

Economic Profile



Harris Plaza

# ECONOMIC PROFILE



Layton City is a major employment center for Davis County and Northern Utah. Immediately adjacent to Hill Air Force Base, the largest single site employer in Utah, Layton also includes major employment sectors such as healthcare, education, finance, hospitality, manufacturing, retail and broad array of additional employers. With additional growth in businesses, transportation, and population, Layton continues to strengthen economically.

## Hill Air Force Base (HAFB)

With 72 F-35's, which began arriving in Fall, 2015, HAFB continues to grow and be the center of economic activity for Layton and all of Utah.

- \$3.3 billion in economic impact
- 23,969 personnel (largest single site employer in Utah)
- 3 squadrons (72) F-35's, the Air Force's most advanced fighter plane, resulting in 475 new fighter technicians and \$100 million in construction.
- New intercontinental ballistic missile (ICBM) maintenance contract - requires 100's of engineers, computer programmers, etc.
- Major Layton Defense Contractors: Boeing, General Atomics, General Dynamics, Northrop Grumman, Lockheed Martin, etc.

## East Gate Business Park

Located just outside the east gate of HAFB, the East Gate Business Park is a prime location for aerospace, defense, and composite manufacturers. With Janicki Industries and KIHOMAC as initial tenants, the 700+ acres of additional land is primed to accept over one million sq/ft of new industrial development. Sites are shovel ready, with all utilities in place, with UTOPIA fiber optic infrastructure providing 1GB+ service.

## Additional Industrial

Beyond the defense contractors and East Gate tenants, Layton has several industrial tenants, including:

- Kroger Manufacturing
- Frito Lay
- RBH Sound
- Wolf Peak International
- UST Corporation

## Retail

Layton is the primary retail provider in Davis County and one of the strongest in the State of Utah. Major retailers include:

- Layton Hills Mall - Macy's, JCPenney's, Dick's Sporting Goods, SeaQuest Interactive Aquarium, etc. Target, Walmart, Sam's Club, Barnes & Noble, Lowe's Home Improvement, Home Depot, etc. Multiple Car Dealerships

## Hospitality

With Davis Conference Center and immediate adjacency to Hill Air Force Base, Layton has a bustling hospitality industry, which includes:

- 70,000 sq/ft Davis Conference Center
- 1,000+ hotel rooms & 2 movie theaters
- 150+ restaurants & 3 golf courses
- 2 movie theaters

## Healthcare

Healthcare providers have selected Layton to be their center for operations, including:

- Davis Hospital & Medical Center – 207,000 sq/ft 220-bed facility
- Intermountain Layton Hospital – 320,000 sq/ft broke ground April, 2016
- Intermountain Healthcare Clinic
- Tanner Clinic - Davis County's largest clinic with 80+ physicians. A 36,000 sq/ft addition completed Fall, 2015



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# QUICK FACTS

**Davis County Population** (2014) 329,692

**Weber County Population** (2014) 240,475

**Layton Population** 2015 Est.

Total Population 74,660

Total Households 24,571

**Layton Daytime Employment Population** (2013) 21,490

**Educational Attainment** (2014)

	Layton	Utah
High School Graduate or Higher	93.9%	91.0%
Bachelor's Degree or Higher	31.8%	30.6%

**Layton Household Income** (2014)

Average \$ 81,210

Median \$ 66,665

**Median Age** 29.7

**Average Family Size** 3.5

**Unemployment Rate** 3.1%

**Layton Age Distribution**

	2014 Est.	%
0-4	6,604	9.5%
5 - 9	6,746	9.7%
10 - 14	5,812	8.4%
15 - 19	4,934	7.1%
20 - 24	5,578	8.0%
25 - 34	10,735	15.4%
35 - 44	9,084	13.1%
45 - 54	7,511	10.8%
55 - 59	3,921	5.6%
60 - 64	3,110	4.5%
65 - 74	3,256	4.7%
75 - 84	1,784	2.6%
85 +	433	0.6%

**Layton Households by Income**

	2014 Est.	%
Less than \$10,000	769	3.5%
\$10,000 - \$14,999	836	3.8%
\$15,000 - \$24,999	1,444	6.6%
\$25,000 - \$34,999	1,640	7.5%
\$35,000 - \$49,000	2,767	12.7%
\$50,000 - \$74,999	4,979	22.8%
\$75,000 - \$99,999	3,718	17.0%
\$100,000 - \$149,999	3,539	16.2%
\$150,000 - \$199,999	1,305	6.0%
\$200,000 +	841	3.9%



**Layton Taxable Sales**

\$1.42 billion (2015)

**Hill Air Force Base** (2014)

Personnel:

23,707

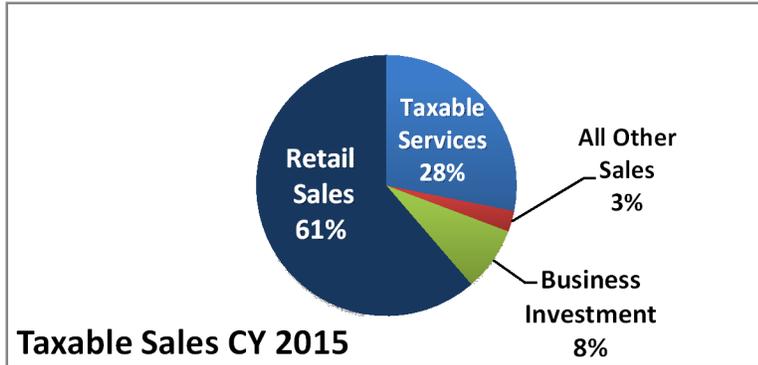
Economic Impact:

\$3.3 billion

# ECONOMIC DASHBOARD



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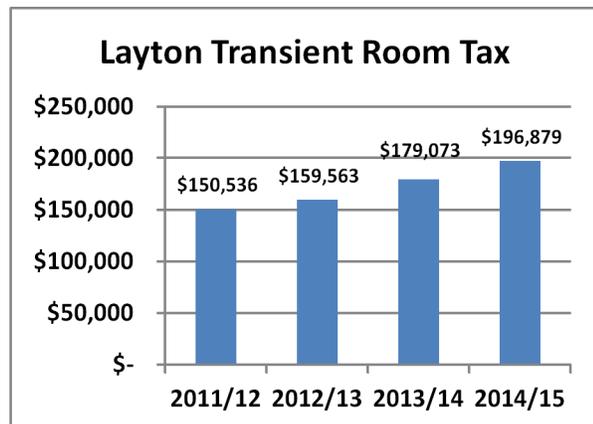
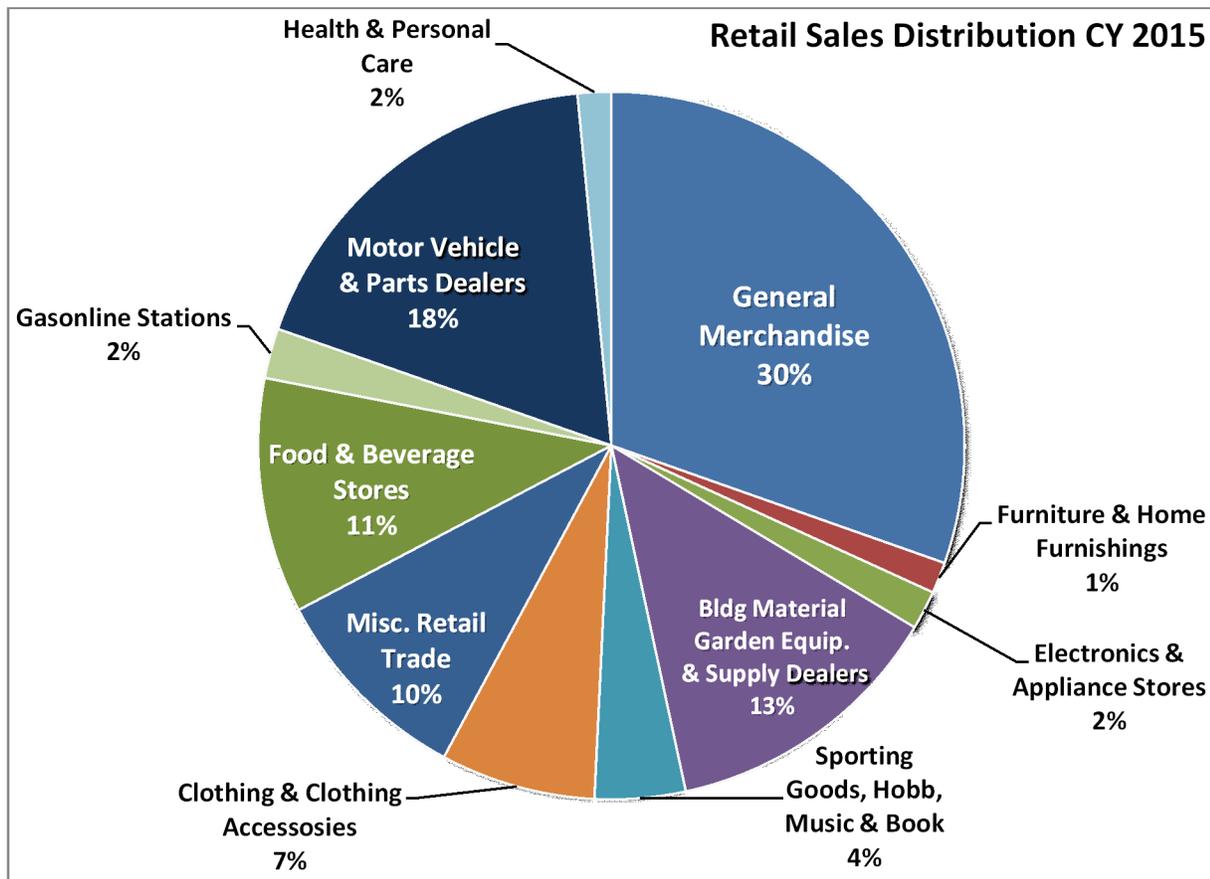


**All Other Sales** – Public Administration, Special Events, Private Motor Sales, etc.

**Business Investment** – Agriculture, Mining, Construction, Manufacturing, etc.

**Retail Sales** – Motor Vehicles, Furniture, Food & Beverage, Clothing, Gasoline, etc.

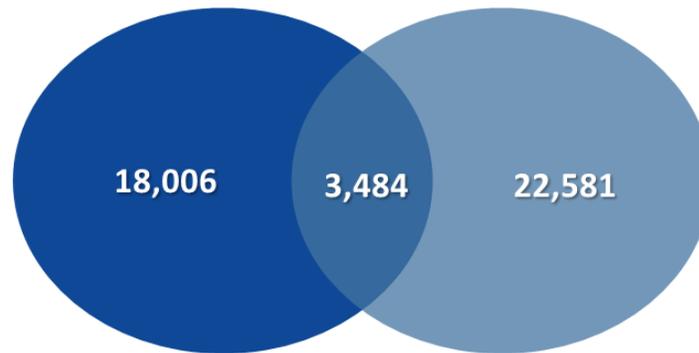
**Services** – Utilities, Information, Finance & Insurance, Real Estate, Management etc.



Layton New Vehicle Sales				
	2012	2013	2014	2015
Passenger	1,465	1,394	917	893
Truck	1,068	1,421	2,114	2,265
<b>Total</b>	<b>2,533</b>	<b>2,815</b>	<b>3,031</b>	<b>3,157</b>

Layton Motor Vehicle Taxable Sales	
<b>2012</b>	<b>\$125,986,156</b>
<b>2013</b>	<b>\$129,830,984</b>
<b>2014</b>	<b>\$137,340,885</b>
<b>2015</b>	<b>\$153,842,118</b>

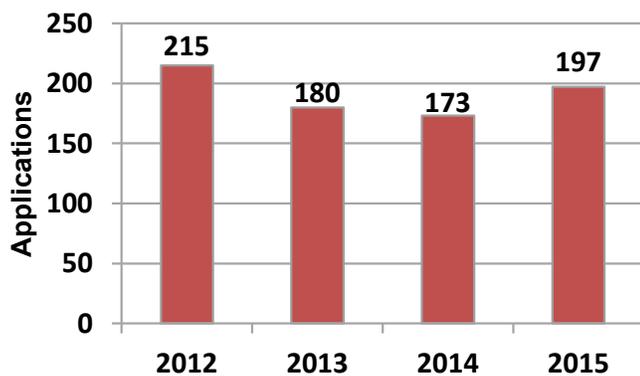
## Inflow/Outflow Job Count



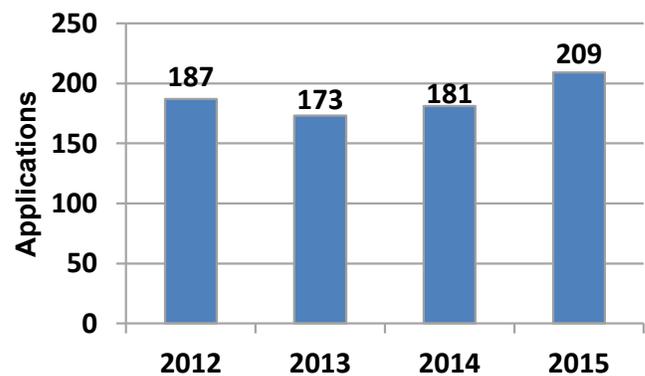
2013 U.S. Census

- Live Outside Layton, Employed in Layton
- Live & Employed in Layton
- Live in Layton, Employed Outside

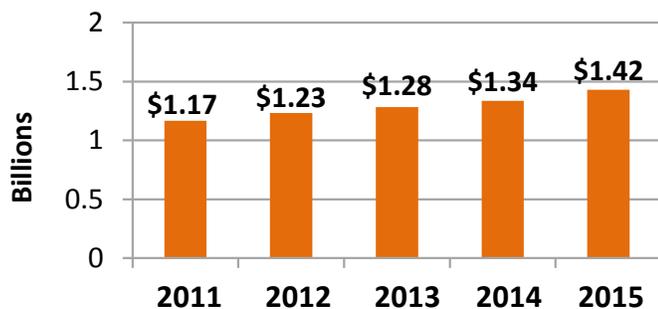
### Commerical Licenses



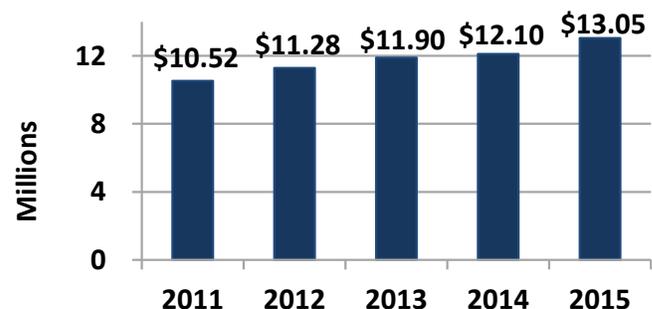
### Home Occupations Licenses

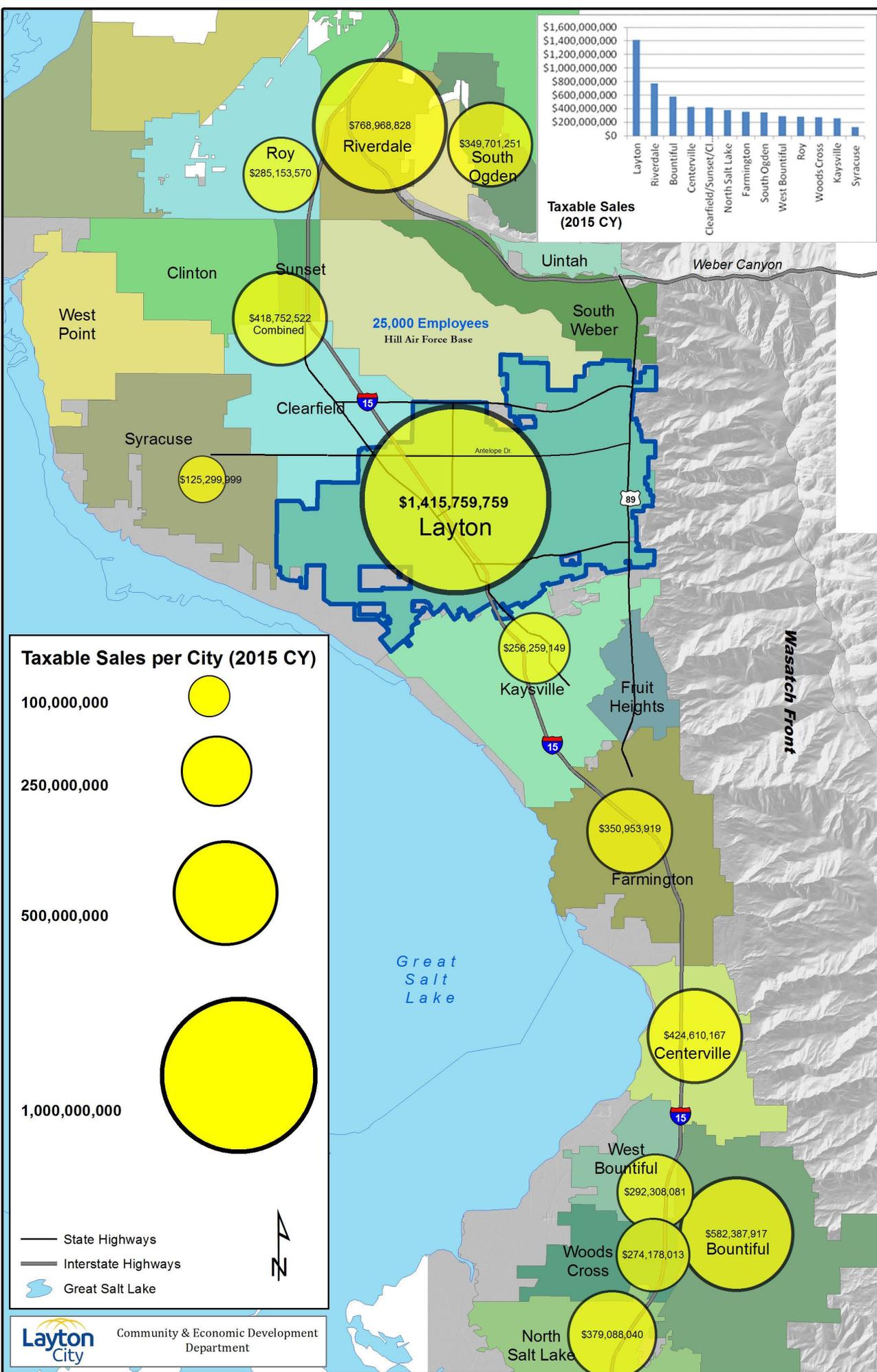
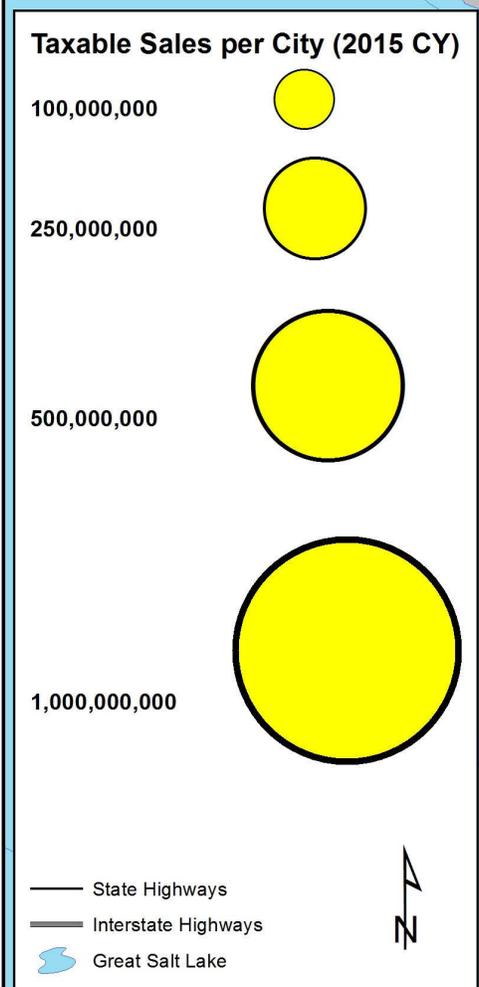
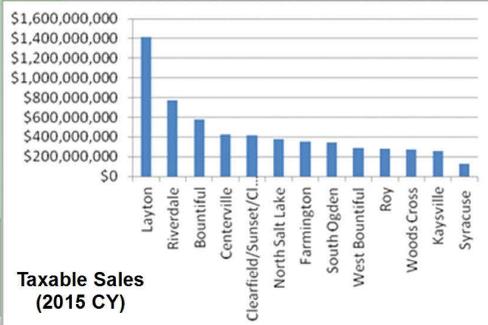


### Total Taxable Sales



### Sales Tax Revenue





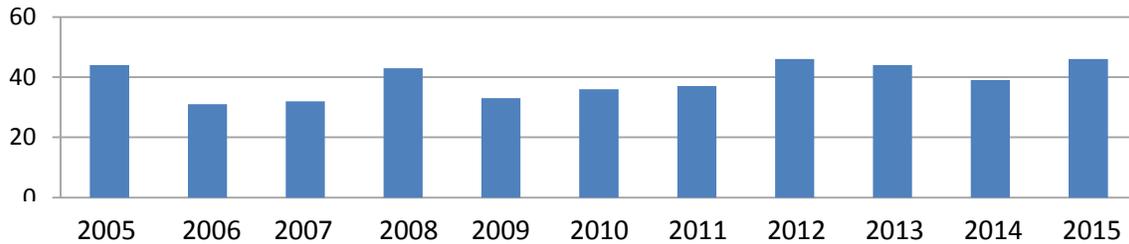
# BUILDING PERMIT ACTIVITY



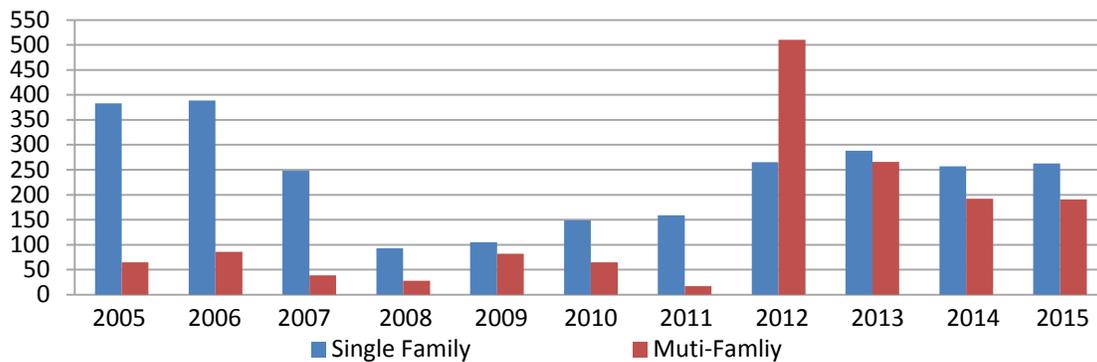
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## NEW BUILDING PERMITS

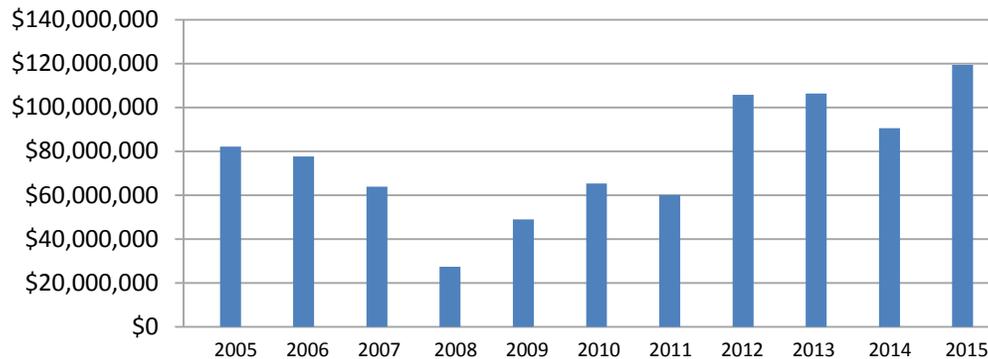
### Commercial Permits



### Residential Permits

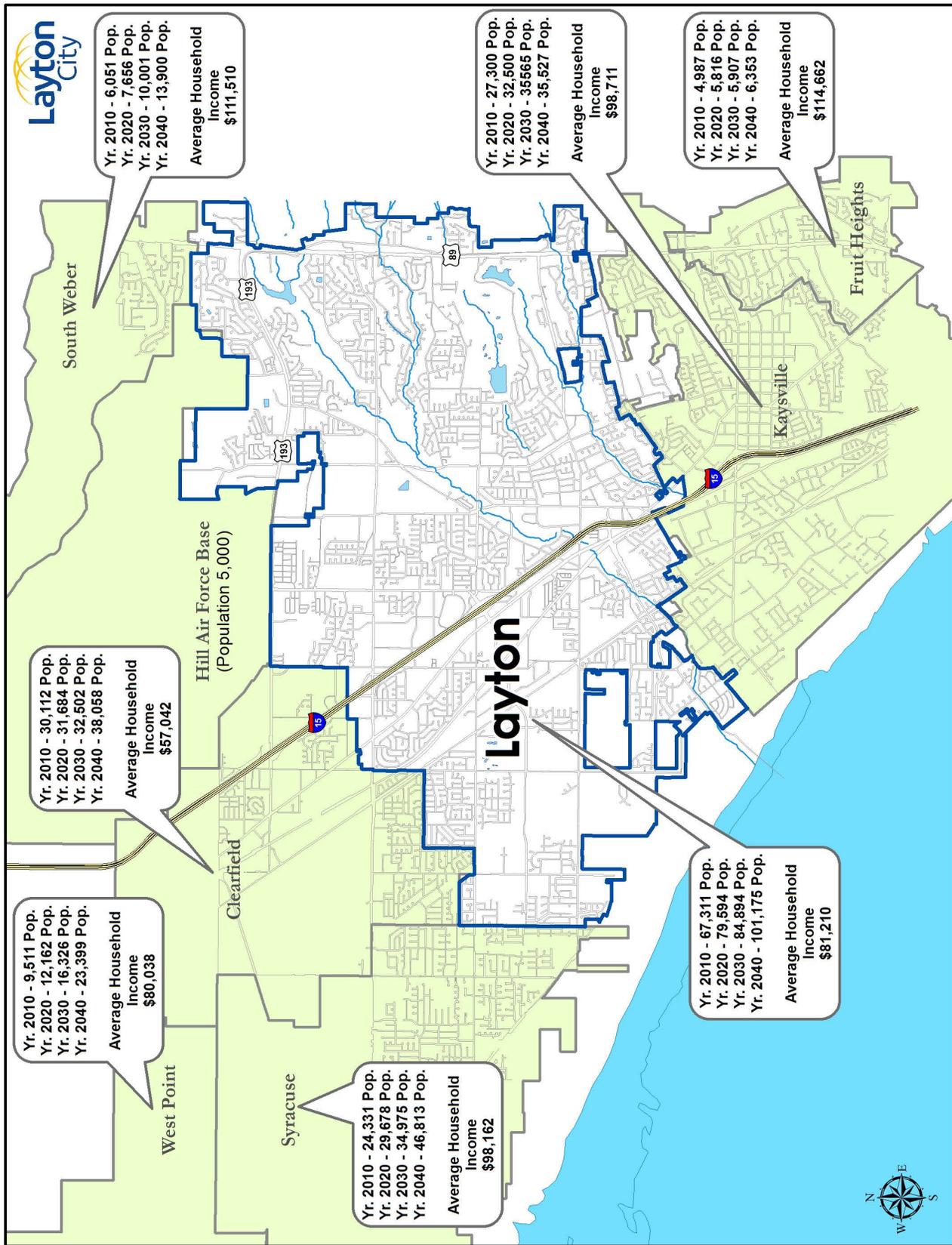


### Total Building Valuation



### Building Activity

Year	New Single Family	New Multi-Family	Commercial Permits	Total Value of Permits
2005	383	65	44	\$82,142,338
2006	389	86	31	\$77,584,679
2007	248	39	32	\$63,848,350
2008	93	4/28	43	\$27,305,939
2009	105	15/82	33	\$48,993,607
2010	149	8/65	36	\$65,249,235
2011	159	4/17	37	\$60,038,486
2012	265	34/510	46	\$105,710,167
2013	288	13/266	44	\$106,245,960
2014	257	8/192	39	\$90,582,716
2015	263	37/191	46	\$119,315,434



# Layton City and Adjacent Cities Population Data

**Legend**

- Interstate 15
- Layton Boundary

<b>2015 Total Population of 7 City Area and HAFB</b>	<b>182,411</b>
<b>2040 Projected Population</b>	<b>265,225</b>



Hill Air Force Base

# 2015 Certified Tax Rates

Davis County School District	(.008259)
Davis County	(.002161)
<b>Layton City</b>	<b>(.001896)</b>
North Davis Sewer District	(.001025)
Davis County Library	(.000361)
Weber Basin Water	(.000199)
Davis County Mosquito Abatement	(.000124)
<b>Total</b>	<b>(.014025)</b>

Layton City is one of the few Utah cities with Moody's Aaa Rating



# Coming To Layton



  
**Intermountain  
Layton Hospital**  
Broke Ground  
April, 2016

## Intermountain Layton Hospital



  
INTERACTIVE AQUARIUM  
Opening Fall, 2016  
at the Layton Hills Mall

## Midtown - Layton Hills Mall



  
Opening Fall, 2016  
**KIHOMAC**  
130,000 sq/ft  
aerospace manufacturer

## East Gate Business Park - KIHOMAC