

LAYTON FORWARD

The City's General Plan

Positioned between the scenic Wasatch Mountains and the Great Salt Lake, and located just 20 minutes north from Salt Lake City, Layton City is home to more than 78,000 residents and is the center of business and commerce in Davis County. With Utah's population growth among the highest in the nation, our community is expected to grow by about 30,000 new residents over the next 25 years, reaching a population of nearly 110,000 by 2045. A high birth rate in Utah accounts for about two thirds of the population increase, while a healthy economy attracts about one third of new residents relocating from other states. Layton's land use policies and choices can help to preserve the health, safety and well-being of residents and workforce in our community while enhancing quality of life and prosperity for future generations.

The General Plan (Plan, or Document) provides a vision of orderly growth to guide public and private investment for the positive evolution of our community. Layton's General Plan is comprised of several elements to guide future growth and development, with a primary focus on land use and housing. **Layton Forward** (this Plan) is a land use blueprint intended to provide policy foundation and guidance for the following:

- Land rezoning, private development decisions, prioritization of public roads, transit, parks and trail improvements, as well as potential public/private partnership opportunities.
- A land use framework to address diverse needs, interests and opportunities for community members, including existing and future residents (such as our own children), business owners, and stakeholders.

This Plan updates or replaces all previously-adopted land use and housing General Plan elements, except for the City's **Downtown Plan**



Layton's land use policies and choices can meet the needs of our residents and workforce today, and in the future.

(2006) which will continue to serve as a resource and policy guide reference. Where there is conflict between these two plans, this Plan supersedes the Downtown Plan.

The City may identify other General Plan elements to be adopted in the future. An **Economic Development Plan** element is recommended in Chapter 7 to enhance understanding of economic development opportunities as part of the City's policy framework. The City's recently-adopted **Transportation Master Plan (2017)**, **Parks and Recreation Master Plan (2016)** and the **Moderate Income Housing Plan (2019)** align with this Plan as complimentary elements. Together, they provide a comprehensive planning framework for identifying community opportunities and defining goals and policies, to enhance quality of life and achieve a balanced outcome for the collective public good.

This Plan should be updated and amended as needed to adapt to economic, social, and technological changes that can influence the need and demand for housing choices, work and learning opportunities, shopping and commerce, transportation, recreation and access to surrounding natural landscapes.

- This Plan includes a [printable document](#), and a website (www.LaytonForward.org) containing the same adopted language and policies. The website version of this Plan may contain additional image galleries, illustrations or links to other websites that may change from time to time, depending on availability. These supplemental website references may be added to illustrate the adopted principles and policies, and the website may be reformatted without requiring an update to the General Plan.

PUBLIC PROCESS

Layton Forward and the Moderate Income Housing Plan are based on substantial public engagement that occurred between 2015 and 2019. The 2015 - 2016 **Envision Layton** process involved over 500 residents and established future land use visions and growth principles that are foundational to these adopted plan elements.



The 2017 - 2018 **Layton Forward General Plan Update** process followed by building on the foundation of Envision Layton growth principles. Land use and community design concepts were explored in greater detail with focus on specific areas of the community. Data and visuali-

zation alternatives were presented through a public outreach effort that resulted in feedback from over 1,800 participants. Public input was gathered through community workshops held in October 2017 and January 2018, and through online surveys and questionnaires. These extensive public engagement efforts are documented online at www.envisionlayton.org and www.laytonforward.org.

ENVISION LAYTON **LAYTON** FORWARD



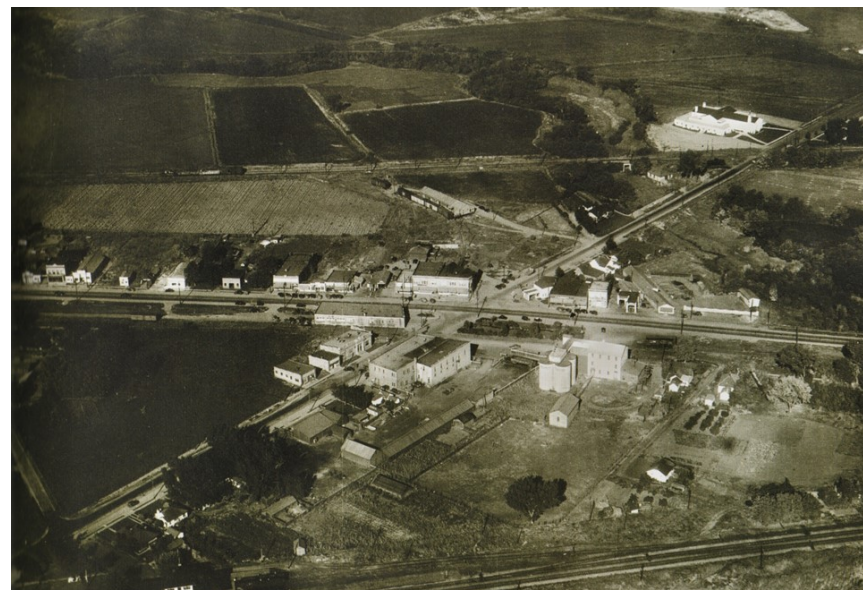
Workshop participants met in October 2017 (left) and January 2018 (above) to explore growth alternatives and share feedback. Workshop presentations and posters were presented online with surveys and questionnaires to broaden the public outreach effort.

Layton's History and Current Economic Outlook (pages 3 and 4) provide perspective for how the community has evolved and adapted to meet the changing needs of its citizens over time. Additional changes will be necessary to balance and accommodate diverse needs while protecting public health, safety and welfare. The current snapshot of Layton's economic landscape also provides background and context for land use planning.

OUR STORY – A BRIEF HISTORY OF LAYTON

Since its settlement as an agricultural outgrowth of Kaysville in 1850, Layton has evolved with economic and technological changes to meet the needs of a growing population:

- By 1869, access to rail opened agriculture trade with regional markets, provided passenger travel to other communities, and brought imported goods to Layton from around the country.
- Layton's Main Street emerged in the 1870's and 1880's with mercantile and trade establishments founded along a new primary travel route between Salt Lake City and Ogden.
- The Bamberger Interurban Railway was established in 1891, providing new passenger travel from Layton to Ogden and Salt Lake City.
- Layton was incorporated as a City with a population of 500 in 1920, and grew slowly to a population of 646 by 1940.
- World War II brought dramatic changes when Hill Air Force Base opened in 1943 with a south gate facing Layton, and Verdeland Park military housing bringing 1,500 new residents from outside of the community.
- Two additional growth surges occurred when Layton City annexed two neighboring communities: Laytona in 1957, and East Layton in 1980.
- New streets such as Hill Field Road and State Route 193 were built to connect rapidly-growing post-war subdivisions and businesses to Hill Air Force Base, and to the surrounding region. By 1985, Layton's population reached 36,000, surpassing Bountiful as the largest city in Davis County.
- By 1964, Interstate 15 was nearing completion. Today, 4 interchanges provide access to Layton businesses and residential neighborhoods to the Greater Wasatch Area and beyond.



LAYTON'S 2019 ECONOMIC SNAPSHOT

Ideally positioned along the Wasatch Front, Layton is 25 minutes from the Salt Lake International Airport, 20 minutes from Salt Lake City, with convenient access to multiple interstate highways and a FrontRunner commuter rail station that opened in 2008.

- Layton has emerged as the retail center of Davis County, ranking first in the market north of Salt Lake City for a total taxable retail sales of \$1.55 billion in 2017.
- As the largest single site employer in Utah, Hill Air Force Base had a \$3.6 billion economic impact in 2018 and maintains 78 F-35A Lightning II jets, strengthening the Base's future success and economic infusion to Layton City.
- Layton's growing major employment sectors include healthcare, education, finance, hospitality, manufacturing and retail.
- Beyond defense contractors, Layton has several industrial tenants including: Kroger Manufacturing, Frito Lay, RBH Sound, Wolf Peak International and the UST Corporation.
- Healthcare providers have selected Layton to be their center for operations, including Davis Hospital & Medical Center, the new Intermountain Layton Hospital, Intermountain Healthcare Clinic, and Tanner Clinic.
- With the Davis Conference Center and immediate adjacency to Hill Air Force Base, Layton has a bustling hospitality industry that includes the 70,000 sq/ft Davis Conference Center, 1,000+ hotel rooms, over 150 restaurants, 2 golf courses and 2 movie theaters.
- The Weber State—Davis Campus in Layton offers a full range of services including 18 full degrees and certificates in a variety of areas, including Healthcare, Business, Health and Wellness, Design and Technology, and Criminal Justice.

