

**Comments Received During the June 19, 2013
Presentation of the Draft Growth Scenarios to
Representatives from Farmington, Fruit Heights,
Kaysville and Layton Cities**

Comment	WFRC Response
Trails will play a role in influencing development.	WFRC will take the comment into account as it adopts a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Fruit Heights will likely remain mostly single family homes.	As above
Centerville will be a bigger player with metro centers at Parrish Lane and Station Park.	WFRC will take the comment into account as it adopts a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Pedestrian bridges are needed over I-15 at Farmington Crossing and Lagoon.	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
The center shown in Centerville should be listed as an urban or metro center.	WFRC will take the comment into account as it adopts a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The BRT in central Davis County should run along the Frontage Road.	WFRC will rely on the findings of the final EIS for proper alignment.
The West Davis Highway is a regional mobility need.	As above
Interchanges on the West Davis Highway need to provide access to western Kaysville and western Farmington.	As above
The center shown in Farmington should be upgraded to an urban center.	WFRC will take the comment into account as it adopts a preferred growth scenario on which to base the draft 2015-2040 RTP update.
The metro centers shown in Woods Cross and North Salt Lake are too intense.	As above
"I do not think 'historic' Farmington will ever be an urban center, more likely a village center."	As above
In scenario 1, the area on the west edge of Farmington shown as 2-10 should be listed as 0-2.	The Scenario 1 map will be adjusted accordingly.
"We need to see the bike / trails pathways (on the maps)."	There will be a separate map that will show major trail projects.

Comment	WFRC Response
"We are planning 1.5 to 2 million square feet of office space north of Station Park with 4,000 to 7,000 jobs. This should be placed on the map and serviced with BRT on its west side.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Deferred maintenance is a "ticking time bomb" on capital investments	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
East / West roads are lined with homes and cannot be expanded. Many of these are 'historic' homes which will make widening that much harder	As above
Better bus connections are needed to the rail stops from the bus circulators	As above
'Farmington City would like the South Davis Transit Line extended north to Farmington FrontRunner stop.'	As above
'FrontRunner is hard to access by car and really hard by bicycle.'	As above
'Missing middle' level housing such as town homes will be in higher demand.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Long, skinny but large lots will lead to auxiliary units and flag lots.	As above
There is already a black market for auxiliary housing	As above
Apartments are back in vogue and are serving a different clientele.	As above
The demand for single family homes will not be going away.	As above
Higher density can affect sewer systems.	As above
Professional offices located in Station Park are filling an important need.	As above
Manufacturing will grow in Davis County.	As above
Hill Air Force Base is still really important to Davis County.	As above
There is a need to diversify the job market.	As above
Ogden City leaders are doing a great job of marketing the City in the recreational economy.	As above
The West Davis Corridor will have a big impact on the area communities	As above
East / West connectivity is an issue.	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.

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Fruit Heights City only has room for infill	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Station Park is doing well. There is still plenty of open ground around it for further development. This will become a dense regional retail and employment center.	As above
The loss of agricultural land is an issue. Davis County lost its last dairy farm this year. "We can't feed ourselves anymore" and it's a tragedy.	As above
Stand tall when planning commercial and employment areas. There will be a lot of pressure to just fill in with housing.	As above
There is a desire for more jobs within Davis County. Additional employment opportunity would help with economics and freeway congestion. We should try to capture at least 10% of the jobs that are leaking to other counties. Fortunately, the market is already heading this way. But, it will not happen overnight.	As above
Concentrate multifamily units in the centers. This is more palatable to communities.	As above
Develop a land use and zoning plan and then say no to housing developers who want to build on commercially zoned land.	As above
2.6 dwelling units per acre is too dense for folks in west Kaysville.	As above.
Retiring baby boomers will have a huge impact.	As above
An "ominous cloud" of very large lot development has tempered in the last ten years.	As above
The newer generation does not garden as much and does not seem to want and/or use large lots.	As above
The cost of newer small home developments is a hindrance.	As above
There will likely be more European style family orientation with multi-generational living.	As above
Politics lag behind demographics.	As above

Comment	WFRC Response
The presence of grandchildren plays a role in decision making for baby boomers on whether or not to downsize or hold onto large lot homes longer.	WFRC will take the comment into account as it adopts a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Smaller house hold sizes will result in different housing choices.	As above
There is no one size fits all solution.	As above
There are not many individuals who have taken advantage of accessory dwelling unit ordinances.	As above
Economics will force higher densities similar to those proposed in Scenarios three and four.	As above