



WEST LAYTON BUSINESS PARK

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LAYTON CITY

West Layton Business Park



Up to 100 Gbs
**DEDICATED
FIBER**

Approximately
150 AC

West Davis Corridor (WDC)

West Layton Business Park

- Layton City Boundary
- Complete by Oct 29 2021
- Completed with Future Development
- Completed with WDC Winter 2024

0 500 1,000 Feet






conceptual renderings



conceptual renderings



conceptual renderings



West Davis Corridor 2700 N Interchange, Layton

West Davis Corridor is under construction, to be completed 2024

<https://gatewaymapping.maps.arcgis.com/apps/webappviewer/index.html?id=aab715b4314d4e9a9969d9f9541ee47>

Economic Impact Analysis

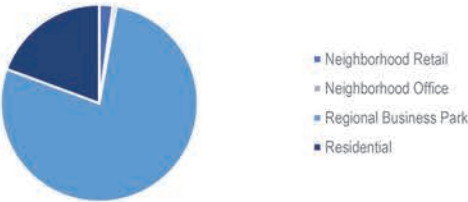
SUPPORTABLE DEVELOPMENT

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

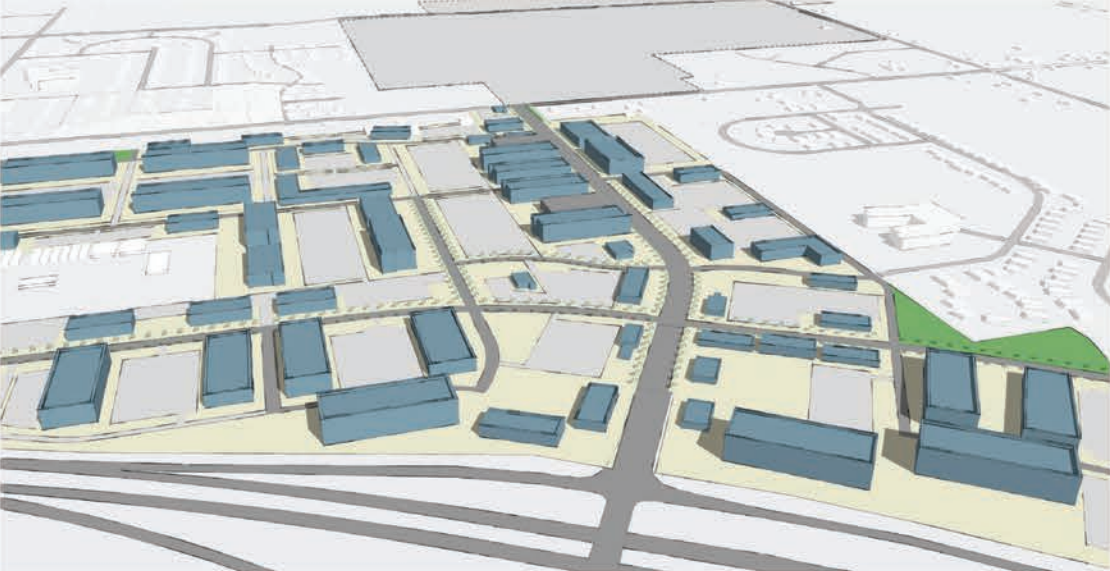


LEWIS, YOUNG, ROBERTSON & BURNINGHAM ECONOMIC IMPACT ANALYSIS COMPLETED DECEMBER, 2022

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



WEST DAVIS CORRIDOR INTERCHANGES
MARKET ANALYSIS

NODE DIAGRAM

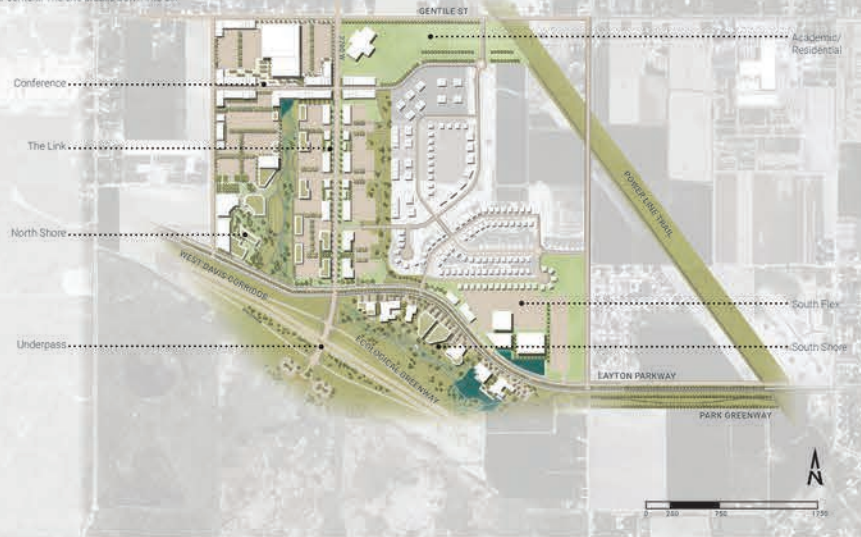
Figures 5.23 and 5.24 depict a diagram view and 3D rendering of Node 4. The diagram illustrates the proposed land uses, density, and transportation connectivity.

FIGURE 5.23: NODE 4 - DIAGRAM



MASTER PLAN

Development is built around two frameworks. The interfaces between the natural spaces and the southern neighborhoods of Layton connect the Shorelands into a greater context. The site breaks down into six subdistricts:



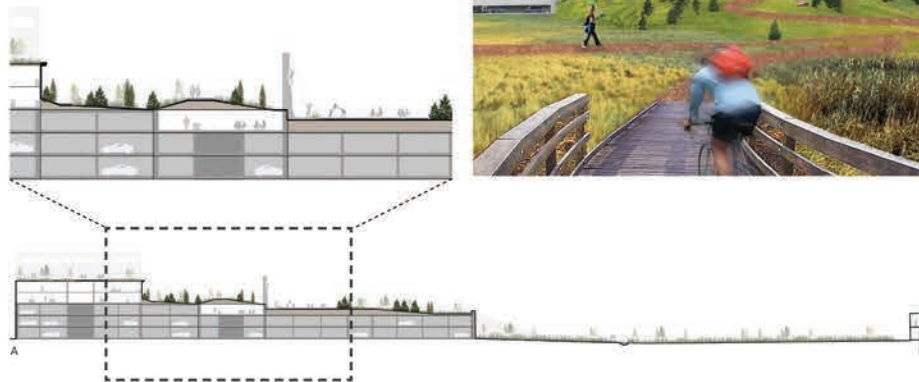
20 LAYTON CITY MOUNTAIN TO SPIRIT

UTAH STATE MASTER'S STUDY

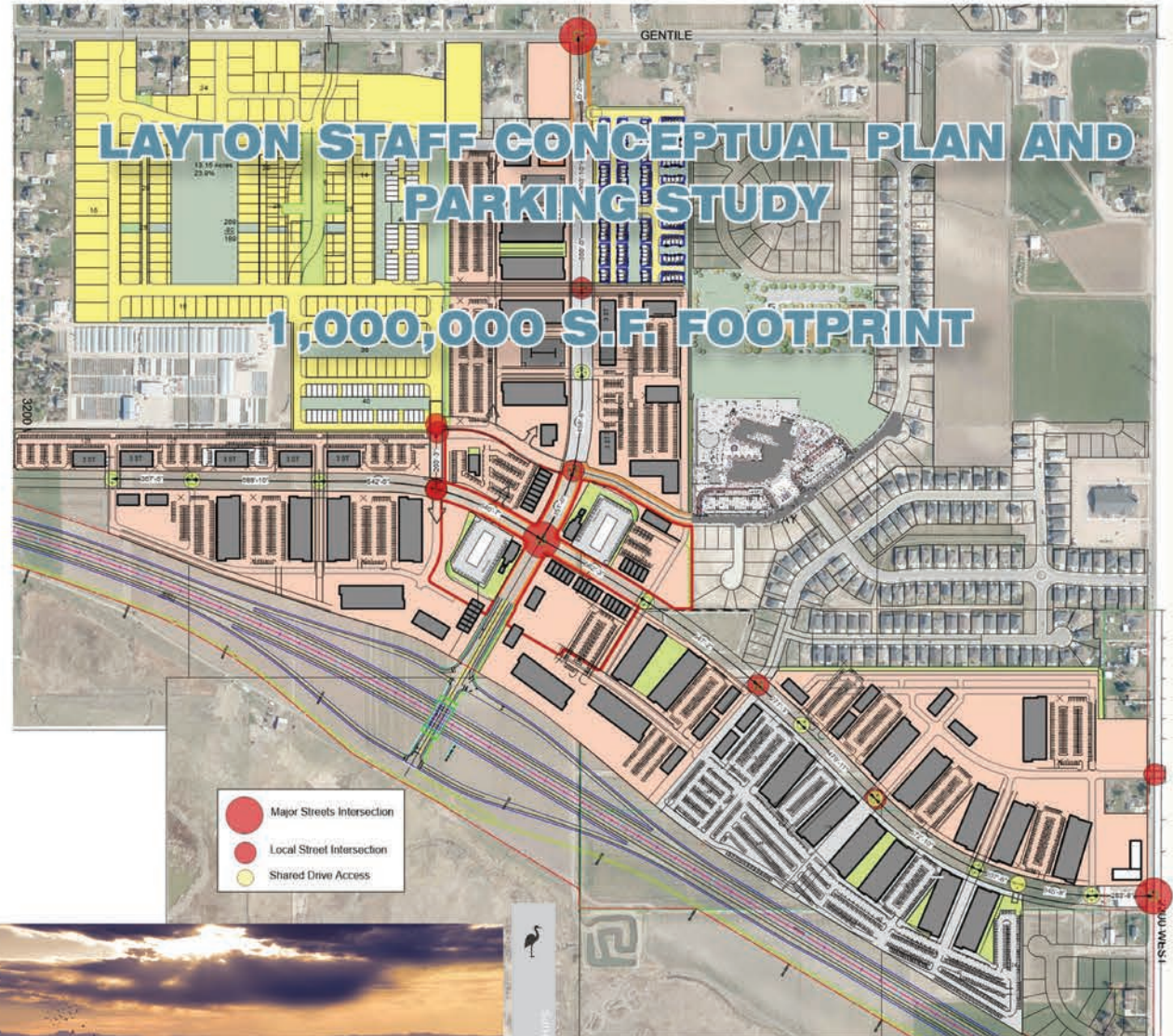
Structured parking constructed beneath the campus is present in both the south shore and north shore corporate campus areas. It will have two to three levels with common areas and office space constructed on top. This satisfies multiple needs of the space, such as:

- 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

Master Planning Concepts

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's General Plan

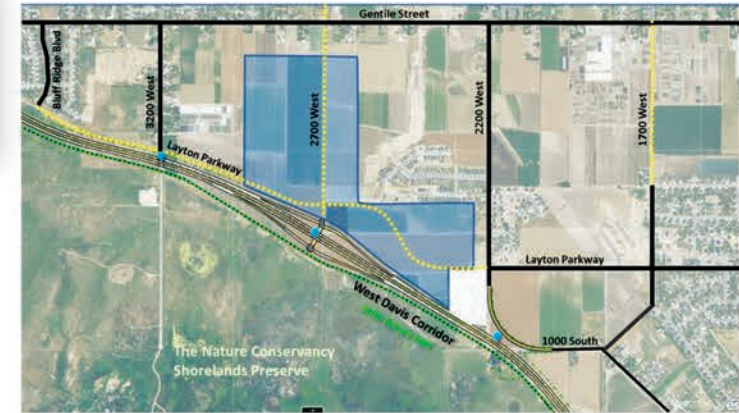
LAYTON FORWARD LAND USE AND HOUSING ELEMENT LAYTON CITY GENERAL PLAN

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

5. BUSINESS CENTERS

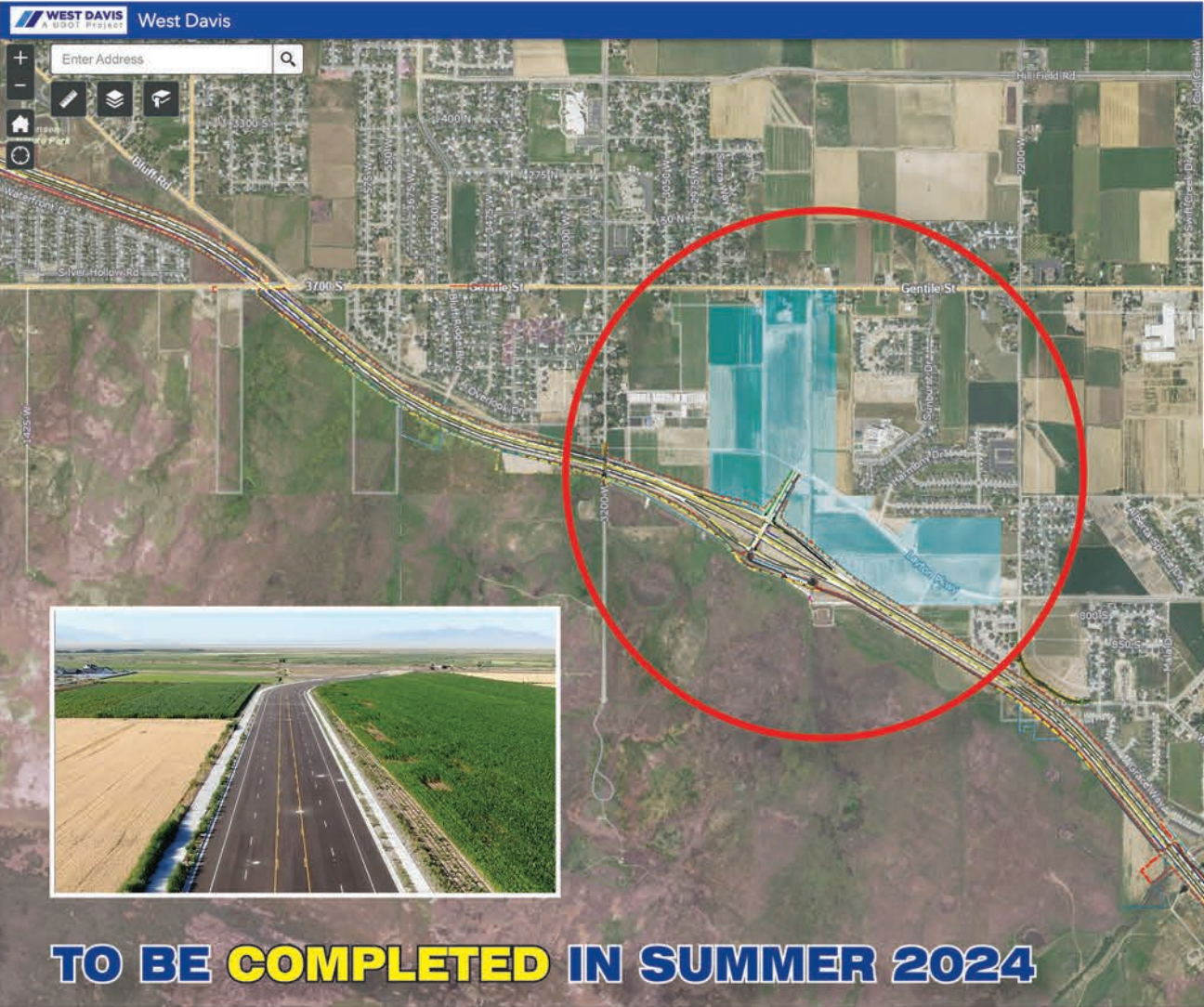


and the urban design of the interchange will create a sense of arrival, branding and identifying the West Davis Business Center. A wetlands or lakeside theme may be appropriate.

- 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 Davis Corridor

(Legacy Highway Extension)



TO BE COMPLETED IN SUMMER 2024



About West Davis

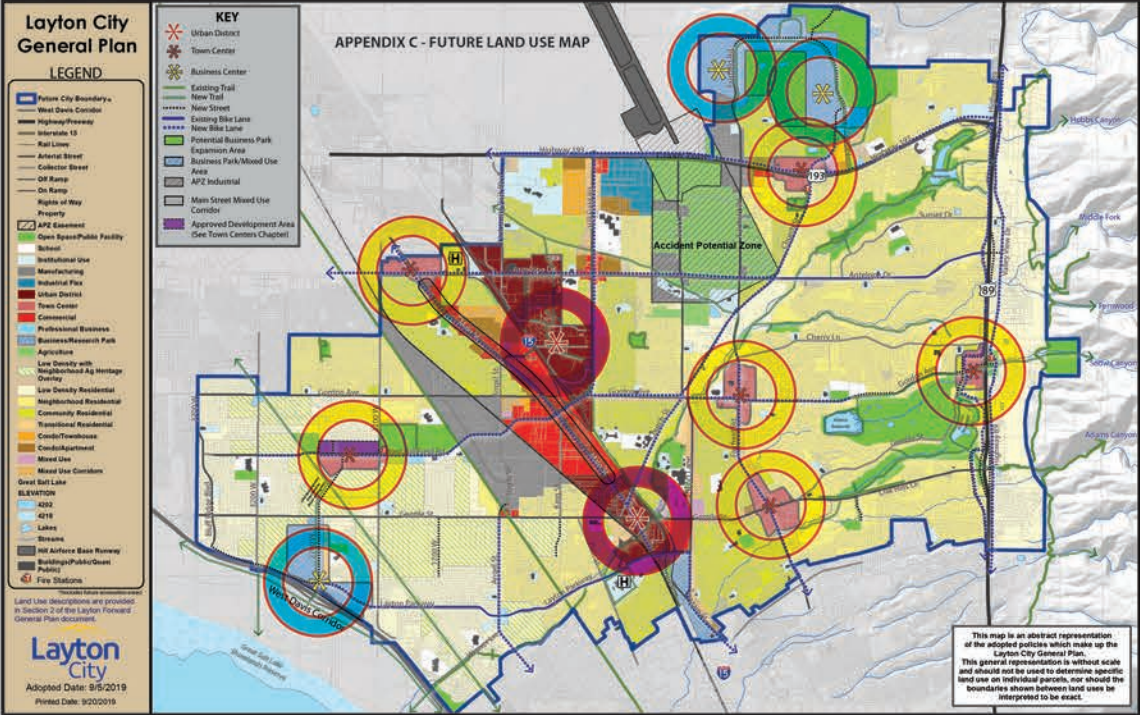
West Davis is a new 16-mile, 4-lane divided highway project currently planned to be constructed in western Davis County. The first phase of construction will connect to I-15 & Legacy Parkway at approximately Glovers Lane in Farmington, extending west and north, terminating at 4500 West and the future 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/>

Vertiport and AAM



Advisory Circular

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



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 to vertiport design, the design guidance applies to both vertiports and vertistops where appropriate. This EB is written for vertical takeoff and landing (VTOL) powered with electric motors and utilizing distributed electric propulsion in contrast to propulsion systems built solely around an internal combustion engine. This EB serves as the 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 May 1991, provided guidance for vertiport design and was based on civil tiltrotor models after military tiltrotor technology. However, the intended aircraft were never used commercially, and the AC was cancelled on July 28, 2010. Currently the closest aviation infrastructure, being used by many for comparison purposes, is heliports at heliports. AC 150/5390-2, *Heliport Design*, is based on helicopters with single, tandem (front and rear) or dual (side by side) rotors. The emerging VTOL aircraft and advanced air mobility (AAM) concepts of operation are yet to be proven to perform either of these designs or operational templates. Additionally, because VTOL aircraft 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 and design characteristics of emerging VTOL aircraft. The FAA will develop a performance based AC on vertiport design in the future that will detail categories of vertiport for requiring different design criteria depending on the characteristics of the aircraft that plan to support and activity levels at the facility. The future guidance will address advanced operations including autonomy, different propulsion methods, and high takeoff facilities. The AC on vertiport design will also address VTOL aircraft using alternative fuel sources such as hydrogen and hybrid.



AIR MOBILITY TRAJECTORY ANOMALY DETECTION AND OPERATIONAL ADVANCEMENT

Report No. UT-22.10

Prepared For:
Utah Department of Transportation
Research & Innovation Division

Final Report
June 2022

Lilium Gets FAA Certification To Become The Only eVTOL Certified By EASA & FAA
The aircraft is already in the process of obtaining European Union certification.



11-11-22 DRAFT	2023FL-0766/002
1	ADVANCED AIR MOBILITY AMENDMENTS
2	2023 GENERAL SESSION
3	STATE OF UTAH
4	LONG TITLE
5	General Description:
6	This bill amends and enacts provisions related to advanced air mobility systems.
7	Highlighted Provisions:
8	This bill:
9	defines terms;
10	renumbers and amends provisions related to unmanned aircraft systems and organizes those provisions with code related to the Division of Aeronautics;
11	amends the powers of the Division of Aeronautics to include oversight of vertiports and other topics related to advanced air mobility systems;
12	requires registration of unmanned aircraft systems and advanced air mobility systems;
13	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;
14	enacts and amends provisions related to preemption of local ordinances and business licensing of advanced air mobility business; and
15	makes technical changes.
16	Money Appropriated in this Bill:
17	None
18	Other Special Clauses:
19	None
20	Utah Code Sections Affected:
21	AMENDS:
22	72-10-102, as last amended by Laws of Utah 2019, Chapters 431, 479
23	3, as last amended by Laws of Utah 2019, Chapter 431
24	9, as last amended by Laws of Utah 2018, Chapter 436
25	0, as last amended by Laws of Utah 2018, Chapter 436

UTAH U.S. & WORLD BUSINESS

Walmart drone delivery swooping into Salt Lake City

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


DroneUp | Walmart
Delivery On The Fly
Experience quick, safe and fun delivery by drone!



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.

FAA Airport Engineering Division



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.



Instant delivery is now available in Utah

Partnering with Intermountain Healthcare

Zipline is excited to offer an instant delivery experience to Utah via our fleet, autonomous, and built-for-drone. Our distribution center serves the greater Salt Lake area.

Zipline will provide connected, on-demand delivery for a variety of pharmacy items, in partnership with Intermountain Healthcare.

Choose from your favorite over-the-counter medicine brands — band-aids, cough syrup, aspirin, and more.



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.



The Next
Big Thing
is Here to
Stay

Joby

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

West Layton Business Park

VERTIPORT

The only unobstructed direct route



Wisk

Lillium

Building radically better ways of moving

A REVOLUTION IN SUSTAINABLE, HIGH SPEED REGIONAL AIR MOBILITY

The first electric vertical take-off and landing jet

WEST LAYTON BUSINESS PARK

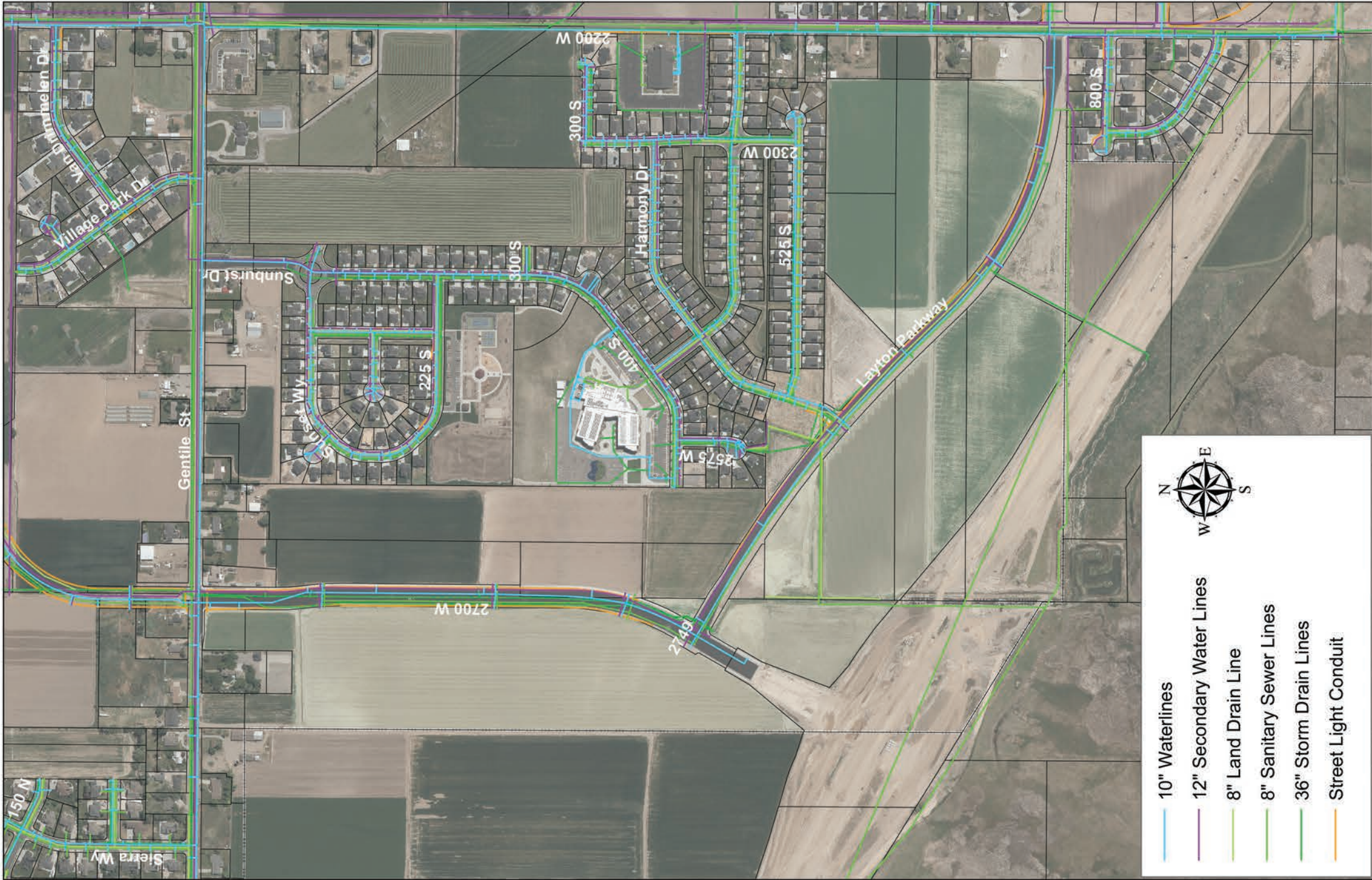
ZONING MAP

Legend

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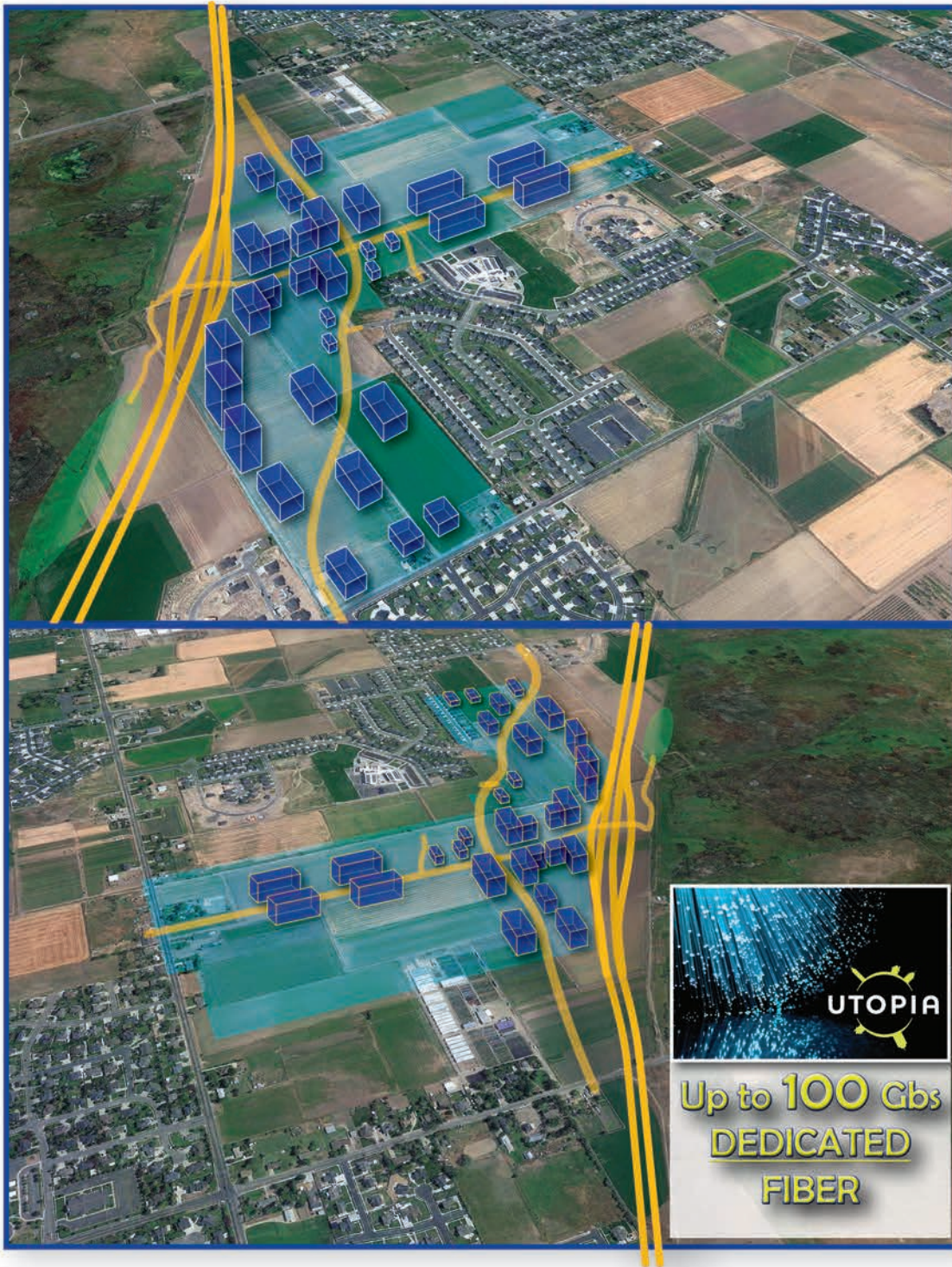
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Utility Maps



WEST LAYTON BUSINESS PARK

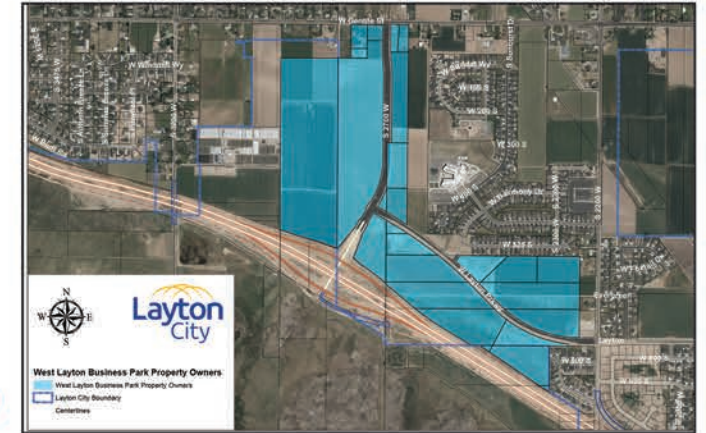
WEST LAYTON BUSINESS PARK



Up to 100 Gbs
**DEDICATED
FIBER**

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**
Adjacent **RMP: Electrical Power**
Adjacent **Domion: Natural Gas**
Adjacent **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

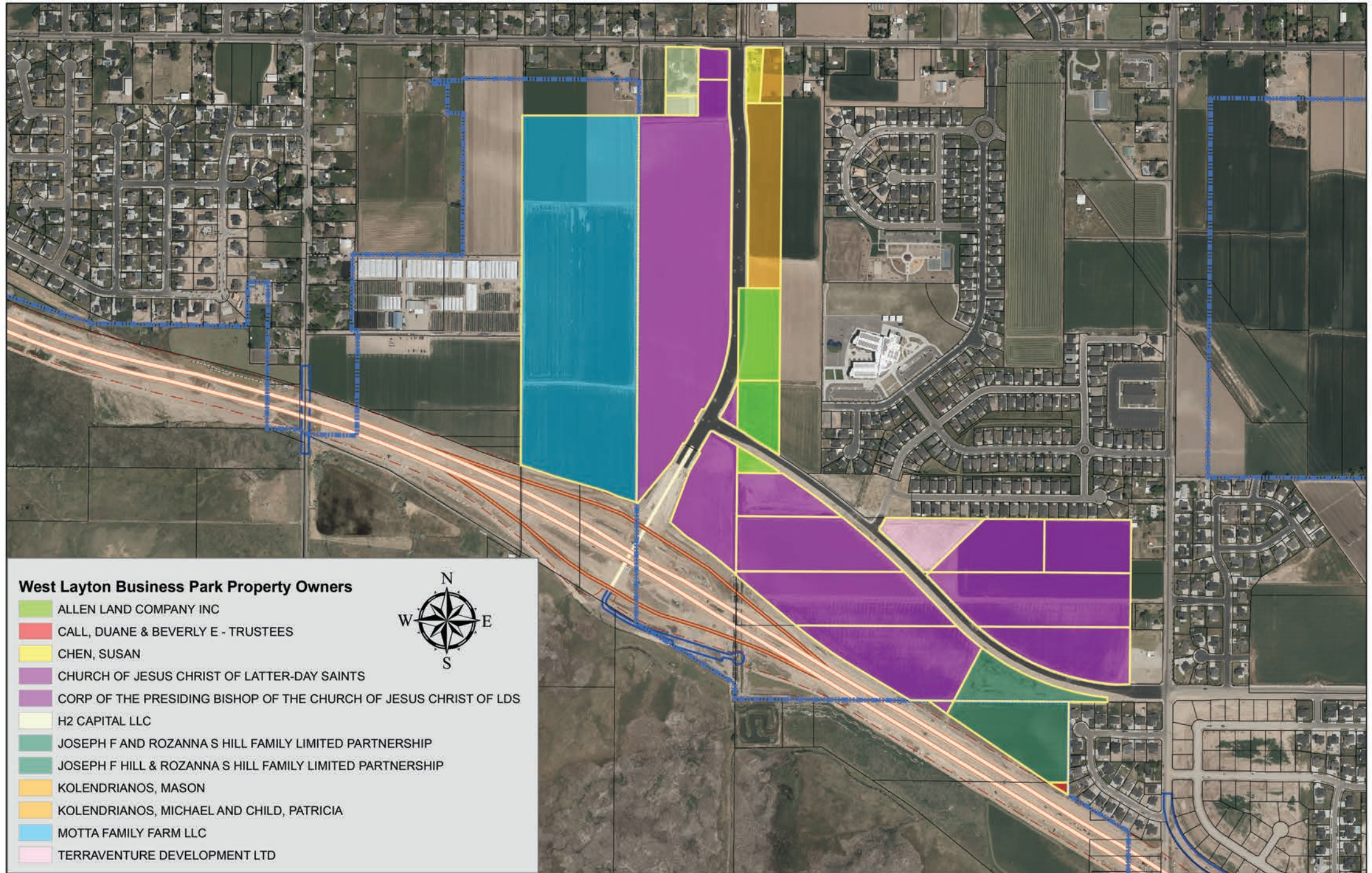
- General Plan Designation: **Business Park**
- Land Use: Multiple Uses Permitted
- Submittal Requirements: Site Plan review (staff), prior to building permit.
- Contact: Chad Wilkinson
CED Director
cwilkinson@laytoncity.org

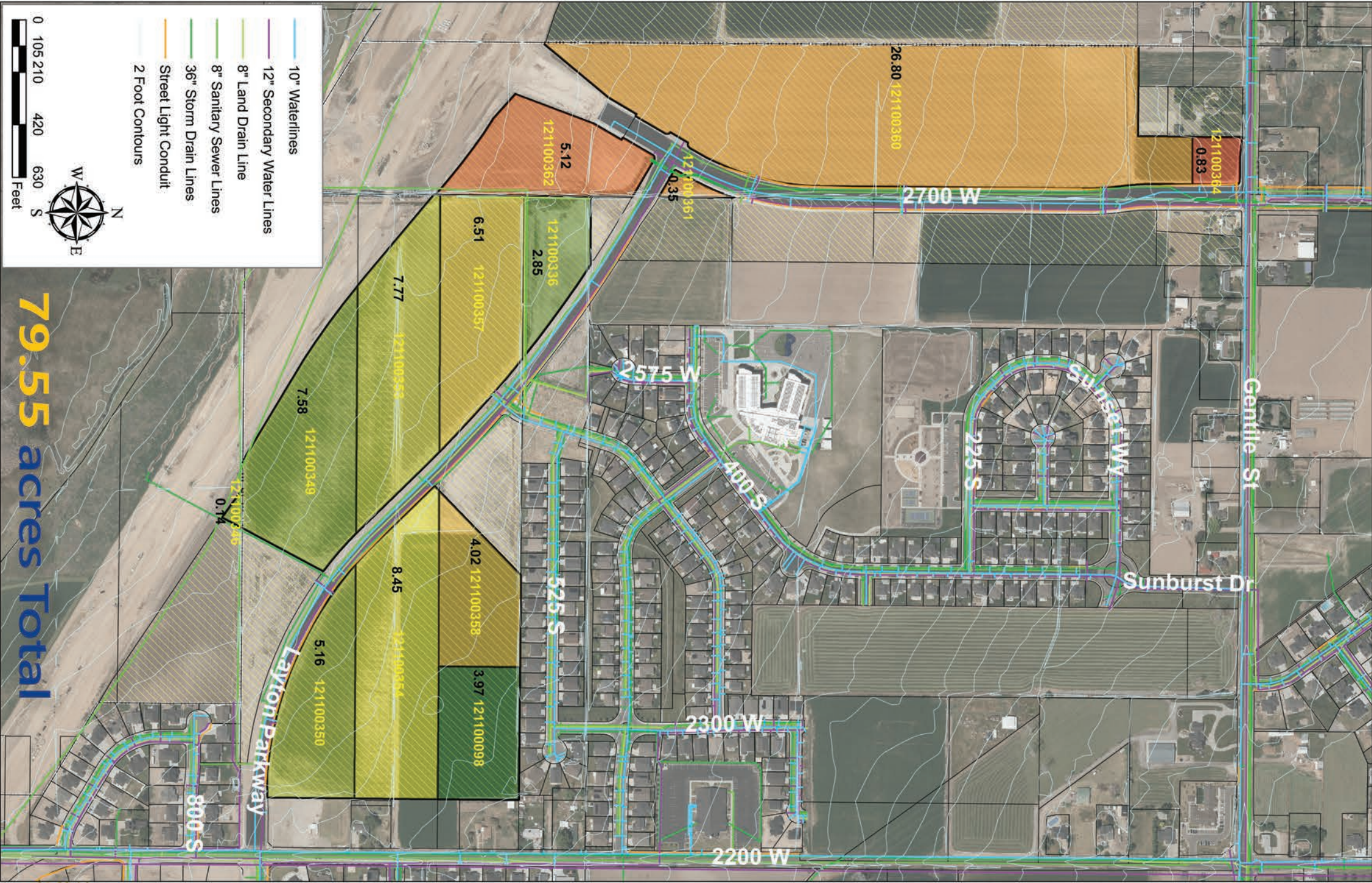
Building Permits

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

Submittal Process

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

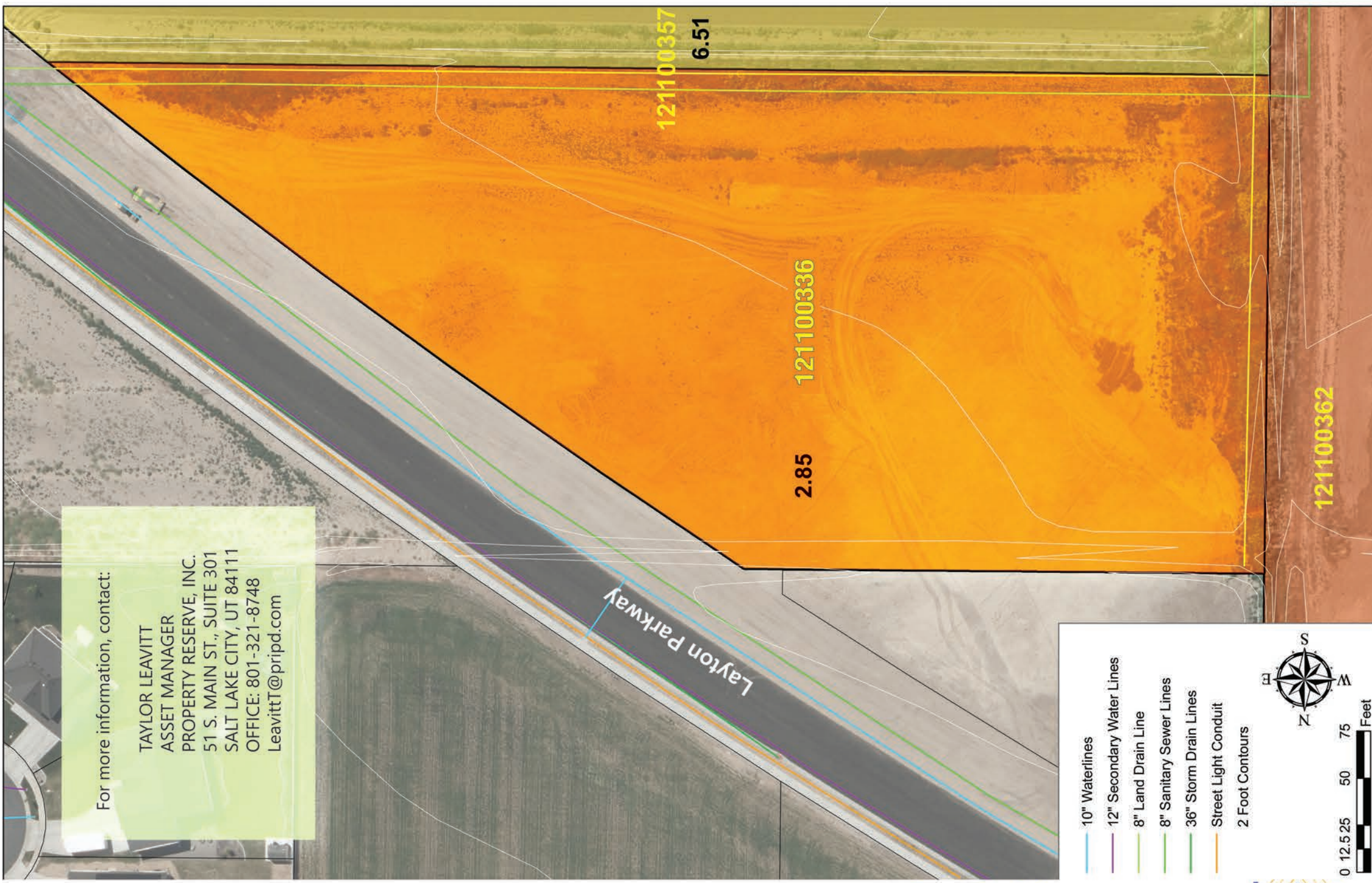




Parcel 12-110-0336 : 2.85 acres

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
LeavittT@prupd.com



10" Waterlines

12" Secondary Water Lines

8" Land Drain Line

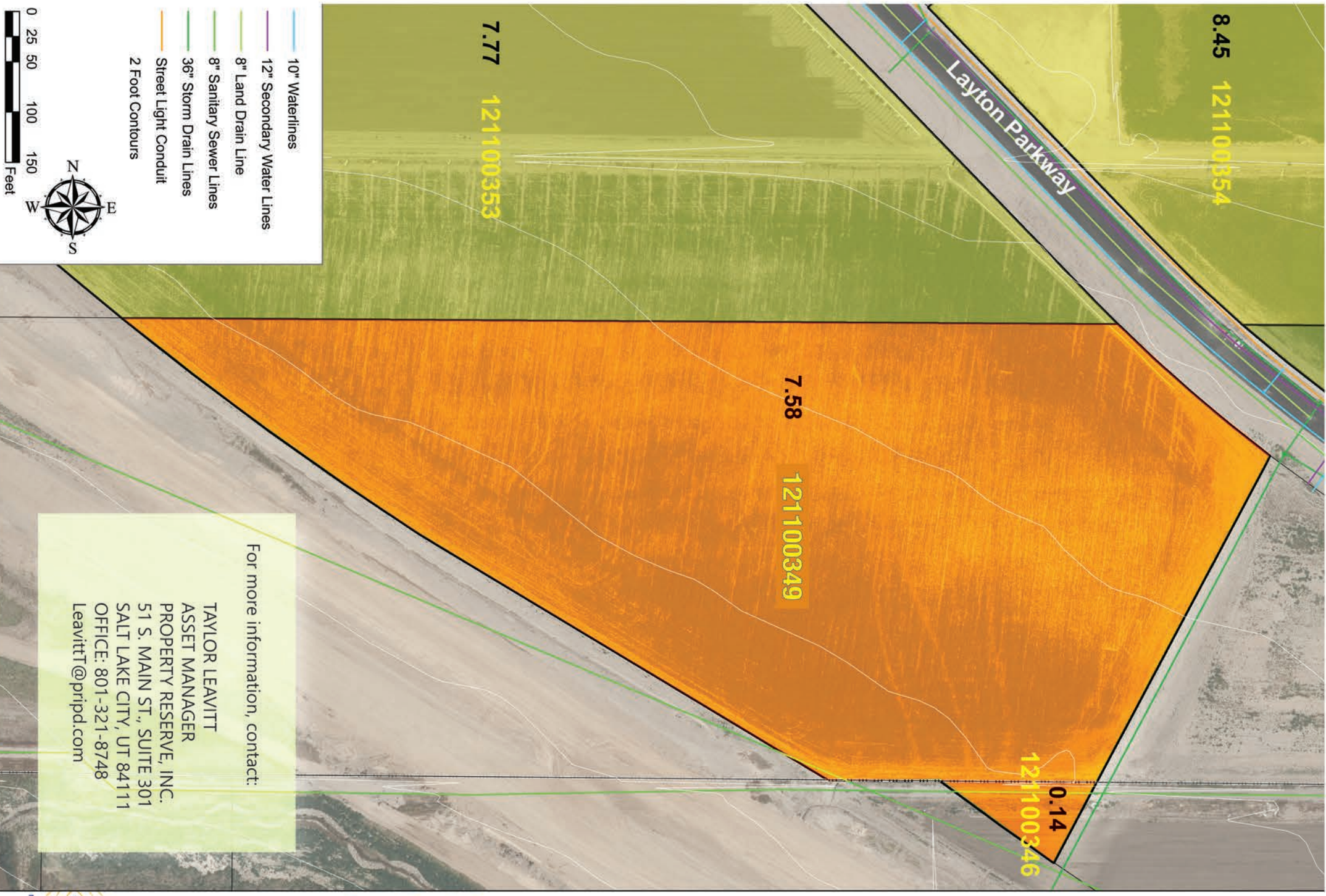
8" Sanitary Sewer Lines

36" Storm Drain Lines

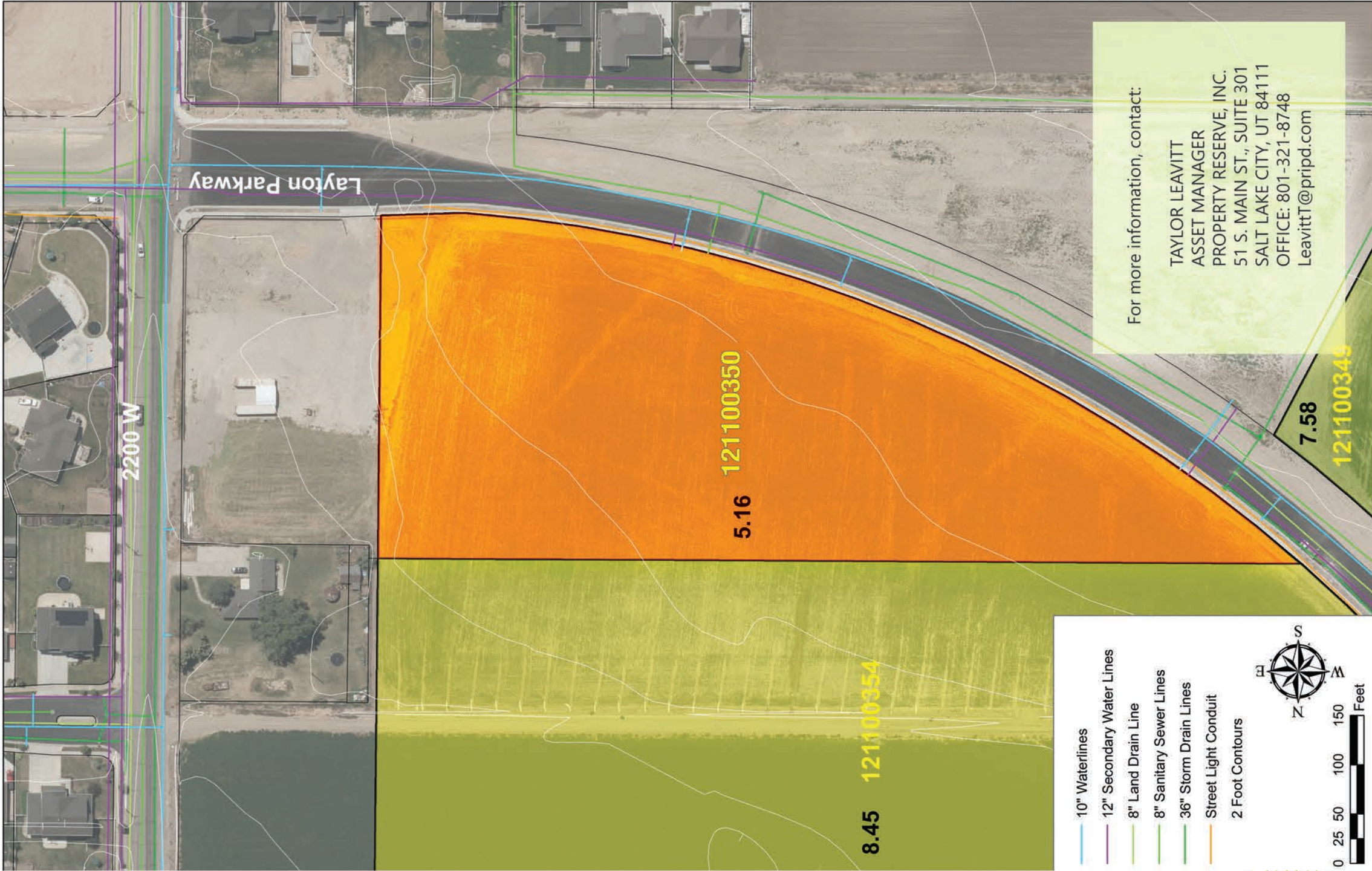
Street Light Conduit

2 Foot Contours

Parcel 12-110-0346 : 0.14 acres
Parcel 12-110-0349 : 7.58 acres



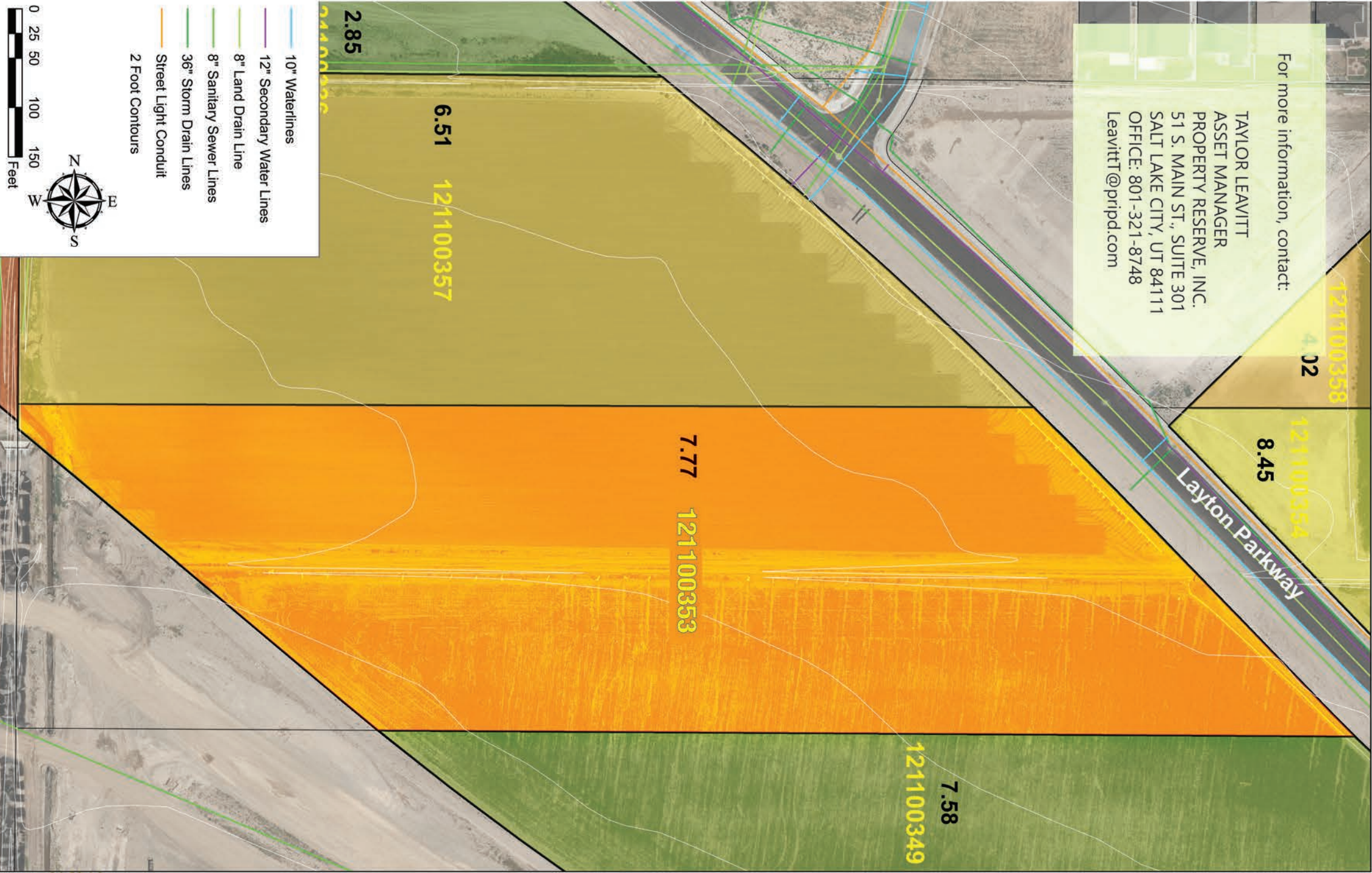
Parcel 12-110-0350 : 5.16 acres



Parcel 12-110-0353 : 7.77 acres

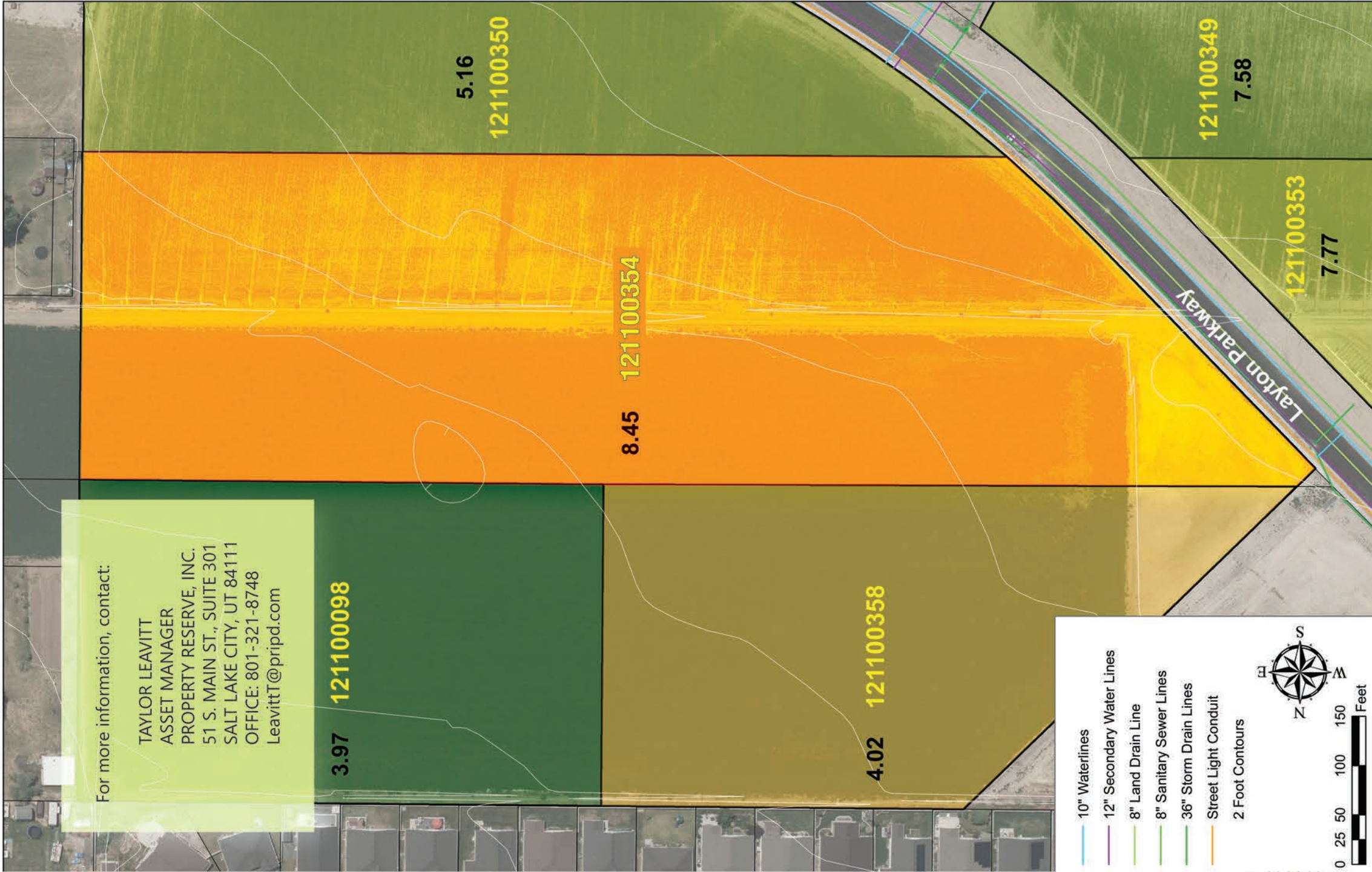
For more information, contact:

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OFFICE: 801-321-8748
LeavittT@pripd.com



WEST LAYTON BUSINESS PARK

Parcel 12-110-0354 : 8.45 acres



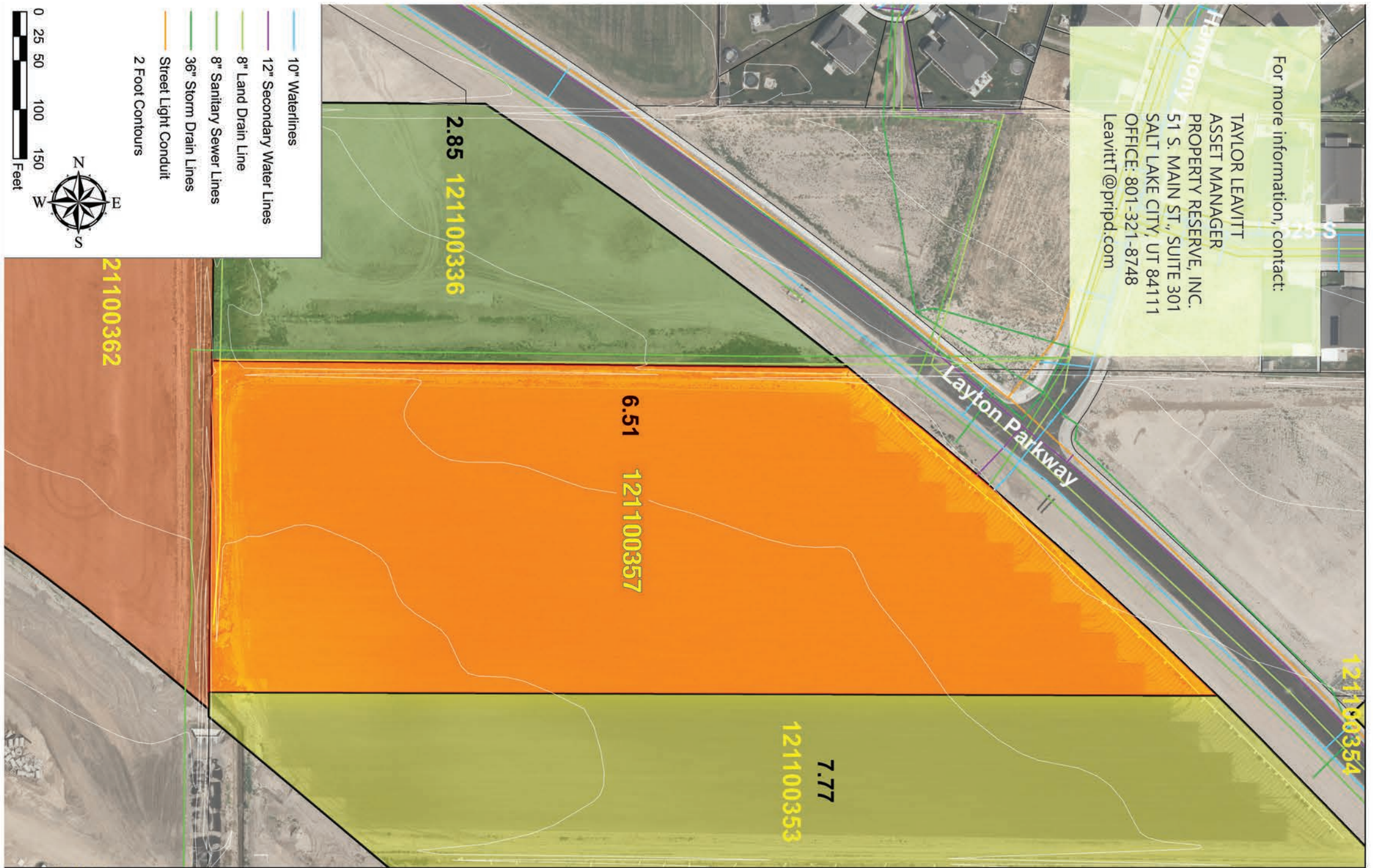
- 10" Waterlines
- 12" Secondary Water Lines
- 8" Land Drain Line
- 8" Sanitary Sewer Lines
- 36" Storm Drain Lines
- Street Light Conduit
- 2 Foot Contours

0 25 50 100 150 Feet

Parcel 12-110-0357 : 6.51 acres

For more information, contact:

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51 S. MAIN ST., SUITE 301
SALT LAKE CITY, UT 84111
OFFICE: 801-321-8748
LeavittT@prlpd.com



WEST LAYTON BUSINESS PARK

Parcel 12-110-0358 : 4.02 acres

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
LeavittT@pripd.com

2300 W

3.97 121100098

8.45
121100354

4.02 121100358

7.77
121100353

Layton Parkway

- 10" Waterlines
- 12" Secondary Water Lines
- 8" Land Drain Line
- 8" Sanitary Sewer Lines
- 36" Storm Drain Lines
- Street Light Conduit
- 2 Foot Contours



Layton
City

Parcel 12-110-0360 : 26.8 acres

For more information, contact:

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SALT LAKE CITY, UT 84111
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LeavittT@pripd.com

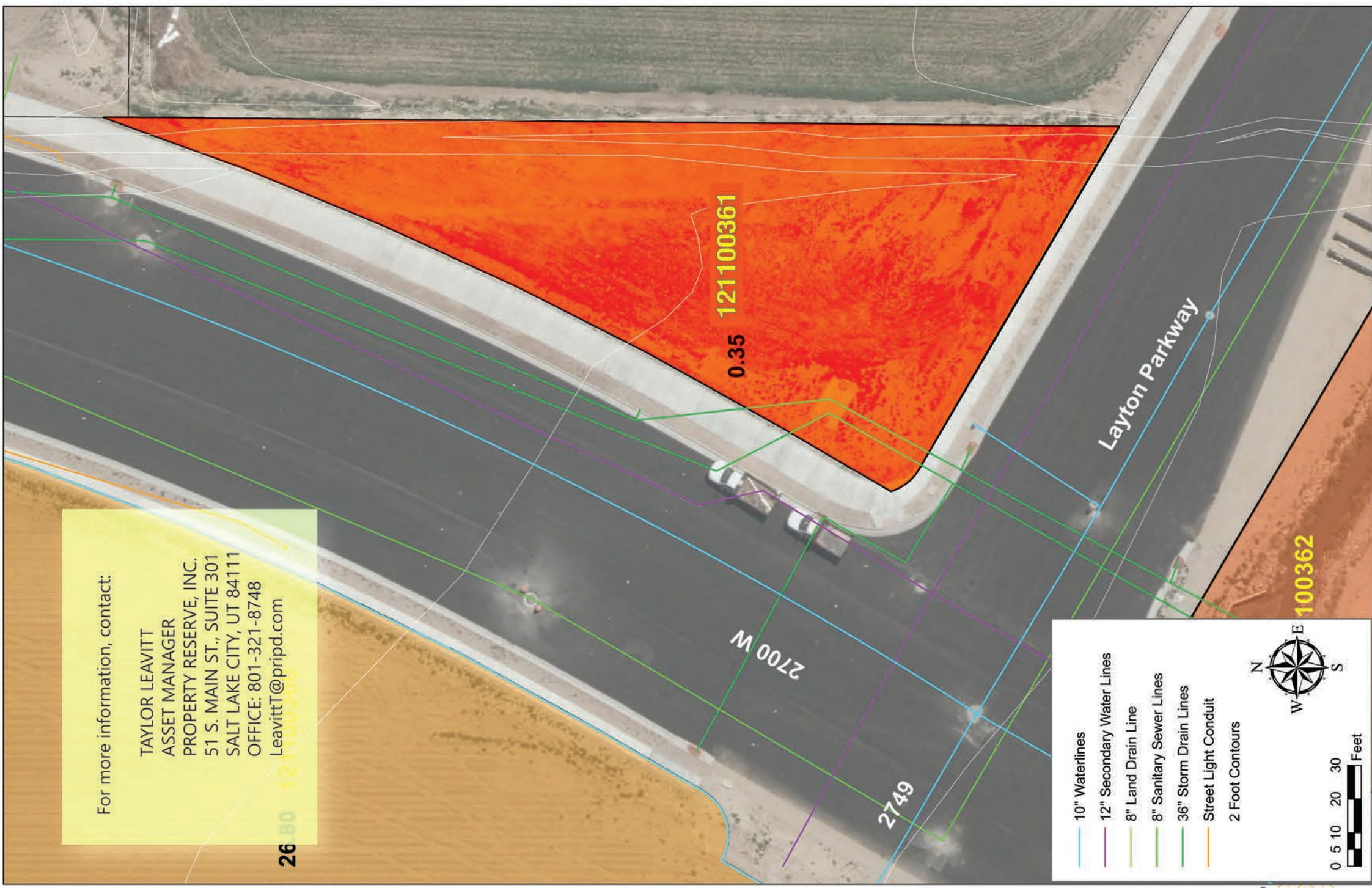


Parcel 12-110-0361 : 0.35 acres

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
LeavittT@prisd.com

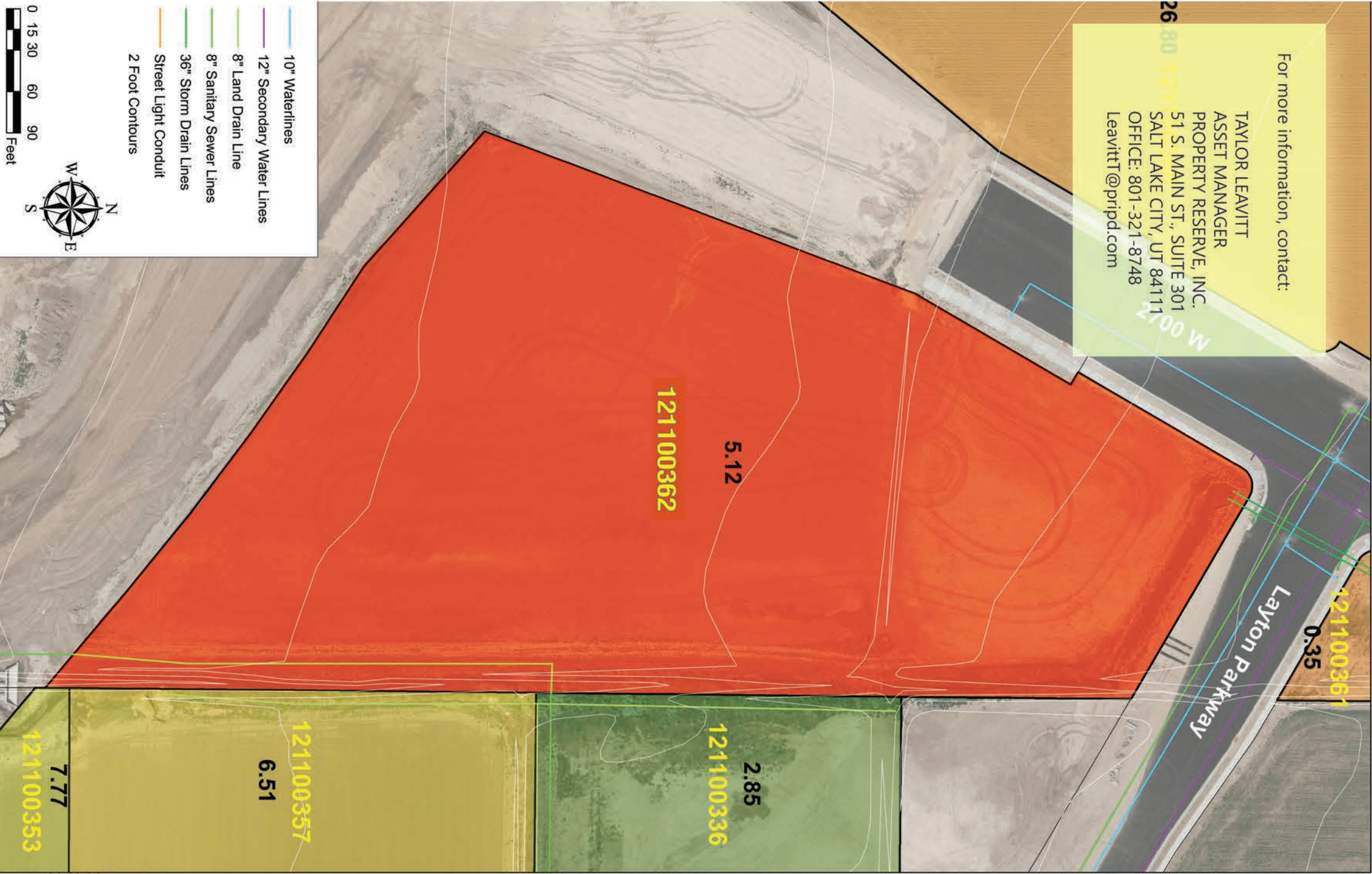
26 80 12-110-0361



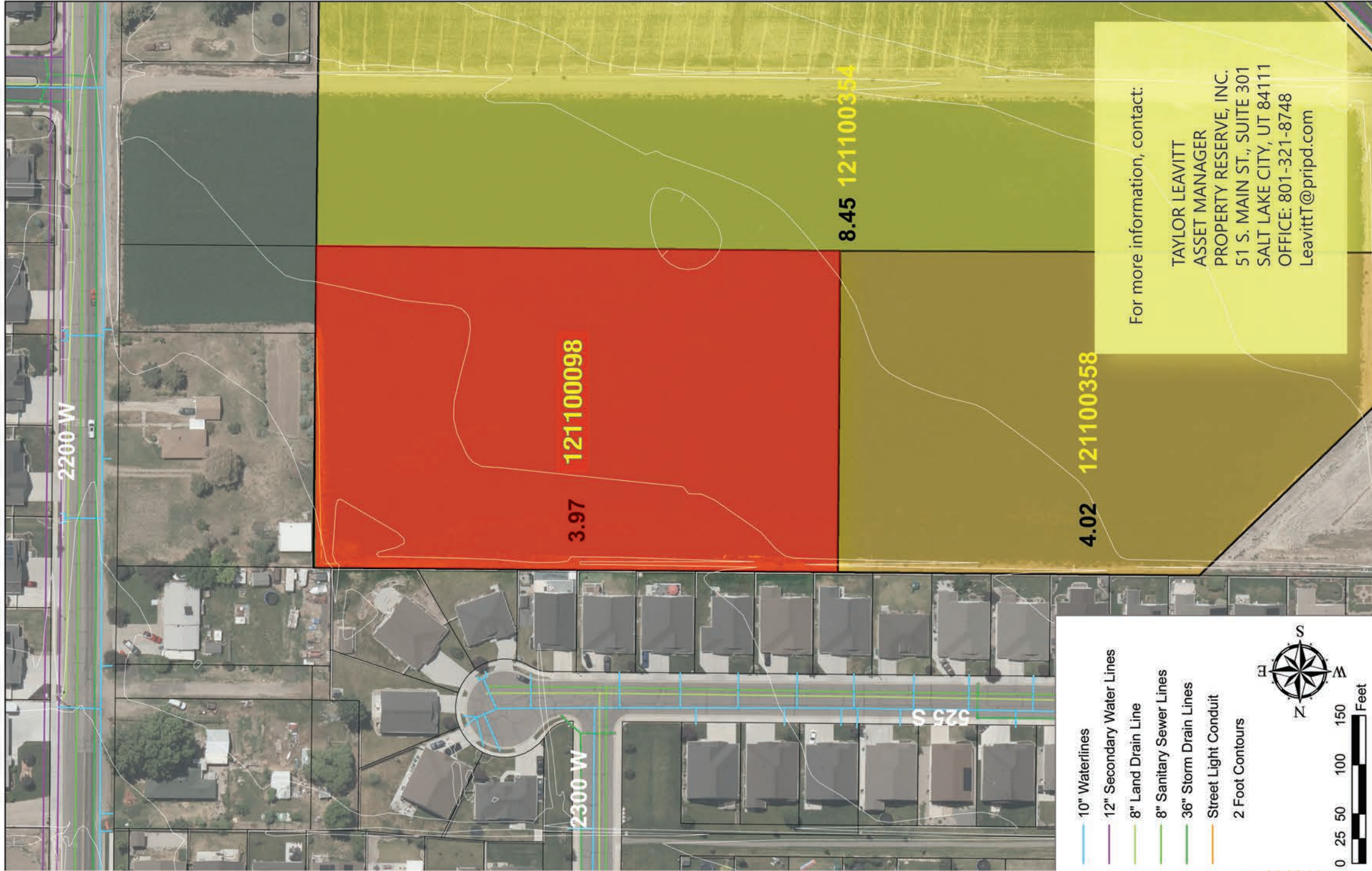
Parcel 12-110-0362 : 5.12 acres

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
LeavittT@priipd.com



Parcel 12-110-0098 : 3.97 acres



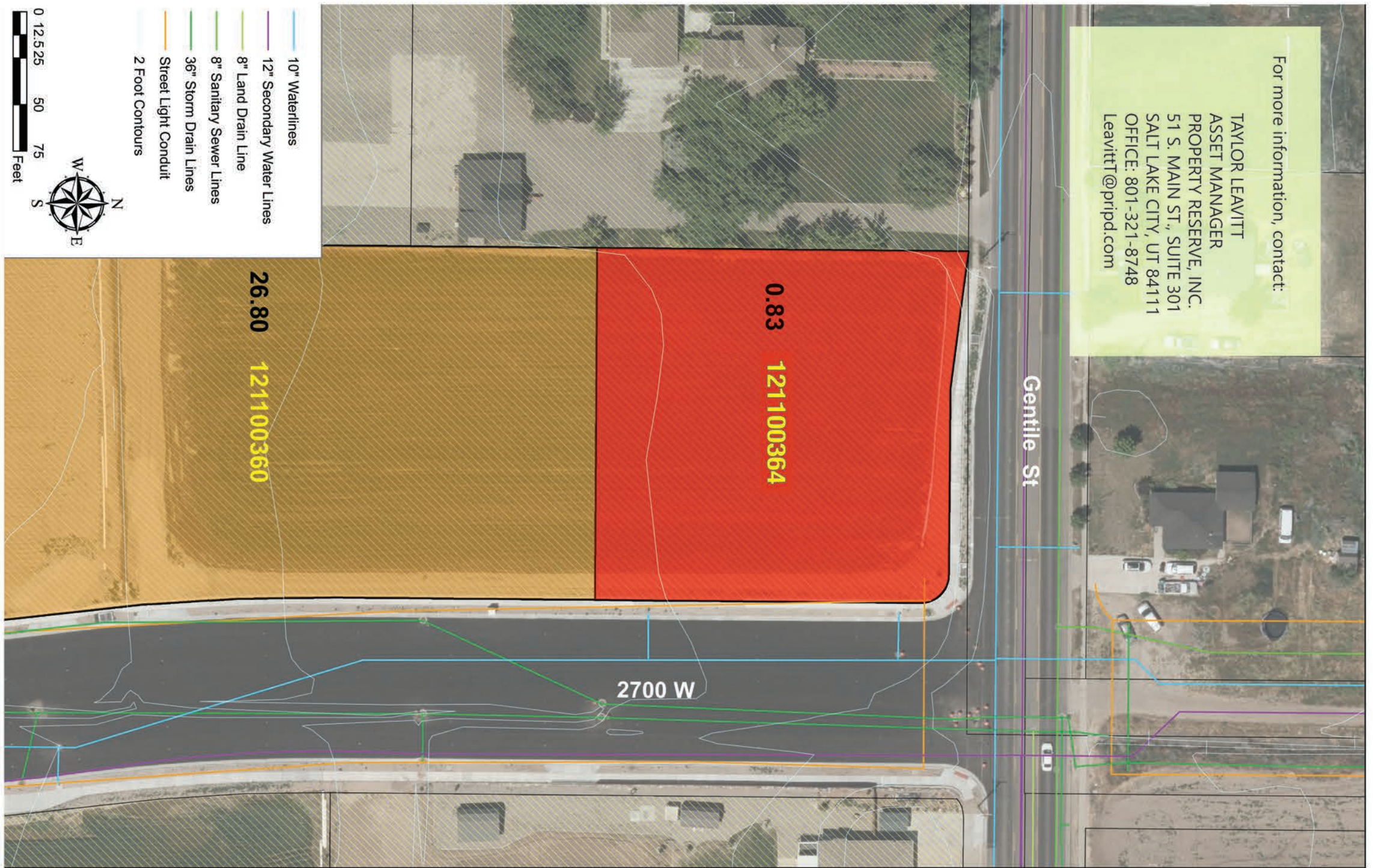
- 10" Waterlines
- 12" Secondary Water Lines
- 8" Land Drain Line
- 8" Sanitary Sewer Lines
- 36" Storm Drain Lines
- Street Light Conduit
- 2 Foot Contours



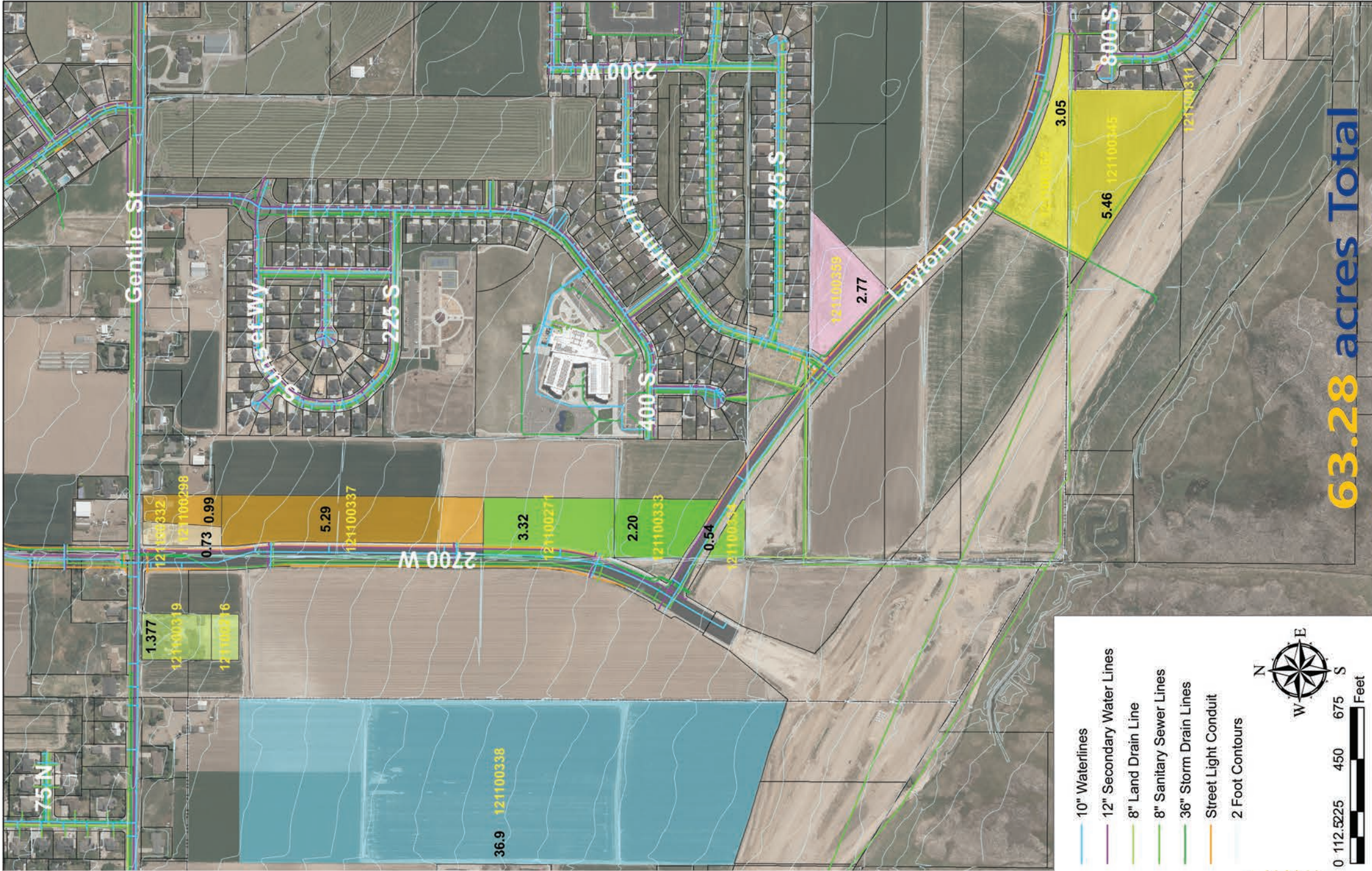
Parcel 12-110-0364 : 0.83 acres

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
leavittT@pripd.com



All Other Owners of Property



63.28 acres Total

LAYTON CITY

Parcel 12-110-0338 : 36.9 acres

For more information, contact:

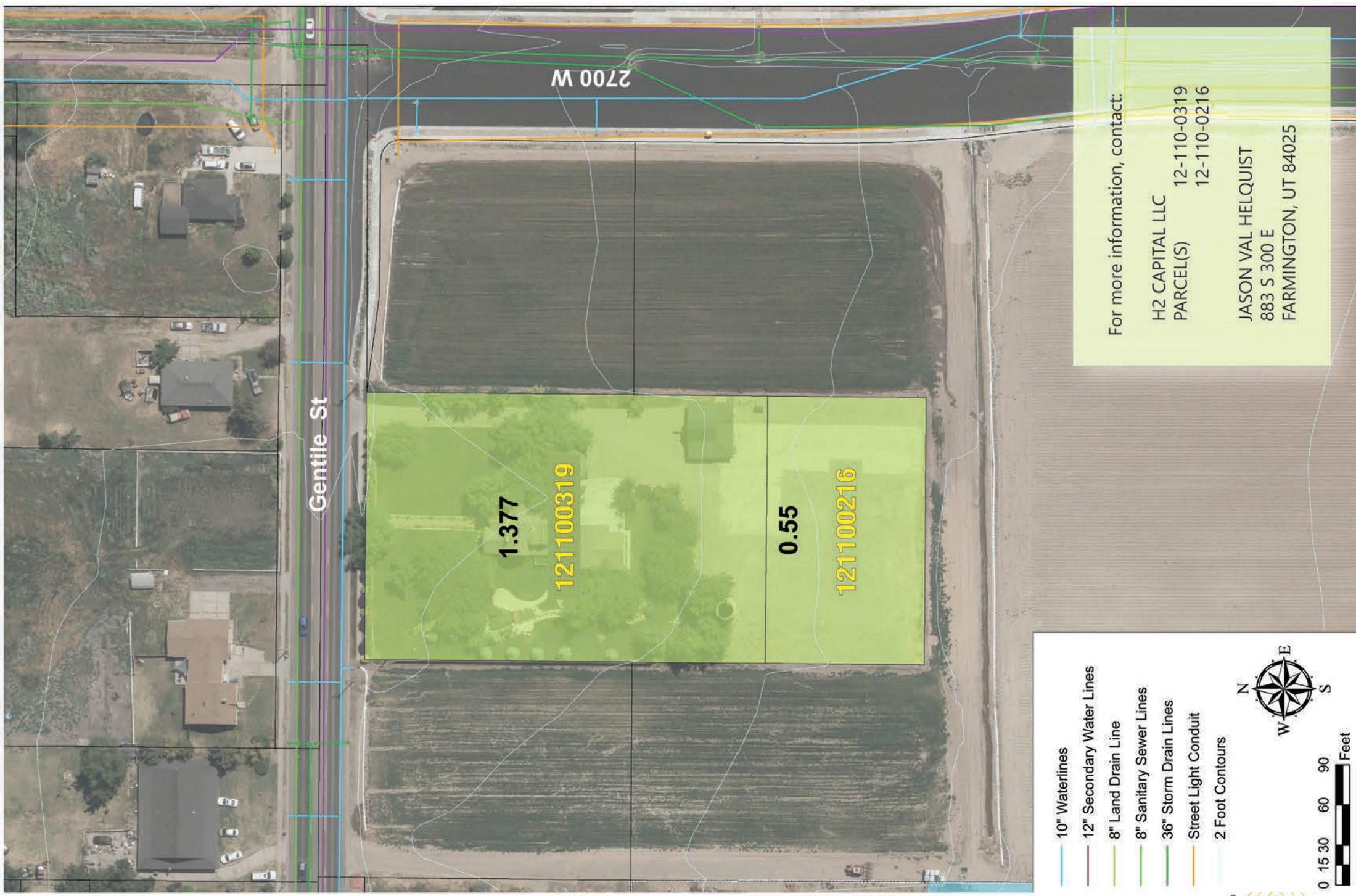
NOTTA FAMILY FARM LLC
PARCEL(S) 12-110-0338

LAURIE NOTTA ECCLESTON
801-201-8401
lecclaston@hotmail.com

JEFF NOTTA
motta,jeff@gmail.com

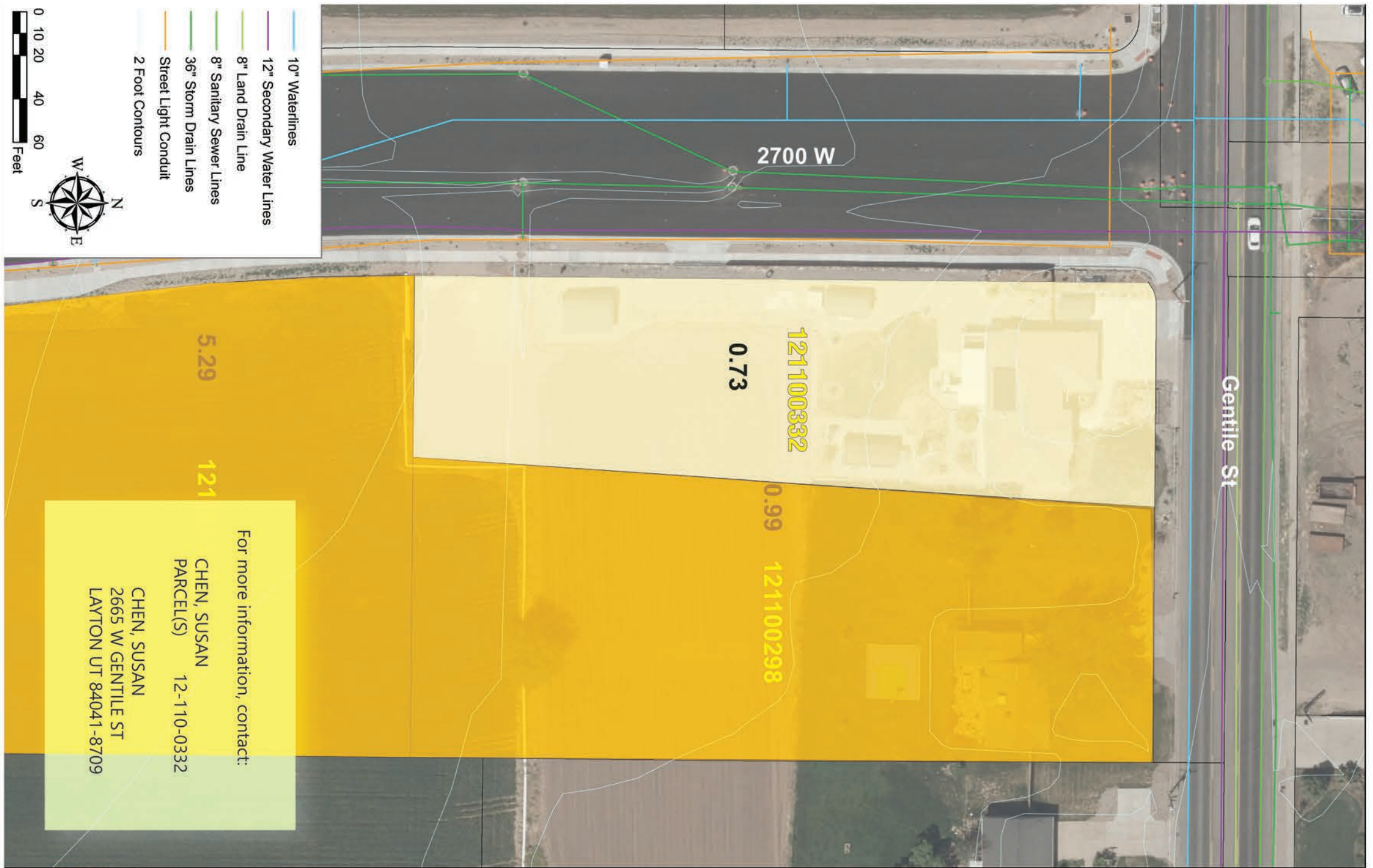


Parcel 12-110-0319 : 1.38 acres
Parcel 12-110-0216 : 0.55 acres



WEST LAYTON BUSINESS PARK

Parcel 12-110-0332 : 0.73 acres



Parcel 12-110-0298 : 0.99 acres
Parcel 12-110-0337 : 5.29 acres



Parcel 12-110-0271 : 3.32 acres
Parcel 12-110-0333 : 2.20 acres
Parcel 12-110-0334 : 0.54 acres

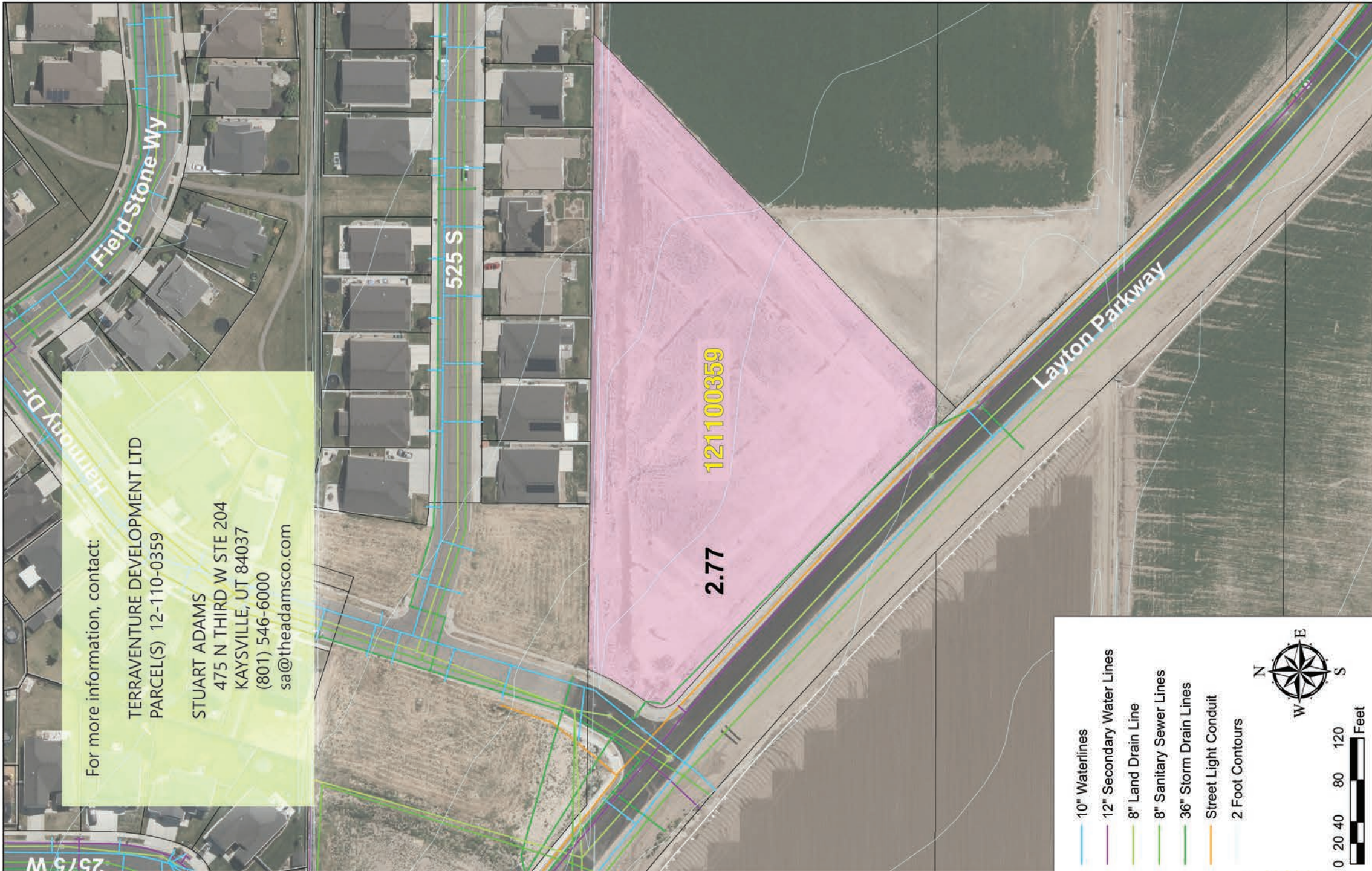
For more information, contact:

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

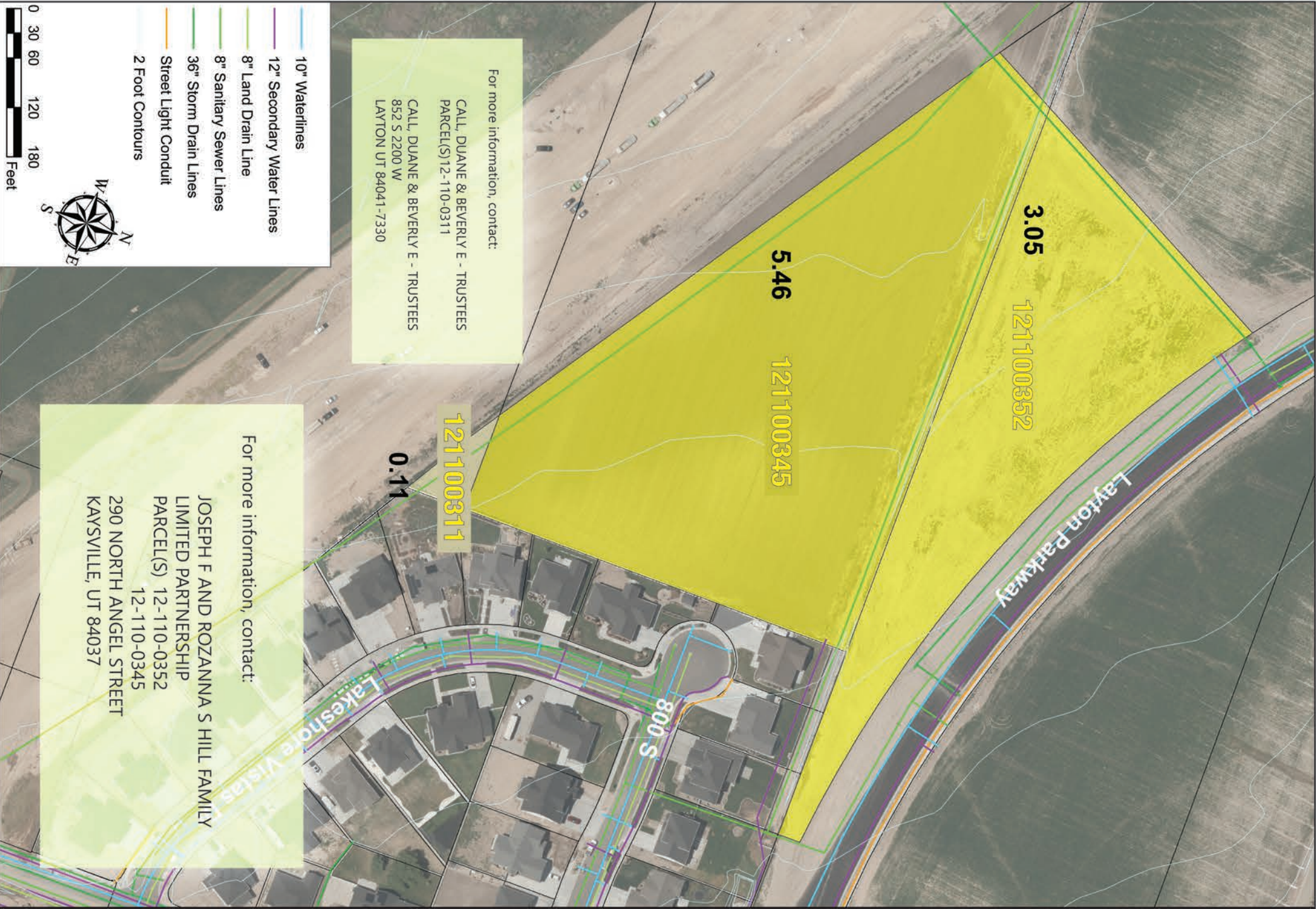
ALLEN LAND COMPANY INC
8678 S SUGARLOAF CIR
SANDY UT 84093-2128



Parcel 12-110-0359 : 2.77 acres



Parcel 12-110-0352 : 3.05 acres
Parcel 12-110-0345 : 5.46 acres
Parcel 12-110-0311 : 0.11 acres



Why Choose Layton City

Why Layton?

LAYTON CITY



Community • Prosperity • Choice

2023

Welcome to Layton City



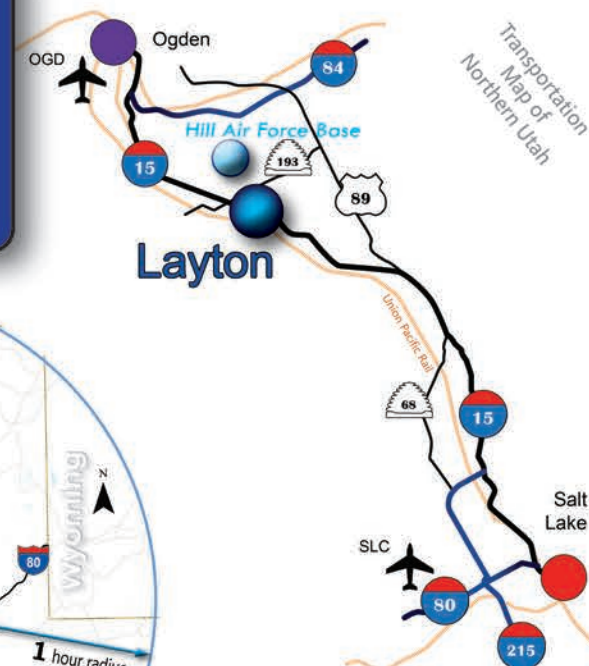
The Epicenter of Northern Utah



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



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



Transportation options are plentiful including road, rail and air.

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

Quality of Life

1

Layton is....



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

Hill Air Force Base

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

Recreation

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

Location



Layton is Recreation:

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

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

Recreation

Recreation Access

Layton is....



Layton has everything for your logistics needs including:

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

Logistics 25

Layton is....



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

Location

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

Utopia



Talent 69%

Layton is....

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

Population

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

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

Education

69% of Layton's workforce is actively employed

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

#1



Workforce and Other Residential Projects 2019 - 2022

LAYTON CITY

Applications Under Review

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

1,240

Building Permit Applied or Issued

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

898

Projects Completed

2021 The Alice Townhomes	24	townhomes
2021 Tynebridge Lofts (960 N Angel St)	5	townhomes
2020 7th West Apartments	130	apartments
2020 Fairfield Square Phase II	31	townhomes
2020 Indigo Bend Townhomes	45	townhomes
2020 Mecham Towns	83	townhomes
2020 Studios on Gordon	20	apartments
2020 The Park - mansion homes (Swan Lake Master Planned Community)	130	townhomes
2019 Adams Court	14	townhomes
2019 Gentile Station Townhomes	63	townhomes
2019 Midtown Courts Phase II	24	townhomes
2019 Villas on Main (expansion)	22	apartments

591

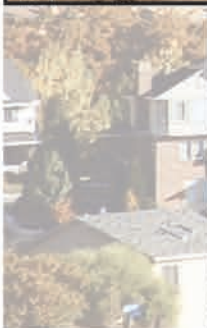
TOTAL

2,729

PLEASE CONTACT THE LAYTON CITY PLANNING DEPARTMENT FOR MORE DETAILED INFORMATION



Diverse Housing Options for Your Whole Company



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

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



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

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

Layton City Annual Taxable Retail Sales

\$2.289 billion



#1

in Davis County

#2 Largest North of Salt Lake City



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

Up to **100 GB** Dedicated Fiber

UTOPIA Fiber

Hill Air Force Base

\$8.9 Billion annual economic impact



25,480 EMPLOYEES

Utah's Largest Employer &

LAYTON'S neighbor and partner for 84 years

26



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

Weber State University Davis, Layton
NUAMES, Layton

591

2022 New Housing Permits

#1 in Davis County

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



20

minutes to the Greatest Snow on Earth at Snowbasin

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

Step into the Outdoors

10.3% Rent Savings

in Davis County

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

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

#1 Restaurants **155**

In Davis County

Including 45 full service restaurants

Entertainment

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

Be Entertained

Recreation

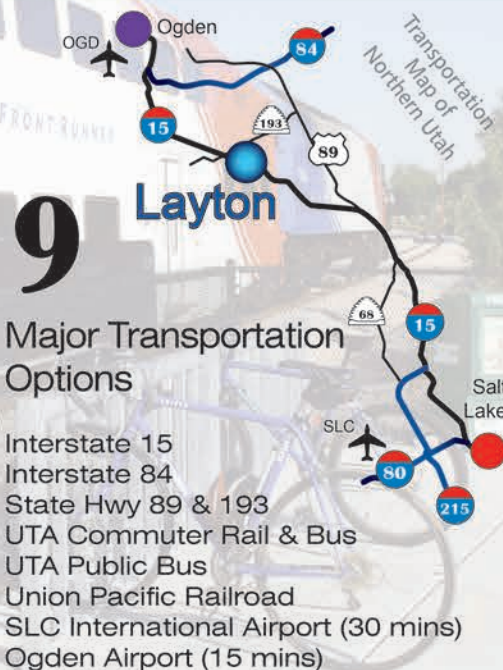
Layton Parks **354** Acres

Layton Trails **24** Miles

Organized Sports to Nature



Drive, Fly, Rail, Truck, Ship Anywhere





Free UTA MidTown Trolley, Layton



Layton Fronrunner



MidTown Layton



Davis Conference Center, Layton



Great Salt Lake Shoreland Preserve



Andy Adams Pond, Layton

Time for Everything



Bonneville Shoreline Trail, Layton



Downtown Office, Layton



Tour of Utah, Layton



Layton Housing below the Wasatch Mountains



Weber State University, Davis Campus



Best Western, 1 of 10 Hotels in Layton



Miles of Mountain Biking



SeaQuest Utah, Layton



Layton City Parks and Recreation



Layton City's Vietnam Memorial Wall Replica

Time for Gratitude



New War Dog Memorial



Hill Air Force Base F-35 Lightning II Fighter

Your Time



NEW Ed Kenley Plaza

Time for a Show



Kenley Amphitheater



Hill AFB Warriors Over the Wasatch Air & Space Show

It's About Time

Time for Nature



Thurston Peak



Antelope Island



SeaQuest Utah

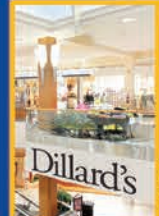


Adams Canyon



Great Salt Lake Shorelands Preserve

Time to Shop



Layton Hills Mall



RC Willey Home Furnishings

Take Time



Snowbasin Resort



Valley View Golf Course



Holy Smoke BBQ



Weller's Bistro

Time to Play

Time to Eat



Community • Prosperity • Choice

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



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

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

Thank You

Contact Information



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

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

Layton City
Community & Economic Development
Chad Wilkinson
Director
(801) 336-3787
cwilkinson@laytoncity.org

Layton City Hall
437 North Wasatch Drive
Layton, Utah 84041

(801) 336-3800

Layton City
Community & Economic Development
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Deputy Director & Economic Dev. Manager
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lcrowell@laytoncity.org

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



WEST LAYTON BUSINESS PARK

