

**Comments Received During the June 17, 2013  
Presentation of the Draft Growth Scenarios to  
Representatives from Clearfield, Clinton, West Point  
and Syracuse Cities**

<b>Comment</b>	<b>WFRC Response</b>
The maps should show more low density development west of the West Davis Highway	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The 'red' section on the Scenario 4 map in the Freeport Center is very unlikely	As above
There is some multi-unit senior housing being built on the Wilcox Farm	As above
Anticipated development at Falcon Hill is not being shown on the maps.	As above
A BRT line is needed up to the college, into the Freeport Center and into Falcon Hill.	As above
There should be more 'red' on north Main Street in Clearfield.	As above
There should be more commercial development showing on the east side of I-15 south of SR-193.	As above
The village center shown at 2000 West and 1800 North should cover all four quadrants of the intersection	As above
There should be more development shown along West Davis Highway, especially at major intersections.	As above
Clinton would prefer employment centers elsewhere.	As above
Clinton would prefer commercial development to apartments.	As above
Density in the area of 1000 West to 2000 West and from 1300 North to 1800 North will probably not increase because it is already built out.	As above
There should be more focused development along I-15.	As above
The Freeport Center needs a better transit connection to FrontRunner. It will be difficult to do because of the lack of density, however.	As above. WFRC will review transit and non-motorized access to the Freeport Center as part of the RTP update process.
Which is more expensive to maintain, transit (rail) or highway?	Highways are more expensive to maintain.

Comment	WFRC Response
"Growth is slow right now (in single family homes)."	Growth is picking up in other areas and will soon be here too. The key is to make reasonable preparations for it.
"Should the West Davis Highway be built?"	This is a question WFRC will leave up the EIS process.
People tend to stay in the types of homes they are already in. People in large lot homes will stay in single family homes.	This will be a consideration in evaluation of how much multi-unit housing will need to be built in future years.
Development in Syracuse is busy. Multi-unit retirement communities sell out as soon as they are built.	This is consistent with the Wasatch Choice for 2040 Vision and will be taken into account as the scenarios are evaluated.
The retirement homes are attached, 12 units per acre and being built along Antelope Drive	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
"What type of infill are we talking about? Higher density (than the current 2040 Vision) is not acceptable."	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The ongoing re-write of Clinton's current master plan will probably have less density.	As above
How much re-development will happen in Clearfield? Some of the necessary zoning changes are already in place.	As above
There is congestion along 2000 West, 1800 North and Antelope Drive	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
There may be some more retirement communities built in the area.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The vacant parcels along 1800 North in Clinton will probably see more low density development.	As above
"The big change will be in Sunset when the 1800 North Interchange goes in, mostly in the form of re-development."	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
The northwest quadrant of the intersection at 2000 West and 200 South in West Point City should show as "commercial with some mixed use."	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The area on the south side of 200 South and on either side of 2000 West in West Point City should be shown as regional industrial / commercial center with some housing.	As above

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As bus route to the Clearfield FrontRunner station from the approximate location of West Point City Hall.	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.