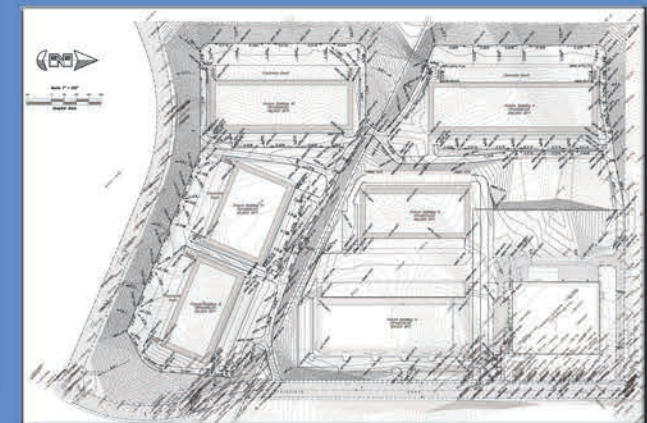




## JL Properties, Inc.

3625 N FAIRFIELD

Year Construction Begins:	2022
Square Footage:	129,971
EDA Investment:	\$1,704,640
Base:	\$0
2022 Estimated Increment Received:	\$4,660
Permit Fees Received:	\$347,592
Construction Valuation:	\$8,453,940
2022 Total Tax Valuation:	\$63,211
2023 Estimated Tax Valuation:	\$10,200,000







Layton City  
Fairfield Road  
Extension

## Fairfield Road

Year Built:

2009

EDA Investment:

\$2,783,000





# Antelope Drive Community Development Area Map





## Antelope Community Development Area

Year Created: 2016

Year Initiated: 2021

Year Ending: 2035

Antelope CDA (CDA)

RC Willey

Base Valuation:

\$1,170

Prior Year Total Valuation:

\$27,906,299

Current Total Valuation:

\$28,146,748

Difference:

\$240,449





## RC Willey

2205 N 1400 W

Year Built:	2021
Square Footage:	171,816
CDA Investment:	\$1,705,550
Layton City Investment:	\$2,208,682
Base:	\$1,170
2022 Estimated Increment Received:	\$148,315
Permit Fees Received:	\$821,256
Construction Valuation:	\$19,000,000
2022 Total Tax Valuation:	\$28,146,748







# Snapshot Comparison of URA Areas

RDA								EDA							
Base Value		\$44,088,615	Annual Revenue					Base Value		\$ 29,481,017.00	Annual Revenue				
	Project Year	Projected Total Revenue	Actual Revenue	Projected RDA Admin	Diff	Total Valuation	% change		Project Year	Projected Revenue	Actual Revenue	Projected EDA Admin	Diff	Total Valuation	% change
TOTALS		\$26,608,470	-\$18,255,768	\$23,948	-\$18,255,768	\$120,025,109	88%	TOTALS		\$30,790,917	-\$22,304,617	\$27,712	-\$22,304,617	\$146,048,368	108%
CURRENT TOTAL		\$18,246,190	\$8,352,702	\$6,167	-\$10,348,834	\$164,113,724	3%	CURRENT TOTAL		\$11,797,517	\$8,486,300	\$10,618	-\$3,311,217	\$175,529,385	18%
2005	1	\$334	\$76,508	\$69	\$76,174	\$44,088,615	BASE	2005							
2006	2	\$642	\$91,000	\$82	\$90,358	\$56,705,012	29%	2006							
2007	3	\$51,408	\$153,745	\$138	\$102,337	\$63,084,839	11%	2007							
2008	4	\$128,200	\$218,236	\$196	\$90,036	\$65,666,036	4%	2008							
2009	5	\$257,040	\$261,457	\$235	\$4,417	\$68,118,379	4%	2009							
2010	6	\$771,120	\$316,480	\$285	-\$454,640	\$70,159,371	3%	2010	1	\$186,055	\$0	\$0	-\$186,055	\$53,611,579	0%
2011	7	\$1,285,200	\$380,104	\$342	-\$905,096	\$66,724,302	-5%	2011	2	\$270,443	\$288,861	\$260	\$18,418	\$50,967,762	-5%
2012	8	\$1,426,572	\$326,299	\$294	-\$1,100,273	\$69,362,532	4%	2012	3	\$367,489	\$414,259	\$373	\$46,770	\$60,529,752	19%
2013	9	\$1,747,872	\$352,739	\$317	-\$1,395,133	\$68,361,434	-1%	2013	4	\$479,091	\$495,812	\$446	\$16,721	\$61,044,268	1%
2014	10	\$1,747,872	\$397,344	\$358	-\$1,350,528	\$72,953,492	7%	2014	5	\$607,434	\$591,616	\$532	-\$15,818	\$67,394,373	10%
2015	11	\$1,747,872	\$504,603	\$454	-\$1,243,269	\$79,896,376	10%	2015	6	\$755,028	\$492,418	\$443	-\$262,610	\$77,257,108	15%
2016	12	\$1,747,872	\$473,904	\$427	-\$1,273,968	\$79,510,085	0%	2016	7	\$924,761	\$472,867	\$426	-\$451,894	\$68,405,265	-11%
2017	13	\$1,747,872	\$680,069	\$612	-\$1,067,803	\$98,892,554	24%	2017	8	\$1,119,955	\$659,895	\$594	-\$460,060	\$69,046,114	1%
2018	14	\$1,747,872	\$892,071	\$803	-\$855,801	\$117,744,933	19%	2018	9	\$1,344,427	\$708,617	\$638	-\$635,810	\$93,400,200	35%
2019	15	\$1,747,872	\$1,038,443	\$935	-\$709,429	\$126,348,434	7%	2019	10	\$1,602,570	\$880,566	\$793	-\$722,004	\$106,143,263	14%
2020	16	\$1,045,285	\$689,069	\$620	-\$356,216	\$130,028,312	3%	2020	11	\$1,899,435	\$1,042,047	\$938	-\$857,388	\$125,441,308	18%
2021	17	\$1,045,285	\$720,093	\$648	-\$325,192	\$138,836,597	7%	2021	12	\$2,240,829	\$1,133,440	\$1,020	-\$1,107,389	\$141,015,468	12%
2022	18	\$1,045,285	\$780,538	\$702	-\$264,747	\$164,113,724	18%	2022	13	\$2,345,524	\$1,305,902	\$1,175	-\$1,039,622	\$175,529,385	24%
2023	19	\$1,045,285						2023	14	\$2,454,406	\$0				
2024	20	\$1,045,285						2024	15	\$2,567,643	\$0				
2025	21	\$1,045,285						2025	16	\$905,412	\$0				
2026	22	\$1,045,285						2026	17	\$956,690	\$0				
2027	23	\$1,045,285						2027	18	\$1,010,018	\$0				
2028	24	\$1,045,285						2028	19	\$1,065,480	\$0				
2029	25	\$1,045,285						2029	20	\$1,123,160	\$0				
2030	close							2030	21	\$1,183,148	\$0				
2031								2031	22	\$1,245,535	\$0				
2032								2032	23	\$1,310,417	\$0				
2033								2033	24	\$1,377,895	\$0				
2034								2034	25	\$1,448,072	\$0				
2035								2035	close						

CDA							
Base Value		Annual Revenue					
	Project Year	Projected Revenue	Actual Revenue	Projected CDA Admin	Diff	Total Valuation	% change
TOTALS		\$1,703,775	\$0	\$0	-\$1,703,775	\$28,145,472	0%
CURRENT TOTAL		\$0	\$0	\$0	\$0	\$28,146,642	124%
2019						\$4,590,732	
2020						\$10,291,359	124%
2021	1	\$113,585	\$168,826	\$6,753	\$55,241	\$27,906,299	171%
2022	2	\$113,585	\$148,314	\$5,933	\$34,729	\$28,146,642	0.9%
2023	3	\$113,585					
2024	4	\$113,585					
2025	5	\$113,585					
2026	6	\$113,585					
2027	7	\$113,585					
2028	8	\$113,585					
2029	9	\$113,585					
2030	10	\$113,585					
2031	11	\$113,585					
2032	12	\$113,585					
2033	13	\$113,585					
2034	14	\$113,585					
2035	15	\$113,585					
2036	close						



## Redevelopment Agency Goals

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# Policy Discussion

### **Extension of Fairfield Drive?**

The norther half of Fairfield Drive was constructed through a partnership with JL Ventures and took approximately 8 years to reimburse both parties with tax increment. The EDA has approximately 12 years remaining. The Davis School District may exit participation from the EDA in 2025. Layton City and the Layton Redevelopment Agency may wish to leverage EDA tax increment to extend Fairfield before it is no longer available.

### **Economic Development Plan**

#### **Comprehensive Economic Development Plan**

CED staff has obtained a \$230,000 grant through WFRC to obtain the services of a consultant and develop a comprehensive long range economic development plan for Layton City, which will focus on market constraints and leverage data from various sources recently completed or presently being developed. This data includes: General Plan, ACUIZ, HAFB CUP, edcUTAH Strategic Plan (State, County, City levels), Community Economic Development Strategy, West Davis Corridor Economic Impact Study, Highway 89 and Gordon Interchange Study.

### **Hill Air Force Base Compatible Use Plan**

Involvement in this process has been critical to the Plan's success which, may affect the EDA. The Final Plan was provided to each participating community in January, 2022. Layton City adopted Resolution 22-16 Adopting the HAFB CUP and Resolution 22-17 Endorsing the Formation of The Hill Air Force Base Compatible Use Plan Implementation Coordination Committee on February 17, 2022. The Hill AFB East Gate will be opened for the morning and evening commute and for access to the East Gate Business Park in 2027.

# Redevelopment Agency of Layton City

2023

April 2023

Layton CED • Community & Economic Development

RDA/EDA/CDA Report