

Redevelopment Agency of Layton City

April 2024

Layton CED • Community & Economic Development

2024

RDAs/EDA/CDA Report

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Forward

History

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

Ordinance 98-40

RDA Board Members

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

Staff Members

Chad Wilkinson
Lon Crowell

2024

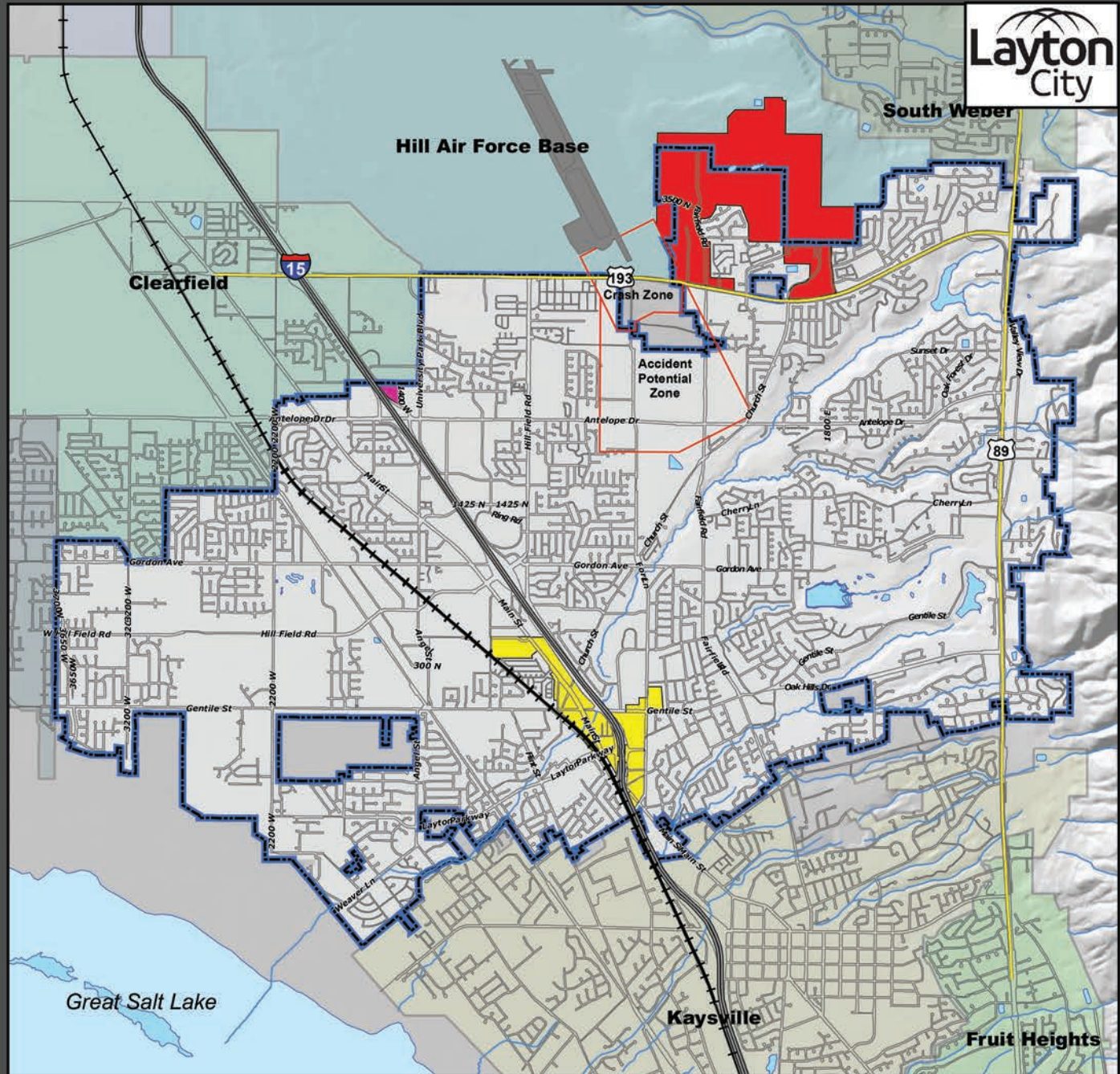
REDEVELOPMENT AGENCY

RDA
EDA
CDA

LOCATION MAP

Legend

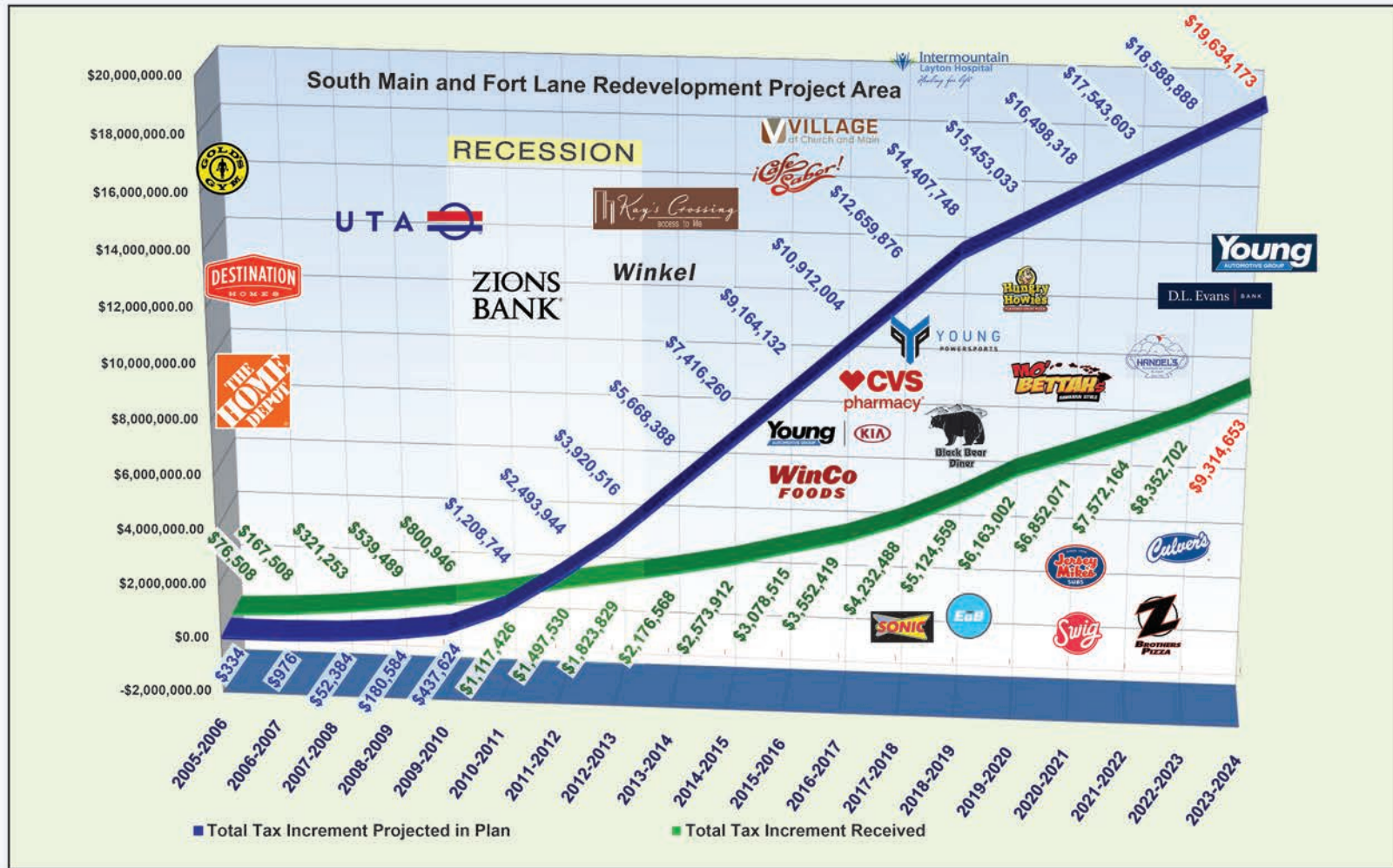
- Rail Lines
- Interstate 15
- APZ
- Lakes
- Streams
- City Boundary
- East Gate Development
- CDA Boundary RCW
- RDA Area



RDA Tax Increment

Adopted 2004, Expires 2029

Affordable Housing:
20% of Increment

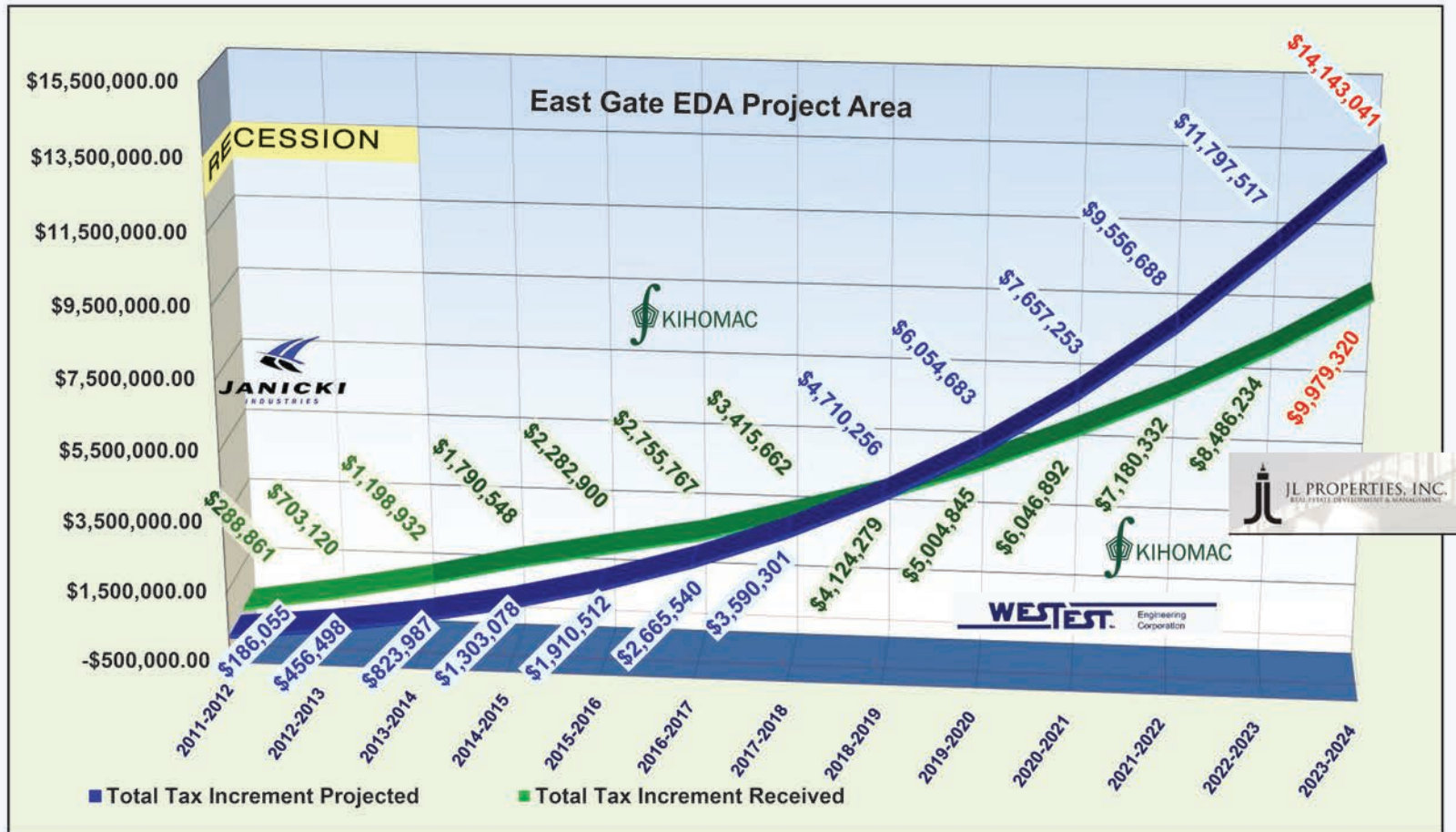


Cumulative Total

EDA Tax Increment

Adopted 2004, Expires 2035

Initiated 2010

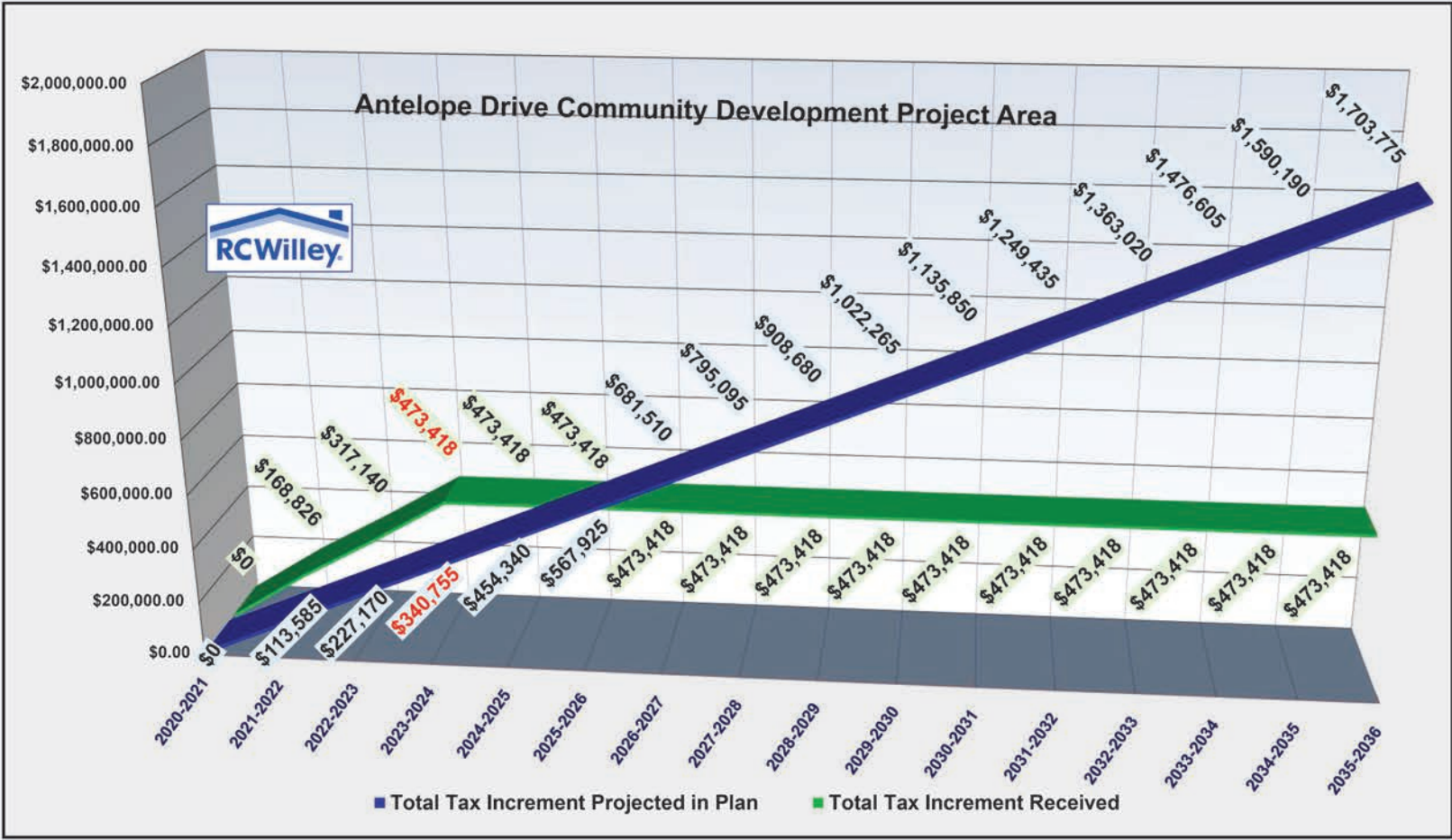


Cumulative Total

CDA Projected Tax Increment

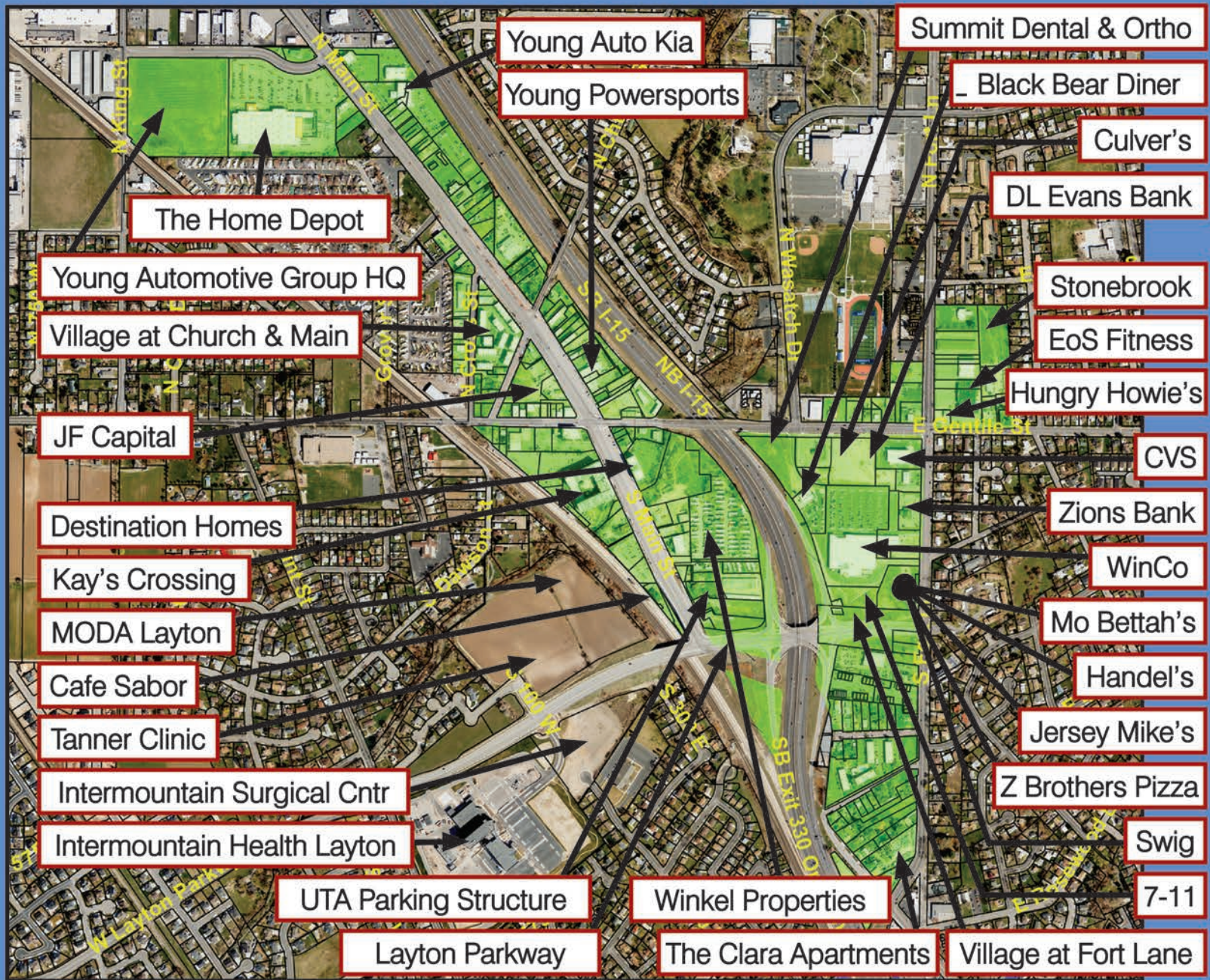
Adopted 2016, Expires 2044

\$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 Redevelopment Area Map



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
Layton Station

South Fort Lane (RDA)

WinCo	Handel's	Summit Dental & Orthodontics
CVS Pharmacy	Jersey Mike's	Stonebrook Towns
Black Bear Diner	Z Brothers Pizza	The Clara Apts
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:

\$164,113,724

Current Total Valuation:

\$193,258,838

Difference:

\$29,145,114





EoS Fitness

(Replaced Gold's Gym)

18 N FORT LN

Year Built:	2005
Square Footage:	35,550
RDA Investment:	\$0
Base:	\$1,057,110
2023 Estimated Increment Received:	\$10,585
Permit Fees Received:	\$9,615
Construction Valuation:	\$1,057,110
2023 Total Tax Valuation:	\$2,698,446





The Home Depot



Year Built:	2005
Square Footage:	104,886
RDA Investment:	\$0
Base:	\$702,879
2023 Estimated Increment Received:	\$54,302
Permit Fees Received:	\$53,625
Construction Valuation:	\$702,879
2023 Total Tax Valuation:	\$8,420,264

449 N MAIN



Destination Homes

Year Built:	2006
Square Footage:	27,645
RDA Investment:	\$0
Base:	\$279,065
2023 Estimated Increment Received:	\$28,763
Permit Fees Received:	\$117,996
Construction Valuation:	\$3,100,000
2023 Total Tax Valuation:	\$4,739,138



67 S MAIN



Layton Parkway Interchange



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



Zions Bank

150 S FORT LN

Year Built:	2011
Square Footage:	3,790
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$7,234
Permit Fees Received:	\$95,738
Construction Valuation:	\$335,105
2023 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
2023 Estimated Increment Received:	\$7,157
Permit Fees Received:	N/A
Construction Valuation:	N/A
2023 Total Tax Valuation:	\$1,109,781

320 E GENTILE



Kay's Crossing

60 S MAIN

Year Built:	2014
Square Footage:	120,128
RDA Investment:	\$744,000
Base:	\$0
2023 Estimated Increment Received:	\$138,171
Permit Fees Received:	\$770,849
Construction Valuation:	\$11,800,000
2023 Total Tax Valuation:	\$38,955,000
2023 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
2023 Estimated Increment Received:	\$3,712
Permit Fees Received:	\$4,158
Construction Valuation:	\$300,000
2023 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
2023 Estimated Increment Received:	\$62,483
Permit Fees Received:	\$833,554
Construction Valuation:	\$4,999,995
2023 Total Market Valuation:	\$17,616,000
2023 Total Tax Valuation:	\$9,688,800





WinCo

Year Built:	2016
Square Footage:	85,785
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$55,771
Permit Fees Received:	\$544,239
Construction Valuation:	\$7,000,000
2023 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
2023 Estimated Increment Received:	\$30,003
Permit Fees Received:	\$76,188
Construction Valuation:	\$2,820,000
2023 Total Tax Valuation:	\$5,590,445

308 N MAIN





Beans & Brews



Year Built:	2017
Square Footage:	1,950
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$2,050
Permit Fees Received:	\$50,353
Construction Valuation:	\$257,120
2023 Total Tax Valuation:	\$317,947

100 S FORT LN



CVS Pharmacy



50 S FORT LN

Year Built:	2017
Square Footage:	14,745
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$19,074
Permit Fees Received:	\$162,466
Construction Valuation:	\$1,400,000
2023 Total Tax Valuation:	\$2,957,736



Marco's Pizza

Year Built:	2017
Square Footage:	1,565
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$2,407
Permit Fees Received:	\$5,088
Construction Valuation:	\$17,104
2023 Total Tax Valuation:	\$373,243

100 S FORT LN



Young Powersports

(Replaced Layton Cycle)

60 N MAIN

Year Built:	2017
Square Footage:	14,805
CDBG Investment:	\$13,200
Base:	\$0
2023 Estimated Increment Received:	\$8,744
Permit Fees Received:	\$3,044
Construction Valuation:	\$250,000
2023 Total Tax Valuation:	\$1,355,911





Black Bear Diner



Year Built:	2018
Square Footage:	5,424
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$11,243
Permit Fees Received:	\$35,585
Construction Valuation:	\$700,000
2023 Total Tax Valuation:	\$1,743,393

310 E GENTILE ST



Hungry Howie's

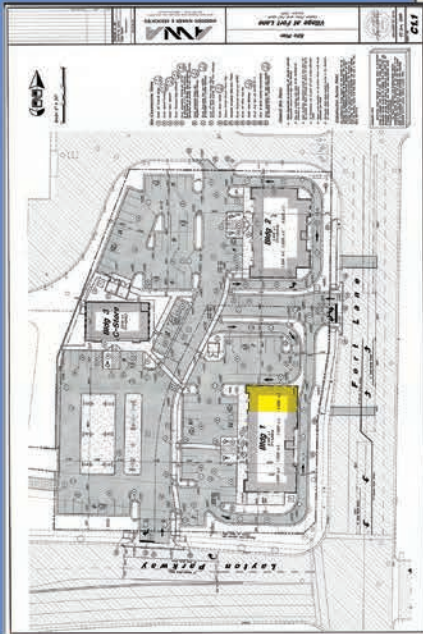
14 N FORT LN

Year Built:	2019
Square Footage:	1,115
RDA Investment:	\$0
Base:	\$255,360
2023 Estimated Increment Received:	\$594
Permit Fees Received:	\$4,636
Construction Valuation:	\$110,000
2023 Total Tax Valuation:	\$347,451





Jersey Mike's



Year Built:	2020
Square Footage:	1,600
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$2,789
Permit Fees Received:	\$13,944
Construction Valuation:	\$432,278
2023 Total Tax Valuation:	\$432,432

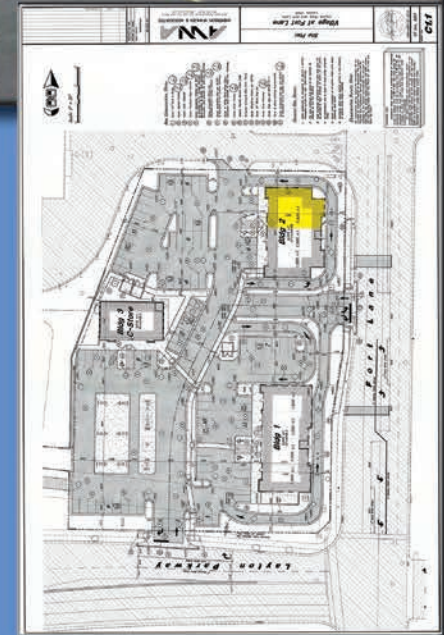
260 S FORT LANE



Mo Bettah's

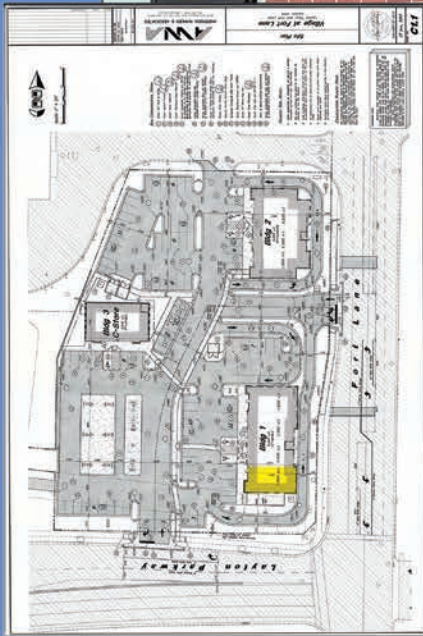
240 S FORT LANE

Year Built:	2020
Square Footage:	2,620
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$4,567
Permit Fees Received:	\$27,078
Construction Valuation:	\$149,153
2023 Total Tax Valuation:	\$708,108





Swig



Year Built:	2020
Square Footage:	1,600
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$2,789
Permit Fees Received:	\$17,587
Construction Valuation:	\$228,258
2023 Total Tax Valuation:	\$432,432

260 S FORT LANE



7-11

405 LAYTON PKWY

Year Built:	2020
Square Footage:	3,062
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$2,785
Permit Fees Received:	\$81,629
Construction Valuation:	\$1,000,000
2023 Total Tax Valuation:	\$431,812





Handel's Ice Cream



Year Built:	2021
Square Footage:	3,020
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$5,264
Permit Fees Received:	\$13,655
Construction Valuation:	\$105,426
2023 Total Tax Valuation:	\$816,216

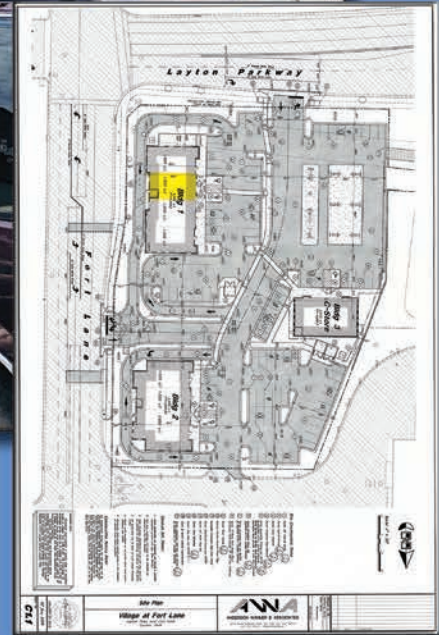
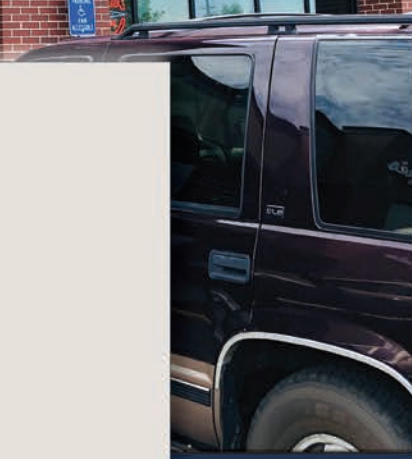
240 S FORT LANE



Z Brothers Pizza

260 S FORT LANE

Year Built:	2021
Square Footage:	3,000
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$5,229
Permit Fees Received:	\$11,747
Construction Valuation:	\$201,313
2023 Total Tax Valuation:	\$810,811





Culver's

Year Built:	2021
Square Footage:	4,330
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$8,434
Permit Fees Received:	\$121,071
Construction Valuation:	\$1,400,000
2023 Total Tax Valuation:	\$1,307,812

340 E GENTILE ST



DL Evans Bank

360 E GENTILE ST

Year Built:	2022
Square Footage:	3,829
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$10,391
Permit Fees Received:	\$98,078
Construction Valuation:	\$1,500,000
2023 Total Tax Valuation:	\$1,611,290





Summit Dental & Orthodontics

Year Built:	2022
Square Footage:	11,321
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$19,347
Permit Fees Received:	\$138,115
Construction Valuation:	\$1,698,150
2023 Total Tax Valuation:	\$3,000,000

250 E GENTILE ST

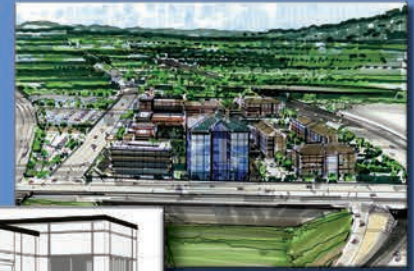
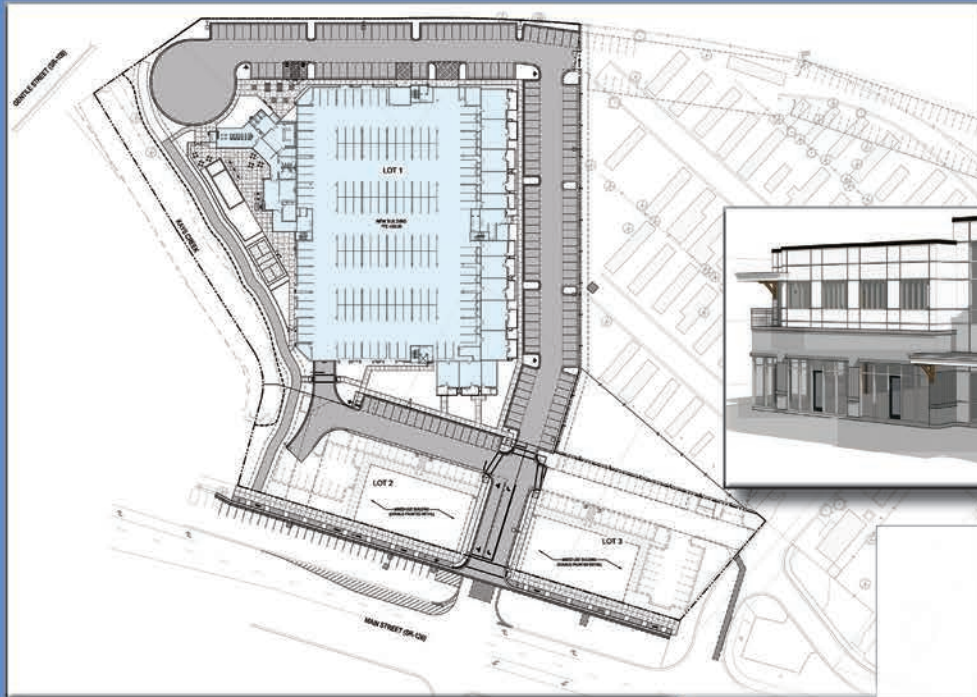


Young Auto HQ



613 W 500 N

Year Built:	2022
Square Footage:	152,046
RDA Investment:	\$2,000,000
Base:	\$8,167
2023 Estimated Increment Received:	\$109,297
Permit Fees Received:	\$1,040,670
Construction Valuation:	\$18,000,000
2023 Total Tax Valuation:	\$16,956,005



Winkel Properties



Year Built:	2024
Square Footage:	tbd
RDA Investment:	\$1,324,847
Base:	\$965,190
2023 Estimated Increment Received:	\$41,481
Permit Fees Received:	\$1,460,882
Construction Valuation:	\$52,500,000
2023 Total Tax Valuation:	\$7,397,317

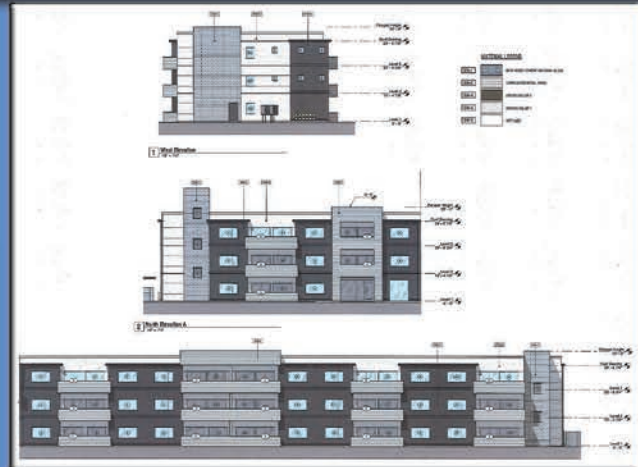
189 S MAIN



The Clara Apartments

613 W 500 N

Year Built:	2024
Square Footage:	54,000
RDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$7,706
Permit Fees Received:	\$585,355
Construction Valuation:	\$9,191,000
2023 Total Tax Valuation:	\$1,194,911





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
Layton Medical
Grayhawk Business Park
Grandview Office
JL Ventures Property
Fairfield Road

Base Valuation:
\$28,518,305

Prior Year Total Valuation:
\$175,529,385

Current Total Valuation:
\$201,851,713

Difference:
+\$26,322,328





Janicki Industries

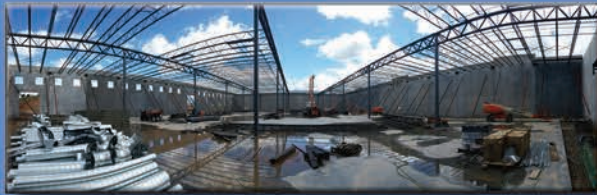
3835 N FAIRFIELD

Year Built:	2011
Square Footage:	100,000
EDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$115,330
Permit Fees Received:	\$362,535
Construction Valuation:	\$5,079,756
2023 Total Tax Valuation:	\$13,400,000





Kihomac, Inc.



Year Built:	2016
Square Footage:	127,025
EDA Investment:	\$706,960
Base:	\$0
2023 Estimated Increment Received:	\$131,683
Permit Fees Received:	\$362,535
Construction Valuation:	\$8,843,429
2023 Total Tax Valuation:	\$15,300,001

3800 N FAIRFIELD



WesTest & Rantec

2980 N CHURCH ST

Year Built:	2019
Square Footage:	27,895
EDA Investment:	\$304,600
Base:	\$0
2023 Estimated Increment Received:	\$41,541
Permit Fees Received:	\$170,870
Construction Valuation:	\$2,200,000
2023 Total Tax Valuation:	\$4,826,579



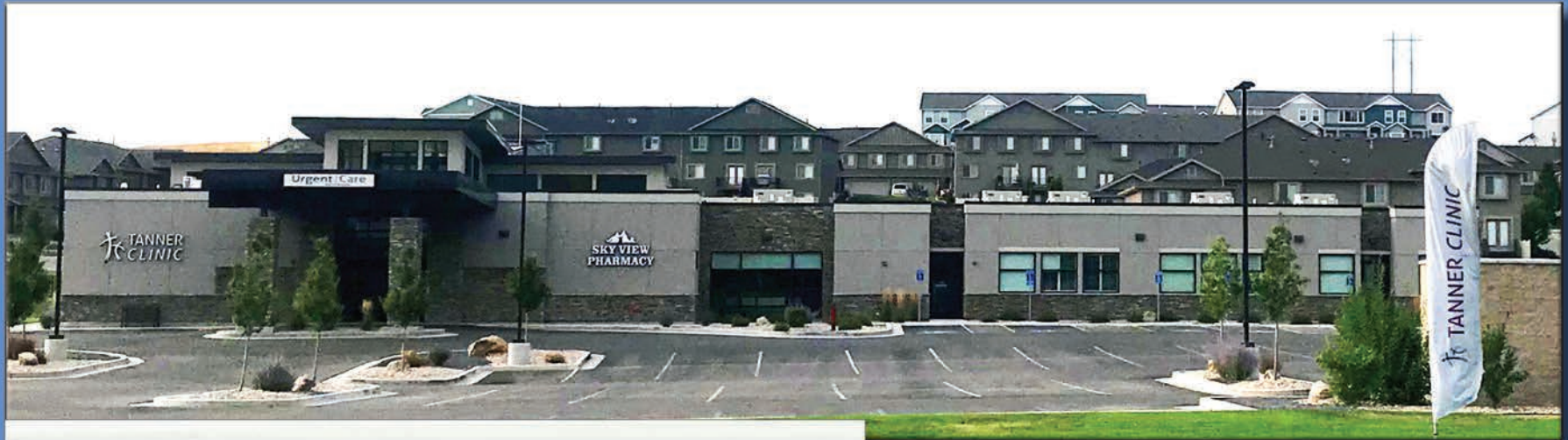


Layton Medical



Year Built:	2011-2012
Square Footage:	260,488
EDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$80,903
Permit Fees Received:	\$459,847
Construction Valuation:	\$2,564,398
2023 Total Tax Valuation:	\$9,400,001

2940 N CHURCH ST

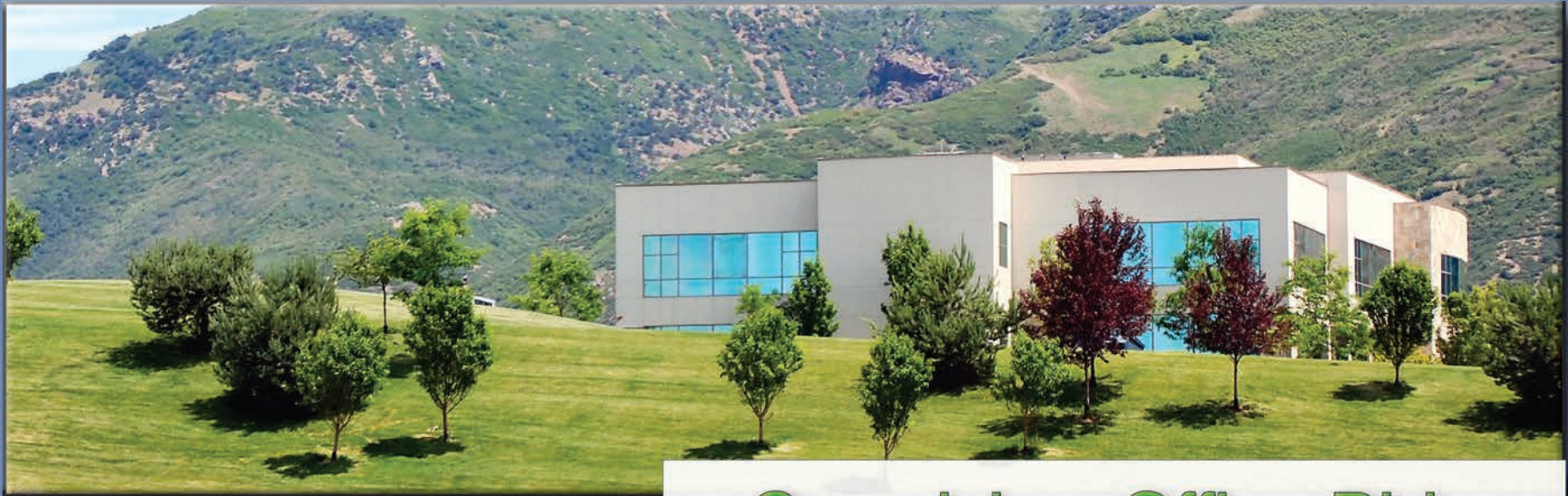


Greyhawk Business Park

1750 E 3100 N

Year Built:	2013-2018
Square Footage:	119,048
EDA Investment:	\$0
Base:	\$0
2023 Estimated Increment Received:	\$96,561
Permit Fees Received:	\$402,644
Construction Valuation:	\$3,408,380
2023 Total Tax Valuation:	\$11,219,246





Grandview Office Bldg



Year Built:	1999
Square Footage:	36,486
EDA Investment:	\$0
Base:	\$2,800,000
2023 Estimated Increment Received:	\$24,515
Permit Fees Received:	\$26,995
Construction Valuation:	\$1,230,898
2023 Total Tax Valuation:	\$5,648,358

1645 E HWY 193



Grandview Office Bldg 2

1645 E HWY 193

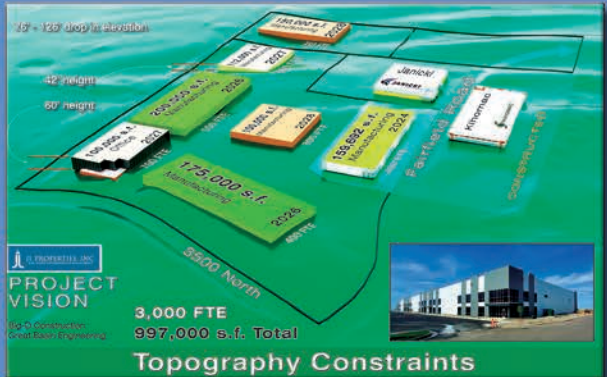
Year Built:	2025
Square Footage:	47,262
EDA Investment:	\$1,558,830
Base:	\$0
2024 Estimated Increment Received:	\$91,575
Permit Fees Received:	\$298,906
Construction Valuation:	\$10,640,000
2024 Estimated Total Tax Valuation:	\$10,640,000



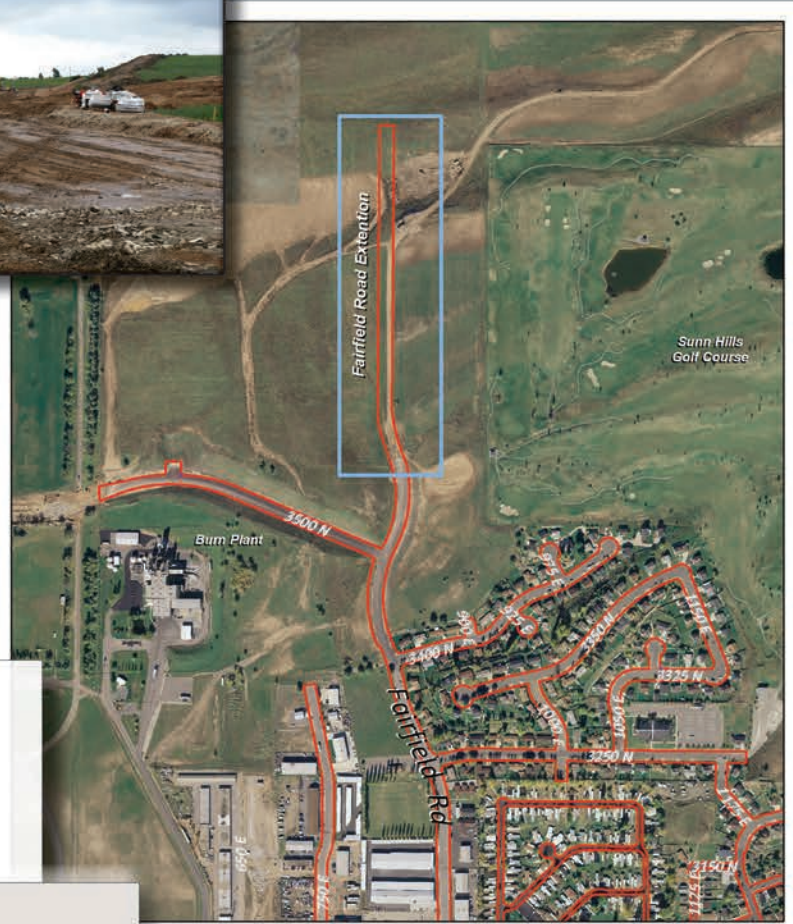


JL Properties, Inc.

Year Built:	2024
Square Footage:	159,692
EDA Investment:	\$6,704,595
Base:	\$0
2023 Estimated Increment Received:	\$100,891
Permit Fees Received:	\$621,674
2024 Construction Valuation:	\$47,453,940
2022 Total Tax Valuation:	\$63,211
2023 Tax Valuation:	\$11,722,412



3625 N FAIRFIELD



FAIRFIELD ROAD

Fairfield Road

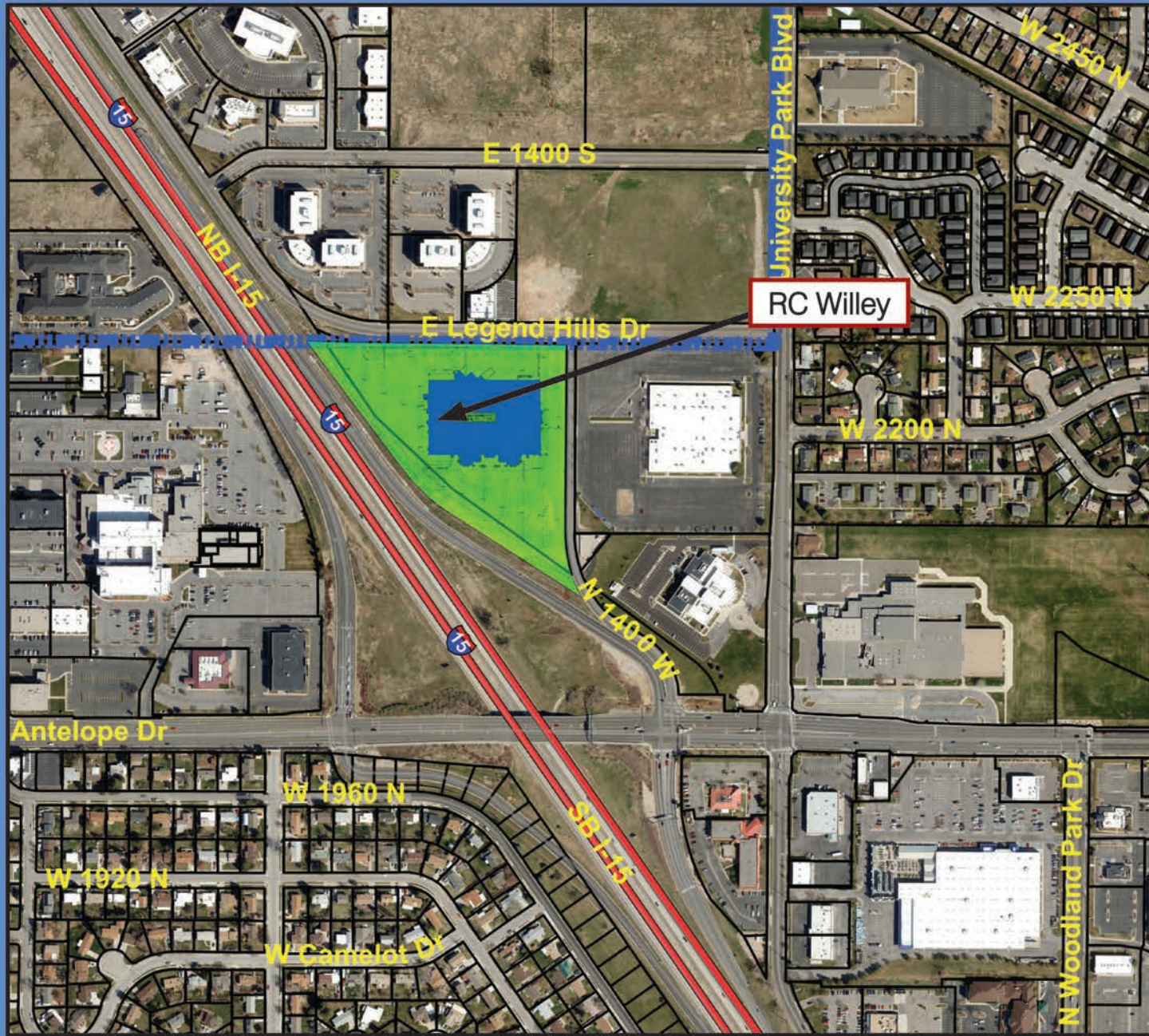
Year Built:	2009
EDA Investment:	\$2,783,000

Layton City
Fairfield Road
Extension





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:

\$28,141,663

Current Total Valuation:

\$29,958,062

Difference:

\$1,816,399





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
2023 Estimated Increment Received:	\$154,212
Permit Fees Received:	\$821,256
Construction Valuation:	\$19,000,000
2023 Total Tax Valuation:	\$29,958,062



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	\$9,314,653	\$372,586	-\$17,293,817	\$149,170,223	438%	TOTALS		\$59,006,826	\$9,979,320	\$399,173	-\$49,027,506	\$173,197,377	684%
CURRENT TOTAL		\$1,045,285	\$961,951	\$38,478	-\$83,334	\$193,258,838	18%	CURRENT TOTAL		\$2,345,524	\$1,493,086	\$59,723	-\$852,438	\$201,709,327	24%
2005	1	\$334	\$76,508	\$3,060	\$76,174	\$44,088,615	BASE	2011	1	\$186,055	\$288,861	\$11,554	\$102,806	\$50,967,762	BASE
2006	2	\$642	\$91,000	\$3,640	\$90,358	\$56,705,012	29%	2012	2	\$270,443	\$414,259	\$16,570	\$143,816	\$60,529,752	19%
2007	3	\$51,408	\$153,745	\$6,150	\$102,337	\$63,084,839	11%	2013	3	\$367,489	\$495,812	\$19,832	\$128,323	\$61,044,268	1%
2008	4	\$128,200	\$218,236	\$8,729	\$90,036	\$65,666,036	4%	2014	4	\$479,091	\$591,616	\$23,665	\$112,525	\$67,394,373	10%
2009	5	\$257,040	\$261,457	\$10,458	\$4,417	\$68,118,379	4%	2015	5	\$607,434	\$492,352	\$19,694	-\$115,082	\$77,257,108	15%
2010	6	\$771,120	\$316,480	\$12,659	-\$454,640	\$70,159,371	3%	2016	6	\$755,028	\$472,867	\$18,915	-\$282,161	\$68,405,265	-11%
2011	7	\$1,285,200	\$380,104	\$15,204	-\$905,096	\$66,724,302	-5%	2017	7	\$924,761	\$659,895	\$26,396	-\$264,866	\$69,046,114	1%
2012	8	\$1,426,572	\$326,299	\$13,052	-\$1,100,273	\$69,362,532	4%	2018	8	\$1,119,955	\$708,617	\$28,345	-\$411,338	\$93,400,200	35%
2013	9	\$1,747,872	\$352,739	\$14,110	-\$1,395,133	\$68,361,434	-1%	2019	9	\$1,344,427	\$880,566	\$35,223	-\$463,861	\$106,143,263	14%
2014	10	\$1,747,872	\$397,344	\$15,894	-\$1,350,528	\$72,953,492	7%	2020	10	\$1,602,570	\$1,042,047	\$41,682	-\$560,523	\$125,441,308	18%
2015	11	\$1,747,872	\$504,603	\$20,184	-\$1,243,269	\$79,896,376	10%	2021	11	\$1,899,435	\$1,133,440	\$45,338	-\$765,995	\$141,015,468	12%
2016	12	\$1,747,872	\$473,904	\$18,956	-\$1,273,968	\$79,510,085	0%	2022	12	\$2,240,829	\$1,305,902	\$52,236	-\$934,927	\$175,529,385	24%
2017	13	\$1,747,872	\$680,069	\$27,203	-\$1,067,803	\$98,892,554	24%	2023*	13	\$2,345,524	\$1,493,086	\$59,723	-\$852,438	\$201,709,327	15%
2018	14	\$1,747,872	\$892,071	\$35,683	-\$855,801	\$117,744,933	19%	2024	14	\$1,640,117					
2019	15	\$1,747,872	\$1,038,443	\$41,538	-\$709,429	\$126,348,434	7%	2025	15	\$1,929,617					
2020	16	\$1,045,285	\$689,069	\$27,563	-\$356,216	\$130,028,312	3%	2026	16	\$2,051,072					
2021	17	\$1,045,285	\$720,093	\$28,804	-\$325,192	\$138,836,597	7%	2027	17	\$3,227,810					
2022	18	\$1,045,285	\$780,538	\$31,222	-\$264,747	\$164,113,724	18%	2028	18	\$3,349,264					
2023	19	\$1,045,285	\$961,951	\$38,478	-\$83,334	\$193,258,838	18%	2029	19	\$4,302,195					
2024	20	\$1,045,285						2030	20	\$4,423,650					
2025	21	\$1,045,285						2031	21	\$4,545,104					
2026	22	\$1,045,285						2032	22	\$4,666,558					
2027	23	\$1,045,285						2033	23	\$4,788,012					
2028	24	\$1,045,285						2034	24	\$4,909,466					
2029	25	\$1,045,285						2035	25	\$5,030,920					
2030	close							2036	close						

Snapshot Comparison of URA Areas

CDA							
Base Value		Annual Revenue					
	Project Year	Projected Revenue	Actual Revenue	Projected CDA Admin	Diff	Total Valuation	% change
TOTALS		\$1,703,775	\$473,418	\$18,937	-\$1,230,357	\$30,001,808	2564357%
CURRENT TOTAL		\$113,585	\$156,278	\$6,251	\$42,693	\$30,002,978	0.07%
2018							
2019						\$4,590,732	
2020						\$10,291,359	124%
2021	1	\$113,585	\$168,826	\$6,753	\$55,241	\$28,146,642	BASE
2022	2	\$113,585	\$148,314	\$5,933	\$34,729	\$28,165,419	0.07%
2023	3	\$113,585	\$156,278	\$6,251	\$42,693	\$30,002,978	6.52%
2024	4	\$113,585					
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

Policy Discussion

Extension of Fairfield Drive?

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

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

April 2024

Layton CED • Community & Economic Development

2024

RDAs/EDA/CDA Report