

# CENTERVILLE CITY PLANNING COMMISSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY PLANNING COMMISSION WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON WEDNESDAY, OCTOBER 22, 2014, AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

*Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.*

*Centerville City, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 801-295-3477, giving at least 24 hours' notice prior to the meeting.*

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. This agenda is also posted on the City's website: [www.centervilleut.net](http://www.centervilleut.net)

**Tentative Time:** (The times shown below are tentative and are subject to change during the meeting)

## 6:00 ROUNDTABLE DISCUSSION ON ACCESSORY DWELLING UNITS (ADUs)

### 7:00 A. WELCOME AND ROLL CALL

#### B. PLEDGE OF ALLEGIANCE

#### C. PRAYER OR THOUGHT – Commissioner Scott Kjar

#### D. MINUTES REVIEW AND ACCEPTANCE – September 10, 2014

#### E. COMMISSION BUSINESS

- i. Discuss a Special Planning Commission Meeting on November 19, 2014 for the West Centerville Neighborhood Plan Update

- 7:10 1. **PUBLIC HEARING | PARK HILLS PHASE 3 SUB | 2130 N ROCK MANOR DR**  
Consider a conceptual subdivision plan for the Park Hills Phase 3 Subdivision; which consists of 3 lots, to be located at approximately 2130 North Rock Manor Drive, in the R-L Zone. Kara Fadel Burnett, Trustee, Applicant

- 7:30 2. **WEST CENTERVILLE NEIGHBORHOOD PLAN UPDATE**  
Discuss a general plan amendment proposal for the West Centerville Neighborhood Plan for property east of Legacy Parkway, south of Parrish Lane. Centerville City, Applicant

- 8:30 3. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**  
a. Upcoming Meetings  
• PC Meeting November 12, 2014: West Centerville Neighborhood Plan Update, Legacy Trail Apartments Final Subdivision

### 8:35 F. ADJOURNMENT

Posted October 17, 2014 by Community Development

**MAKING Life  
BETTER**  
Centerville City



## ADUs – ROUNDTABLE DISCUSSION

Proposed Date of October 22<sup>nd</sup>, 2014 – 6:00 p.m. – Centerville City Hall  
Held Prior to Regular Commission Meeting

- I. [10 minutes] **Welcome/Introductions** – by a Planning Commissioner Chair – This meeting was produced by the Planning Commission – [recognize those Commissioners in attendance]

Participant Introductions – allow each in attendance to state their name and their reason/motive for attending.

- II. [5 minutes] **Meeting Facilitator & Roundtable Format** – by City Planning Staff

### Rules for Roundtable Discussion

- **Participate** – all opinions and ideas are assumed to have validity
- **Keep on Topic** – communicate concisely, tangents take away time from others
- **Ask Questions & Share Ideas** – this is the core purpose of the roundtable
- **Do not Interrupt** – allow someone to finish their point or thought
- **Give Respect to Other Opinions & Ideas** – there is likely more than one perspective
- **Eliminate Distractions** – turn off cell phones and other like devices

- III. [45 minutes] **Roundtable Questions** – Meeting Discussion -15 minutes per question

- ❖ Of the Five (5) Listed Types, Which Arrangements Might Be Acceptable for Centerville – see ADU Summary Brief or the link below for the types described  
<http://www.centervilleut.net/communitydevelopment.adupublication.html>
- ❖ If Allowed, What are the significant issues with allowing ADU's?
- ❖ If Allowed, What are the Primary Points to Consider in Writing Any Regulations?

- IV. **Questions & Wrap-Up Discussion** – Are there reasons to host another Roundtable Discussion or should the City move forward with having Work Sessions with the Planning Commission?

# PRELIMINARY DRAFT

## PLANNING COMMISSION MINUTES OF MEETING

Wednesday, September 10, 2014

7:00 p.m.

A quorum being present at Centerville City Hall, 250 North Main Street, Centerville, Utah. The meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

### MEMBERS PRESENT

David Hirschi, Chair

William Ince

Gina Hirst

Logan Johnson

Scott Kjar

Kevin Merrill

Debra Randall

### STAFF PRESENT

Corvin Snyder, Community Development Director

Brandon Toponce, Assistant Planner

Lisa Romney, City Attorney

Kathy Streadbeck, Recording Secretary

### VISITORS

Chad Salmon                      Robert Snyder

Fred Hale                         Merrill Sherriff

LEGISLATIVE PRAYER    Commissioner Ince

### MINUTES REVIEW AND APPROVAL

The minutes of the Planning Commission meeting held August 27, 2014 were reviewed and amended. Commissioner Merrill made a **motion** to approve the minutes as amended. The motion was seconded by Commissioner Randall and passed by unanimous vote (6-0). Commissioner Merrill abstained from voting because he was not present at this meeting.

LEGACY TRAIL APARTMENT DEVELOPMENT | SOUTHWEST CORNER OF 1250 WEST & PARRISH LANE - Consider a preliminary subdivision plan for the Legacy Trail Apartment Development, which consists of a mixed-use development allowing office, retail, gas/convenience store uses, and multi-family dwelling units, to be located on the southwest corner of 1250 West and Parrish Lane, in the C-VH/PD Zone. Fred Hale & Chad Salmon, Applicant.

1 Cory Snyder, Community Development Director, reported the applicants are ready to  
2 move forward with subdividing the land associated with the Legacy Trail Development. At this  
3 point, it is important to review the subdivision to verify each lot is able to function on its own as  
4 this is to be a phased project. The Legacy Trail Development contains a non-traditional land use  
5 pattern involving an integrated mixture of uses. Mr. Snyder reviewed the conditions of the  
6 conceptual site plan approval explaining which conditions have been met and which still require  
7 attention. A majority of the conditions have been completed. The few remaining issues will  
8 continue to be addressed throughout the remainder of the approval and building permit  
9 processes. Overall, City staff is comfortable with the project.

10  
11 Mr. Snyder reviewed two of the remaining issues, the trail system and access points. The  
12 proposed trail system was required as part of the density allowance and is a major design feature  
13 for the project. The trail requires a partnership with the applicants, UDOT, and the City. The  
14 majority of the trail is located on a UDOT right-of-way. Generally, all entities are supportive of  
15 the trail system and all have been included in the planning process. UDOT has requested  
16 restricted access to the trail along Parrish Lane to discourage pedestrians crossing near the  
17 Parrish Lane and Legacy Parkway interchanges. The City is currently considering maintaining  
18 the trail once constructed and may also participate in a portion of the construction. The trail is  
19 planned to be eight (8) feet wide of either asphalt or concrete surface with associated  
20 landscaping. The City Council has expressed a desire for drought tolerant landscaping. These  
21 final design elements will be completed and approved during the final subdivision and plat  
22 processes.

23  
24 Mr. Snyder explained Phase 1 includes the construction of Lot 4 which contains 162  
25 residential units and one vehicular access point. Staff is concerned this single access is not  
26 sufficient to control the traffic associated with 162 units and requests the applicant construct a  
27 second access point as part of Phase 1. Staff is asking the applicant to complete the Parrish Lane  
28 access in addition to the already planned 1250 West round-a-bout access. In addition, the  
29 "stamped design pedestrian" crossings for both these accesses will also be installed during Phase  
30 1. The remaining access point and pedestrian crossing between Lots 1 and 2 can be completed  
31 when those lots are developed.

32  
33 Chair Hirschi questioned what type of fencing will be installed and where. He also  
34 expressed concern with drought tolerant landscaping stating this seems to be a diminished design  
35 for this project. Chair Hirschi also asked if the property has been sufficiently acquired by the  
36 applicant.

37  
38 Mr. Snyder explained the western portion of the trail (runs north/south from Parrish Lane  
39 to Birnam Trailhead) will be fenced on either side. The west side will be a post and wire field

1 fence as required by UDOT. The east side between the development and the trail will be fenced  
2 per the applicants desires (not required). All fencing interior to the project is optional. The  
3 required trail fencing along Parrish Lane (pedestrian restrictive) is currently planned to be a rail  
4 fence. The applicant is still waiting for UDOT approval on this proposed fence design. Mr.  
5 Snyder said the proposed trail is an informal trail and the drought tolerant landscaping will create  
6 a distinctive design. Drought tolerant landscaping is easier to maintain and lends to an asphalt  
7 trail which is preferred by runners and bikers. If the trail surface is completed with concrete the  
8 landscaping design will likely change. Mr. Snyder explained that all parcels are listed on the title  
9 report which shows the applicant to have sufficient control of the property.

10  
11 Commissioner Hirst asked the applicants if they are willing to complete the second  
12 access onto Parrish Lane as part of Phase 1. Fred Hale, applicant, said they would prefer to wait  
13 until Lot 1 is purchased to fully install the Parrish Lane access. He understands the City's  
14 concerns, but this is an expensive request. He has spoken to the Fire Department who has stated  
15 that compacted road base would be sufficient for service vehicles. He explained the potential  
16 buyer of Lot 1 has not yet progressed in securing the property.

17  
18 Mr. Snyder said there is no time line for the build out of this entire project. It could be  
19 several years before Lots 1 or 2 are developed. The City is concerned that 162 units will produce  
20 more traffic than one access can efficiently handle. The City would prefer the entire circulation  
21 system (all three access points) be completed, including sidewalk, as part of Phase 1. The City is  
22 compromising by requiring only two access points (Parrish Lane and the 1250 round-a-bout).  
23 Commissioner Hirst agreed the two access points are reasonable and will keep traffic from  
24 overloading the round-a-bout.

25  
26 Commissioner Johnson said the potential buyer of Lot 1 was the reason for a second full  
27 access to the site. If that buyer steps down then is that second access necessary and would the  
28 entities involved prefer that access be eliminated. Mr. Snyder also explained if a different buyer  
29 or use showed sufficient interest in Lot 1 then a subdivision amendment would be required and  
30 the circulation patterns would be readdressed.

31  
32 Commissioner Hirst made a **motion** for the Planning Commission to approve the  
33 preliminary subdivision plans for the Legacy Trail Subdivision, with the following conditions to  
34 be completed or submitted for further consideration, as part of the next subdivision application:

35  
36 ***Conditions:***

- 37 1. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and  
38 submit an application for final subdivision plat approval.

2. The final subdivision plat and plans shall reflect the layout and design submitted with this preliminary plan approval, except where modified by this preliminary approval or as part of the subsequent final subdivision plat and plan review and approval.
3. In accordance with the City's Subdivision Ordinance, the applicant shall prepare and submit the final subdivision plat and plans, as outlined in the City's Subdivision Ordinance.
4. The final plat and/or plans shall also address the following:
  - a. The Parrish Lane access shall be installed to a point that it connects to internal access loop for Lot 4.
  - b. The trail system shall run from 1250 West & Parrish to the Birnam Woods Trailhead.
  - c. The trail pathway and associated landscaping shall be a "drought tolerant" design to better facilitate maintenance of the trail system.
  - d. The trail shall be a minimum of 8 feet in width to allow for multi-mode traffic.
  - e. As acceptable to the City and UDOT, the trail shall be located completely within UDOT's right-of-way to facilitate its construction and will require some parcel dedications.
  - f. As acceptable to the City and UDOT, the trail system shall establish a non-access line with fencing to prohibit users from access to the roadway and ramp systems along sections of the trail.
  - g. As acceptable to the City and UDOT, the final plans and plat shall provide or comply with curb and gutter changes, re-striping, and a restriction median, as part of traffic circulation patterns.
  - h. With regards to the trail system, the final plat and plans shall be reviewed by both the City and UDOT. The applicant shall provide written acceptance from each entity.
5. The final plat and plans shall be deemed acceptable by the applicable City staff, specifically by the City Engineer and City Attorney, as per applicable Ordinances adopted by the City or as per the PDO approval related to the development.

***Reasons for the Action (Findings):***

- a. The Commission finds that the proposed subdivision is subject to the terms and conditions of the PDO approval for the Legacy Trail Apartment Project.
- b. The Commission finds that the submitted preliminary plans are sufficient in scope to access the subdivision's probable compliance with the City's General Plan, Zoning, Subdivision, and other applicable regulations adopted by the City.
- c. The Commission finds that the conditions of the preliminary plan approval address the adequacy for probable compliance with the adopted regulations and provide

needed feedback for preparing and submitting a final subdivision plat and plan application.

The motion was seconded by Chair Hirschi and passed by unanimous roll-call vote (7-0).

**RENATUS OFFICE/WAREHOUSE BUILDING | 1312 WEST 75 NORTH -**  
**Consider a final site plan for the Renatus Office/Warehouse Building, to be located at**  
**approximately 1312 West 75 North, Lot 2 & 3 of the Evergreen Business Park, in the I-H**  
**Zone. Merrill Sheriff Construction, Applicant.**

Brandon Toponce, Assistant Planner, reported the applicant is seeking a final site plan approval for an Office/Warehouse building. The applicant has combined both lots in order to develop the entire site as one piece. The building will consist of 4,320 square feet of warehouse space and 2,820 square feet for each floor of office space. Mr. Toponce reviewed the conditions of the conceptual site plan approval explaining which conditions have been met and which still require attention. The applicant still needs to apply for a signage permit and make sure that all signage meets applicable standards. The applicant has met the requirements for parking, landscaping, and trash enclosure. It does not appear any roof or wall-mounted equipment will be visible, as required. The applicant will need to submit all necessary utility provider sheets and submit an updated landscape plan prior to building permit issuance. The applicant has provided a notation on the plans indicating the southwest driveway will be reduced to accommodate the water safe distance of three (3) feet. The applicant will be developing the site all at once and will be required to post a bond for landscaping and public improvements. After all conditions are satisfied, a bond posted, and a building permit issued, the applicant may begin construction. The final site plan will expire after one year.

Robert Snyder, applicant, thanked the Commission for their service and stated that he is anxious to move forward.

Commissioner Merrill made a **motion** for the Planning Commission to approve the final site plan for the Renatus Office/Warehouse Building, to be located at 1312 & 1318 West 75 North, with the following conditions:

***Conditions:***

1. The applicant shall choose one address for the site, either 1312 or 1318 West.
2. The applicant shall submit a revised landscaping plan indicating the total parking lot percentage and two additional shrubs being planted within the parking lot area. This shall be submitted prior to the issuance of a building permit.

3. The applicant shall receive approval from the South Davis Metro Fire Marshal prior to the issuance of a building permit.
4. All remaining applicable utility provider sheets shall be submitted prior to the issuance of a building permit
5. A bond shall be assessed by the City Engineer and posted by the applicant prior to the issuance of a building permit.
6. A sign permit application shall be submitted and reviewed and approved by staff for the monument sign indicated on the final site plan, prior to construction. The proposed sign shall meet all applicable standards found in Chapter 12-54 of the Zoning Ordinance.

***Reasons for the Action (Findings):***

1. The submitted final site plan was found to be complete and adequate for review by the Planning Commission [Section 12-21(110)(e)].
2. All conditions, except for 5 and 8 of the August 13, 2014 conceptual acceptance, have been addressed.
3. The final site plan conforms to the accepted conceptual plan dated August 13, 2014.
4. Both lots have been properly combined and all easements have been verified.
5. The proposed site appears to have met all applicable development standards for the I-H Zone [Chapter 12-35].

The motion was seconded by Commissioner Johnson and passed by unanimous roll-call vote (7-0).

**DISCUSSION | ACCESSORY DWELLING UNITS (ADUs) - Discuss the Roundtable Meeting to be held tentatively on Wednesday, October 22, 2014, and what will be the format for the meeting. Centerville City, Applicant.**

The Commission agreed with the date of October 22, 2014 at 6:00 p.m. for the first roundtable meeting to discuss ADUs. Staff and the Commission discussed the format for the meeting stating all participants at the meeting (staff, commission, and the public) will have an opportunity to share and discuss all issues related to ADUs. The roundtable will be advertised in the next City newsletter, on the City website and on the next utility billing.

**COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

1. The next regular Planning Commission meeting will be Wednesday, October 8, 2014.
2. A West Centerville Neighborhood Open House will be held on Wednesday September 24, 2014 at 6:30 p.m.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

The meeting was adjourned at 8:20 p.m.

\_\_\_\_\_  
David Hirschi, Chair

\_\_\_\_\_  
Date Approved

\_\_\_\_\_  
Kathleen Streadbeck, Recording Secretary

---

**CENTERVILLE CITY  
COMMUNITY DEVELOPMENT DEPARTMENT  
655 North 1250 West, Centerville, Utah 84014  
(801) 292-8232**

**STAFF REPORT  
AGENDA: ITEM 1**

---

**PROPERTY OWNER:** TRUSTEES OF ROCK MANOR TRUST  
170 WEST 400 SOUTH  
BOUNTIFUL, UT 84010

**APPLICANT:** KARA FADEL BURNETT, TRUSTEE  
253 SOUTH 850 EAST  
CENTERVILLE, UT 84010

**PROPERTY:** 2130 NORTH ROCK MANOR DRIVE  
PARK HILLS SUBDIVISION PHASE 3

**ACREAGE:** 3.99

**TOTAL LOTS:** 3

**ZONING:** R-L (RESIDENTIAL-LOW)

**APPLICATION:** CONCEPTUAL SUBDIVISION

**RECOMMENDATION:** ACCEPT THE CONCEPTUAL SUBDIVISION

---

**BACKGROUND**

The Park Hills Subdivision was recorded on September 18, 1998. This subdivision is adjacent to the subject property, to the north. With the creation of Park Hills Subdivision Phase 2 being created to the south of the property, a road was required to connect the south to the north through the Fadel property. However, the Fadel's did not want to deed the property to the City for a road, so they chose to record an easement through the center of the property in order to connect both ends of the Park Hills Subdivision. This easement was recorded on April 6, 2001, the same day the Park Hills Subdivision Phase 2 was recorded. The road was properly constructed, meeting all of the applicable City Standards. A sidewalk was also constructed on the west side of the street, yet not on the east.

Recently, Kara Fadel Burnett has come before the City requesting a 3-lot subdivision. One lot is to be located on the southwest boundary line, the other will be located on the northeast boundary and the remaining area will stay one large lot with an easement for the street. The property owner is not yet ready to develop the larger parent parcel until a later date.

## **CONCEPTUAL SUBDIVISION REVIEW CHAPTER 15-2**

### Process

The conceptual subdivision review gives the applicant an opportunity to receive guidance from the City in relation to subdivision regulations and the layout. It also allows the public an opportunity to express their concern regarding the proposed subdivision.

### General Plan

Within Chapter 12-480-4 of the General Plan, the proposed subdivision is located within Neighborhood 3, Northeast Centerville. According to the residential policies for this neighborhood, it states the development should be maintained as it presently exists; which is low density, single-family. The guidelines also indicate that low density will have the least amount of impact on the foothills of Centerville. The applicant desires to carve two single-family lots from the larger parcel that is currently undeveloped. The undeveloped portion will remain as it is until future development is desired. Therefore, the proposed development is in harmony with the General Plan.

### Zoning Ordinance

This area is found within the Residential-Low (R-L) Zone. According to Section 12-30-020(b)(1) of the Zoning Ordinance, the R-L Zone has been established to permit the development of detached single-family homes on individual lots of one to four units per acre. The applicant has requested 3 lots, each measuring approximately one lot per quarter acre. In reviewing the plans, Lot 1 is 12,031 square feet, Lot 2 (parent lot) remains undeveloped at 3.18 acres and Lot 3 is 15,429 square feet.

The public right-of-way in front of Lot 1 (noted on the plans as Parcel A), will need to be dedicated at a width of 50 feet and follow the full length of the lot at 96 feet. The existing easement found on Lot 2 will remain and the street will not be dedicated at this time. Lot 3 will also have a public right-of-way (noted as Parcel B), dedicated at a width of 50 feet and length of 154 feet.

Each lot also has an adequate buildable pad over the minimum 2,000 square feet. This buildable area will need to be indicated on the preliminary site plan. Although the plans do not specify the actual location and style of the proposed homes, they will still need to adhere to all Development Standards found in Table 12-32-1. The preliminary plans will need to indicate any drainage issues and all engineering issues as per the City Engineer's request. The easements located on Lots 1 and 3, will need to be corrected, showing a 10-foot easement along the front and the two other sides at 7 feet. The current layout is 7 feet on all four sides. Staff believes that since Lot 2 is remaining undeveloped, no easement should be required at this time. A sidewalk is already in place along the full length of the street on the west side, yet a new sidewalk will need to be poured in front of Lot 1 on the east side of Rock Manor Drive. In addition, the closest fire hydrants will need to be shown on the preliminary plans and be reviewed by the South Davis Metro Fire Marshal. Finally, the plans will also need to indicate all adjacent property owners.

## **GENERAL REQUIREMENTS FOR ALL SUBDIVISIONS CHAPTER 15-5**

### Layout 15-5-101 and Lots 15-5-102

“Subdivision means any land that is divided, re-subdivided or proposed to be divided into two or more lots...”[Section 15-1-104(48)]. As stated previously, the subdivision will consist of 3 lots located on Rock Manor Drive. The street in front of each lot will need to be dedicated as a public right-of-way. The proposed lots fit in well with the community of other single-family homes. Lots 1 and 3 are rectangular in shape, while Lot 2 is found as an irregular shape. In fact, adjacent to Lot 3, is a narrow 8-foot passage between the east and west portions of Lot 2, with the western half of Lot 2 extending to Main Street. Since this lot is not being developed at this time, staff believes the shape is irrelevant. The preliminary plans must show a contour map at intervals of at least 2 feet and show all unusual topographic features.

#### Street, Drainage, and Utility Improvements Sections 15-5-103, 105, 106

As mentioned previously, each lot will front Rock Manor Drive and only Lots 1 and 3 will require the street to be dedicated as a public right-of-way, while Lot 2 will remain an easement. The road is already constructed and the only right-of-way improvement that will be required is the sidewalk in front of Lot 1. Each lot will have access to utilities that will need to be indicated on the preliminary plans for location and size.

As part of the final subdivision application, the applicant will need to submit all related utility provider sheets, stating that each lot will have adequate utility services. In addition, a current title report shall need to be submitted as part of the final subdivision review. Both of these items may be started at preliminary subdivision; as to be ready when the final application is submitted.

#### **CONCLUSION**

The Park Hills Subdivision Phase 3 is more complex than other 3-lot subdivisions, since it requires road dedication. Therefore, a preliminary and final subdivision plan review are required to be separate. The applicant will also be required to have a bond assessed by the City Engineer for any improvements and must post this bond prior to the recording of the plat.

#### **PLANNING STAFF RECOMMENDATION**

*Suggested Motion for the conceptual subdivision plat for Park Hills Subdivision Phase 3 located at 2130 North Rock Manor Drive:* I hereby make a motion for the Planning Commission to accept the conceptual subdivision plan for the proposed Park Hills Subdivision Phase 3, located at 2130 North Rock Manor Drive, subject to the following:

1. All professional service fees shall be paid.
2. A bond shall be posted for all public infrastructure and utility work to be conducted.
3. The preliminary subdivision plan shall indicate proper drainage, grading and contours at intervals of at least 2 feet, to be reviewed and approved by the City Engineer.
4. The applicant shall submit the preliminary subdivision application following all applicable criteria in Chapter 15-3 of the Subdivision Ordinance.
5. The closest fire hydrant shall be indicated on the final plans and reviewed and approved by the South Davis Metro Fire Marshal and the Public Works Director.
6. The “buildable pad” for Lots 1 and 3 shall be indicated on the preliminary plans.

7. Public utility easements shall be required on Lots 1 and 3 only, and shall indicate a 10-foot easement along the front, and on the other two sides measuring at 7 feet.
8. All utilities shall be shown on the preliminary subdivision plan to ensure adequate service.
9. All applicable utility provider sheets shall be submitted with the final subdivision application.
10. Legal descriptions shall be submitted for the street dedications and shall be reviewed as part of the preliminary plan by City staff.

*Suggested Reasons for the Action (Findings):*

1. The conceptual subdivision is in harmony with the General Plan [Section 12-480-52(1)(e)]
2. The new subdivision meets the objectives for development within a Residential-Low Zone [Section 12-30-020(b)(1)].
3. It appears all applicable development standards for development within an R-L Zone have be satisfied [Table 12-32-1].
4. It appears all general requirements for all subdivisions have been satisfied [Chapter 15-5].
5. All applicable standards found in the Subdivision Ordinance pertaining to a conceptual subdivision application have been satisfied [Chapter 15-2].

Being a Part of the South Half of Section 31, T.3N., R.1E., S.L.B.& M.  
Centerville City, Davis County, Utah

N89°38'50"E (1/4 Section Line) 2,668.46

No Monument Found  
N 142,527.43  
E 118,285.77

[illegible]

I, J. Small Halling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on the plat and described hereafter and have subdivided and tract of land into Lots, and parcels hereafter to be known as "Park Hills Subdivision Phase 3" and that the same has been currently surveyed and staked on the ground as shown.

[illegible]

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, there personally appeared before me, the undersigned Notary Public, Keri Fadel, a woman, signer at the Owner's Dedication, who duly acknowledged to me that she is a Justice of Rock Manor "unit" which unit is the Owner of the tract of land described herein and that she signed it freely and voluntarily on behalf of said unit for the uses and purposes therein mentioned.

**Notary Public:** \_\_\_\_\_  
**Residence:** \_\_\_\_\_

|                          |                                                                                       |
|--------------------------|---------------------------------------------------------------------------------------|
| Boundary Line            |  |
| Public Utility Easements |  |
| Center Line              |  |
| Lot Lines                |  |
| Set Rebar and Cap        |  |
| Brass Monument           |  |
| Section Corner           |  |

Entry No. \_\_\_\_\_ Date Filed \_\_\_\_\_ Filing Fee Received \_\_\_\_\_  
and Recorded this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ A.D.  
\_\_\_\_\_ In Book \_\_\_\_\_ Page \_\_\_\_\_ of Official Record  
\_\_\_\_\_  
Deeds County Records

By: \_\_\_\_\_  
County Recorder

### Cognitive Biases

Southeast Corner  
Section 31, T.3N.,  
R.1E., S.L.B.&M.  
Existing Brass Monument  
N 139,877.16  
E 118,313.24

Scale: 1" = 30'

RECEIVED 5-14-2011

C201 - Final Plat  
9-25-14

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040

**Balling Engineering**  
323 East Pagers Lane  
P.O. Box 805  
Centerville, Utah 84014  
Phone: (801) 295-7227  
Fax: (801) 298-0415



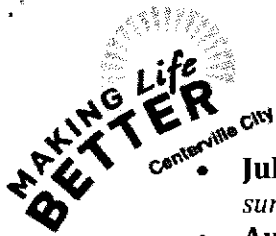
## Communication to the Centerville City Planning Commission

*(From the Community Development Department)*

### West Centerville Neighborhood Plan Update

As the Planning Commission is aware, earlier this year the City Council initiated a General Plan Update for the West Centerville Neighborhood Plan. Additionally, an Oversight Committee was created by the Mayor and several property owners, business owners, and residents were invited to participate in the process. Furthermore, members of the Centerville City Council and Commission along with a member of the West Bountiful City Council also were invited to participate. This Oversight Committee met several times and several events took place as part of the update process. The timeline for the proposed Plan Update to this point was as follows:

- **January 2014** – City makes application for a Local Resource Grant from Wasatch Front Regional Council & receives commitment from UTA to assist the City with the Plan Update with regards to evaluating mass transit option for the study area
- **February 18, 2014** – City Council enacts a “Temporary Zoning Ordinance Regulation” restricting any new development for the study area
- **March 10, 2014** – Mayor sends letter to all property & business owners location within the study area informing them of the plan update and the action of the Council
- **April 09, 2014** – Mayor selects Oversight Committee Members
- **April 21, 2014** – A Notice of Intent to Amend the City’s General Plan is published
- **May 01, 2014** – 1<sup>st</sup> Oversight Committee Meeting takes place *(i.e. awareness campaign)*
- **May 27, 2014** – Oversight Committee publishes an “Awareness Brochure,” which was posted on the City’s Website
- **June 04, 2014** – The “Awareness Brochure” was sent to the business & property owners of the study area
- **June 10, 2014** – The “Awareness Brochure” was posted at three (3) City parks.
- **June 19, 2014** – City is awarded the Local Resource Planning Grant from Wasatch Front Regional Council
- **June 19, 2014** – 2<sup>nd</sup> Oversight Committee Meeting takes place *(i.e. educational campaign)*
- **July 10, 2014** – With assistance of WFRC staff, an online survey is posted seeking public input about the study area
- **July 23, 2014** – Oversight Committee publishes a “Survey Invitational Brochure,” which is posted on the City’s Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks requesting participation in the posted survey



- **July 31, 2014** – 3<sup>rd</sup> Oversight Committee Meeting takes place (*i.e. a review of the survey results*)
- **August 13, 2014** – As directed by the City Council, a preliminary Zoning Ordinance Text Amendment for the proposed study area is submitted to the Planning Commission – Commission tables action until the General Amendment is fully prepared for public discussion
- **August 18, 2014** – The “Temporary Zoning Ordinance Regulation” enacted by the City Council for the study area expires
- **August 21, 2014** – 4<sup>th</sup> Oversight Committee takes place (*i.e. future scenario development planning for Open House*)
- **September 11, 2014** - Oversight Committee publishes an “Open House Invitational Brochure,” which is posted on the City’s Website, sent to the business & property owners of the study area, and posted again at the three (3) City parks
- **September 24, 2014** – Oversight Committee hosts an Open House Meeting and the public is informed of the survey results & evaluates of four (4) potential future development scenarios
- **October 06, 2014** – Oversight Committee sends invitations to several strategic property owners to participate in a “Strategic Property Owners” informative meeting
- **October 16, 2014** – Oversight Committee hosts the Strategic Property Owners Meeting
- **October 16, 2014** – Last Oversight Committee meeting takes place (*i.e. ascertains elements for preparation of a “preferred scenario” using the survey and open house results*)

### **Purpose of the West Centerville Plan Update – Objectives Identified**

As a reminder, the Centerville City Council desired to identify future land use options for supporting or expanding a mixed commercial/residential node known as Legacy Crossing at Parrish Lane. The originating ideals to achieve were, as follows:

- 1) *Prevent the isolation of the existing multi-family uses*
- 2) *Provide improved future land use options for existing underutilized industrial lands*
- 3) *Create synergy for re-development options*
- 4) *Consider future opportunities to integrate mass transit choices*
- 5) *Create appropriate land use transitions into the neighboring City of West Bountiful*

### **“Where we are at” – An Introduction to the Planning Commission**

A lot will be happening over the next month or two. The planning staff is currently preparing a final “preferred scenario” and also the language for the proposed General Plan Amendment. Additionally, staff is in the process of editing the Zoning Ordinance documents that were presented earlier this year to the Planning Commission. The focus of this meeting is to introduce to the Commission to what has taken place thus far and provide the context of how the plan update was created. We anticipate that the Commission will take a few



meetings to review the plan and host the formal public hearings. It is anticipated that the schedule would be as follows:

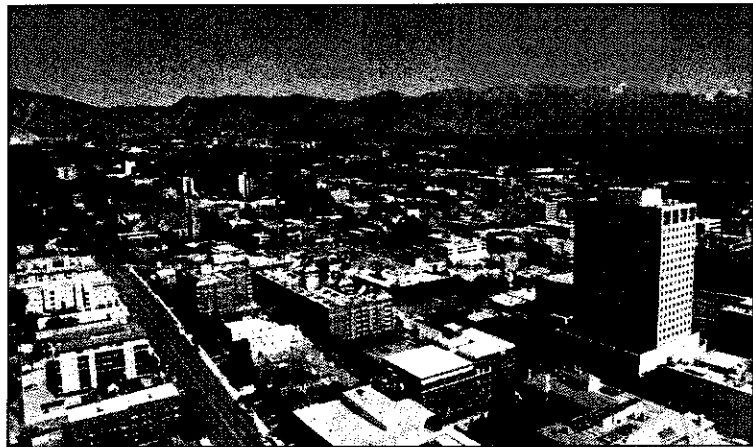
- ✓ *October 22<sup>nd</sup> – Planning Commission Meeting:*
  - The focus of this meeting is a summarized presentation of the September 24<sup>th</sup> Open House Meeting – to catch the PC up to speed
  - We expect that the PC will then table action on the matter to November 12<sup>th</sup>
- ✓ *Nov. 12<sup>th</sup> – Planning Commission:*
  - Formal presentation of the “Preferred Scenario”
  - Formal presentation of the GP & Zoning Ordinance documents
  - Host the formal public hearing with the PC
  - Table action to “special meeting” of the Commission on November 19<sup>th</sup>
- ✓ *Nov. 19<sup>th</sup> – Special Meeting of the PC (if approved):*
  - Submit any corrections or edits, as needed
  - PC debates and determines their readiness for making a formal recommendation

## **Introduction & Background**

### *KSL Video Presentation – Wasatch Choice 2040*

Wasatch Choice for 2040 considers how growth, mobility, housing and jobs can be shaped for the next few decades to have outstanding positive impacts on the life of residents in the Greater Wasatch Area.

*“In Utah, we don’t believe in sitting back and seeing where growth will take us. We seek to be visionary and to actively secure our future. Together, we will develop a voluntary, locally-implemented, market-driven vision to help keep Utah beautiful, prosperous, healthy and neighborly for current residents and future generations.” - Gary R. Herbert, Utah Governor -*



[https://www.youtube.com/watch?v=cc5uEbhe\\_KY](https://www.youtube.com/watch?v=cc5uEbhe_KY)

[http://www.wfrc.org/wasatch\\_choice\\_for\\_2040/FinalPoster\\_TheWasatchChoice2040\\_Apr2012a\\_Update\\_small.pdf](http://www.wfrc.org/wasatch_choice_for_2040/FinalPoster_TheWasatchChoice2040_Apr2012a_Update_small.pdf)



## *West Centerville Neighborhood Plan Update*

### *"Online Survey Results" Summary*

As the date of the Open House, the survey generated 181 responses and 583 comments. The results have been attached with this communication and have been generalized as follows:

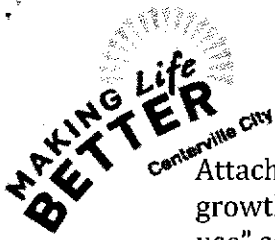
- Respondents were nearly split when asked if they would like to see a change from the current zoning/uses in the area.
- 58% of respondents were favorable to the recent Legacy Crossing Project; including a theatre and multi-family housing.
- On the topic of current travel habits and capabilities to and from that area, respondents said they use automobiles as the primary mode of travel around the site. A large portion of respondents said that better bike and pedestrian facilities, as well as bus routes, would benefit them.
- The overall preference for future development was for mixed land uses—a balance of residential and commercial (*attached or detached*). It should be noted that respondents were split fairly evenly between low and high density preferences, and specific commercial-use preferences met no consensus.
- Roughly 75% of respondents said they or their families would benefit from public transportation at this site if it were to become an option. Nearly all of respondents were adamant about wanting to see connections to the Legacy Parkway Trail.
- Comments were broad as intended, but focused mainly on congestion issues, desire for local restaurants and shops, community centers such as a performance hall, and desire for open space and walkability. Several comments indicated a division of either a preference for the way the area is, or preference for a town center there.

### *"September Open House" Follow-up Summary*

On September 24, 2014, the Oversight Committee and staff hosted a public "Open House." At the meeting, the following was presented to the public:

- A video clip about the Wasatch 2040 Plan – originally published by KSL News
- The summary of results of the City's online survey about the study area
- A presentation of four (4) potential future growth scenarios for the study area, with an evaluation sheet for attendees
- A presentation regarding Transit-oriented Design Guidelines/Standards





Attached with this communication are the summary results of the potential future growth scenarios that were turned in at this meeting. Generally, it appears the "mixed use" scenario was the most favored future option and appears consistent with the online survey results.

### **Development of a "Preferred Scenario"**

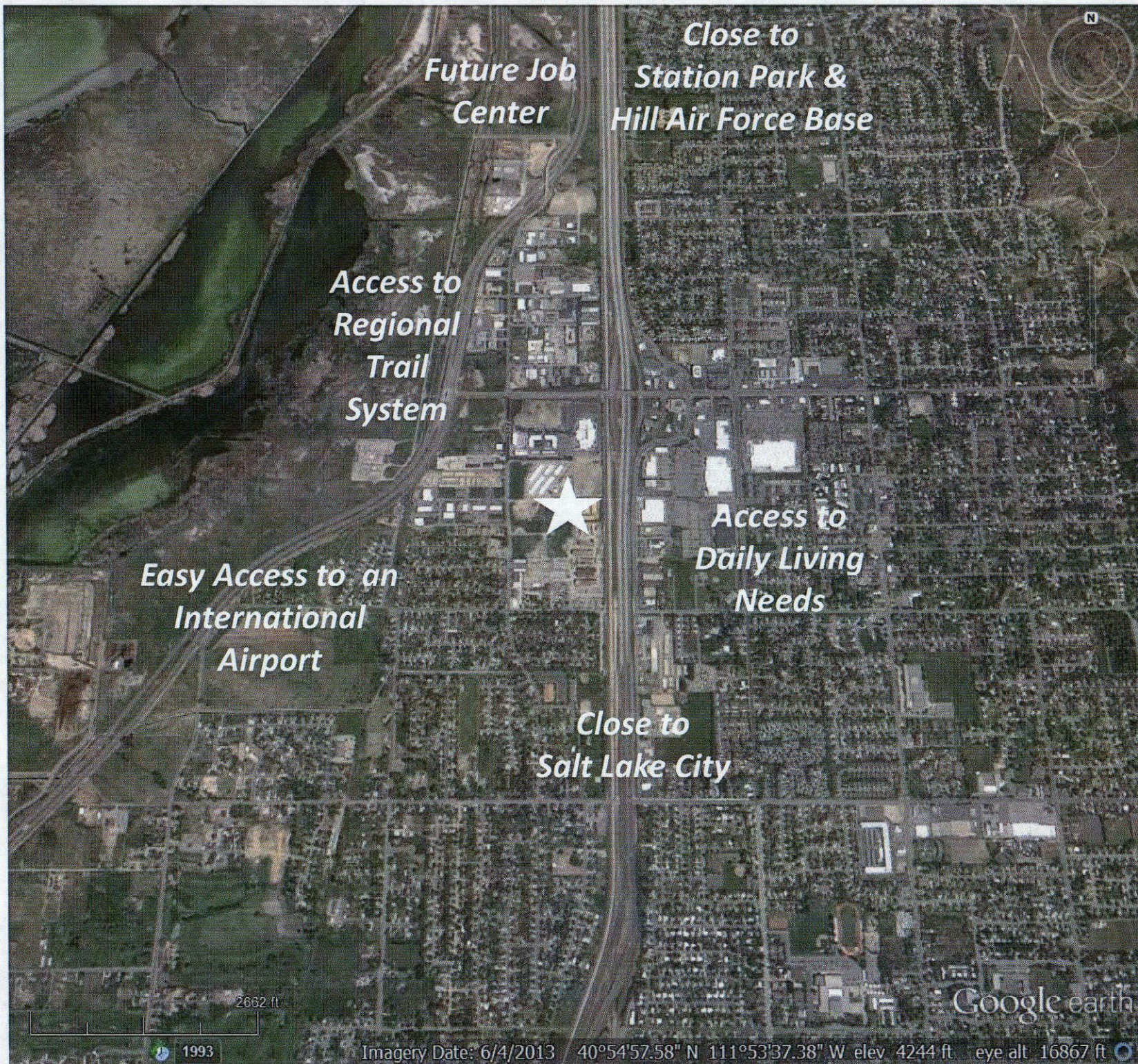
Both the survey and scenario evaluations generally seem to support a "mixed-use" land development pattern for the study area (e.g. *Legacy Crossing at Parrish Lane*). The focus was to ascertain the baseline elements for creating a "preferred scenario." Using both the survey and open house results, the Oversight Committee recommended that the preferred scenario would likely express the following essential components:

#### **From the online survey:**

- ✓ Maintaining the existing "industrial uses" in the study area is no longer a primary goal
- ✓ Create a balance between commercial & residential uses
- ✓ The Legacy Crossing at Parrish Lane is a land development pattern that is acceptable
- ✓ Ground level commercial with residential above is also acceptable
- ✓ Trail and pathway connections are essential
- ✓ A public transit stop or station would be beneficial

#### **From the Scenarios Evaluation:**

- ✓ A prominent allowance for residential use in the study area
- ✓ A supportive allowance of office & commercial uses
- ✓ Consider allowing up to 45 residential dwelling units per net acre
- ✓ Encourage the development of a supportive transit mode, but not an intensive transit-oriented center



*Close to  
Station Park &  
Hill Air Force Base*

*Future Job  
Center*

*Access to  
Regional  
Trail  
System*

*Easy Access to an  
International  
Airport*

*Access to  
Daily Living  
Needs*

*Close to  
Salt Lake City*

Google earth

Imagery Date: 6/4/2013 40°54'57.58" N 111°53'37.38" W elev 4244 ft eye alt 16867 ft

1993



# West Centerville Neighborhood General Plan Update Survey Results

---

# Background

- Voluntary online survey
- Major source of resident input
- Heard preferences and concerns

2. The current zoning for this neighborhood district allows for storage, manufacturing, and industrial facilities. How important is it to you that these uses are maintained in the future plan?

☐ Very important

☐ Important

☐ Not important

☐ Don't Care

[Prev](#)[Next](#)

# Methodology

## Help Shape the Future of West Centerville!

### The Neighborhood

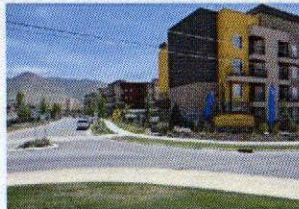
The West Centerville Neighborhood (shown below) is located just east of Legacy Parkway, south of Parrish Lane. Currently, the area's zoning allows for storage, manufacturing, and industry. Just adjacent to the site, a Megaplex theatre was built along with multi-family housing (shown right). An aerial image of the site is shown below.

### Why Plan?

Planning for the future allows us to look at our potential and choose the way we grow as a city and proactively plan for the future and quality of life we hope to maintain. Centerville and surrounding areas are growing rapidly along with the Wasatch Front Region. Planning our places and centers will guide this growth in a productive, economically beneficial direction. By shaping the neighborhood's plan we are enabling Centerville residents to have more transportation and housing choices.

### The Wasatch Choice for 2040

The Wasatch Choice for 2040 Vision supports collaboration across our metropolitan area. It recommends the creation of vibrant town centers coordinated with our expanding transportation network. The Wasatch Choice for 2040 provides a set of tools and resources to aid municipalities as we chart our own course. Tools such as the Envision Tomorrow Plus software and the Implementing Centers guide are being used in Centerville to analyze the area's needs and help us understand the impacts of the decisions we might make.



### The Process

Our aim is to ensure that every voice is heard and all options are explored in updating the West Centerville Neighborhood plan (give feedback by filling out the neighborhood questionnaire below!) A variety of scenarios are being considered which incorporate resident ideas, explore the impacts of how the area might change, and understand the potential role for public transportation. The intended outcome is a general plan update that represents the desires of the residents, the needs of the area, and considers the Wasatch Choice for 2040 vision.

### Get Involved!

Please take two minutes to complete this online survey:

[www.surveymonkey.com/Y/1Y2F3X](http://www.surveymonkey.com/Y/1Y2F3X)

We will also be conducting a public open house in August, at which your attendance is encouraged. Please watch the Centerville website for this date and further announcements.

### For More Information

Visit these websites:

[www.centervilleut.com](http://www.centervilleut.com)

[www.wasatchchoice2040.com](http://www.wasatchchoice2040.com)

or contact Community Development Director,

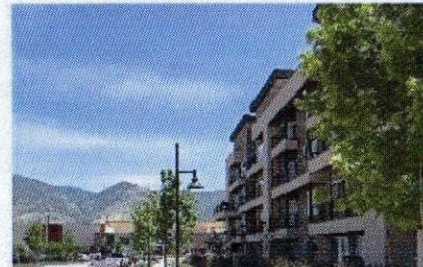
Cory Snyder: [csnyder@centervilleut.com](mailto:csnyder@centervilleut.com)



A:



B:



C:



A:



B:



C:



---

# Survey Results

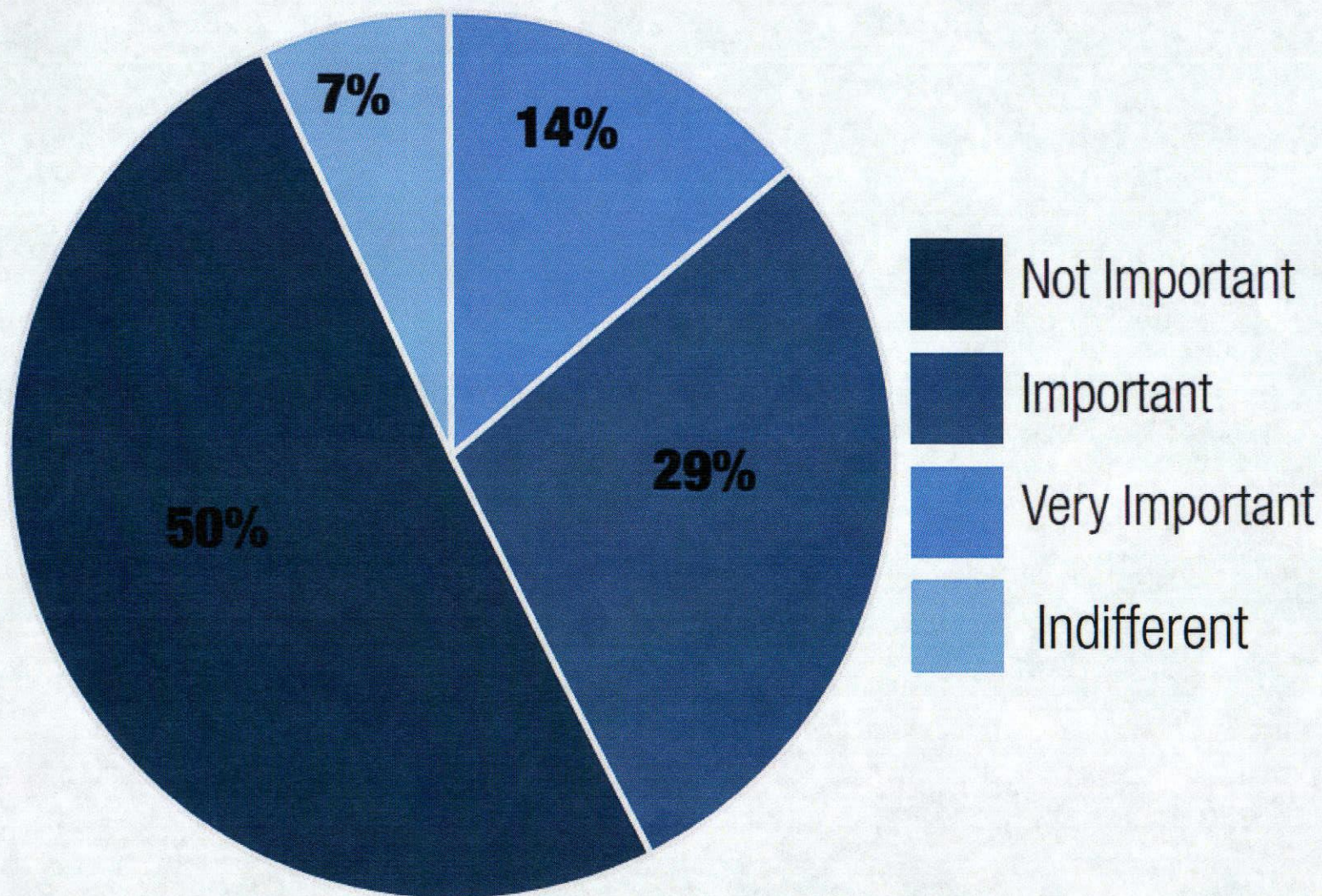
s n a p s h o t

**181**  
**responses**  
**583**  
**comments**

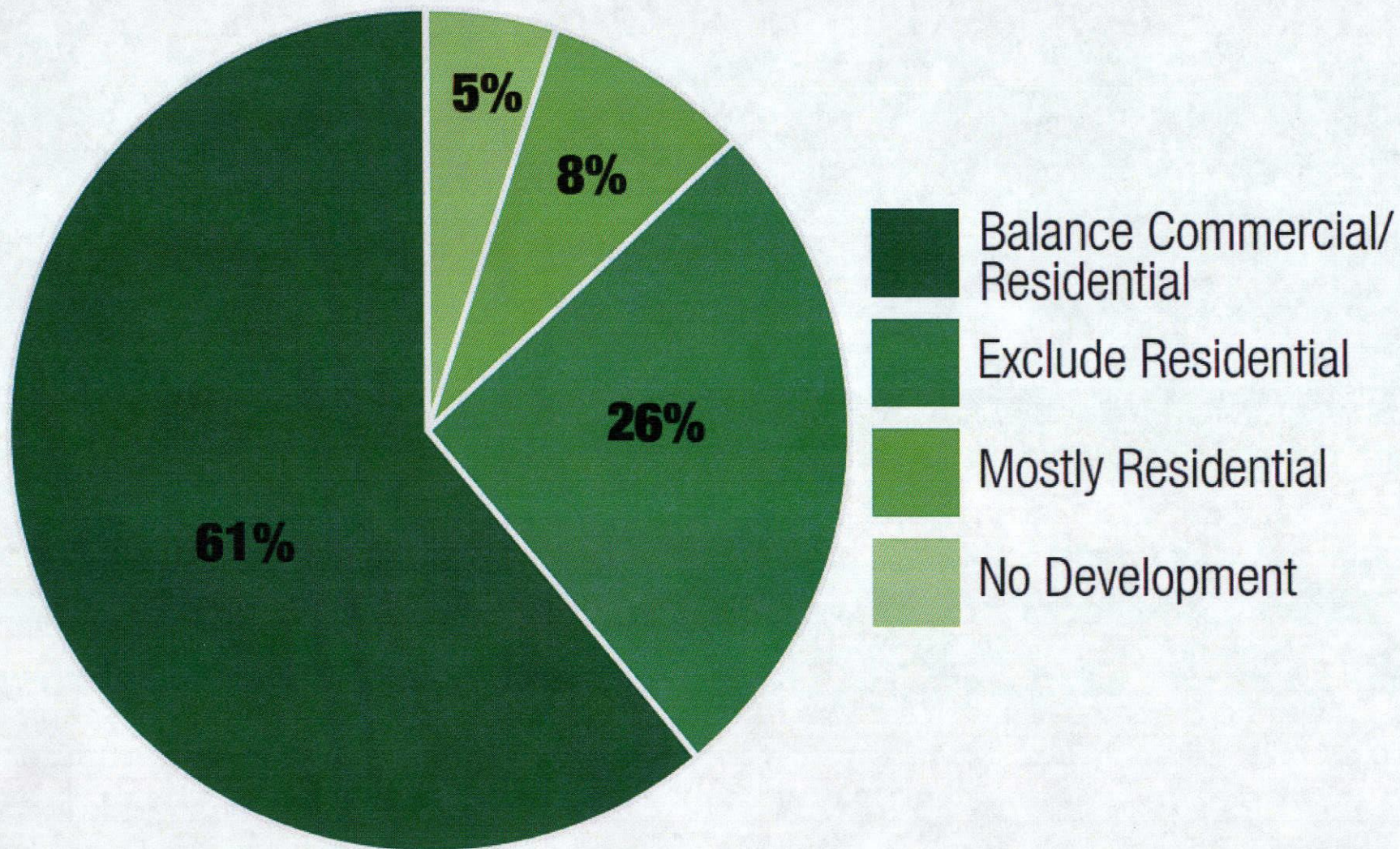
## QUESTION TOPICS

- Wasatch Choice for 2040
- Zoning
- Development
- Transit & trail use
- Travel habits & options

# Existing Zoning

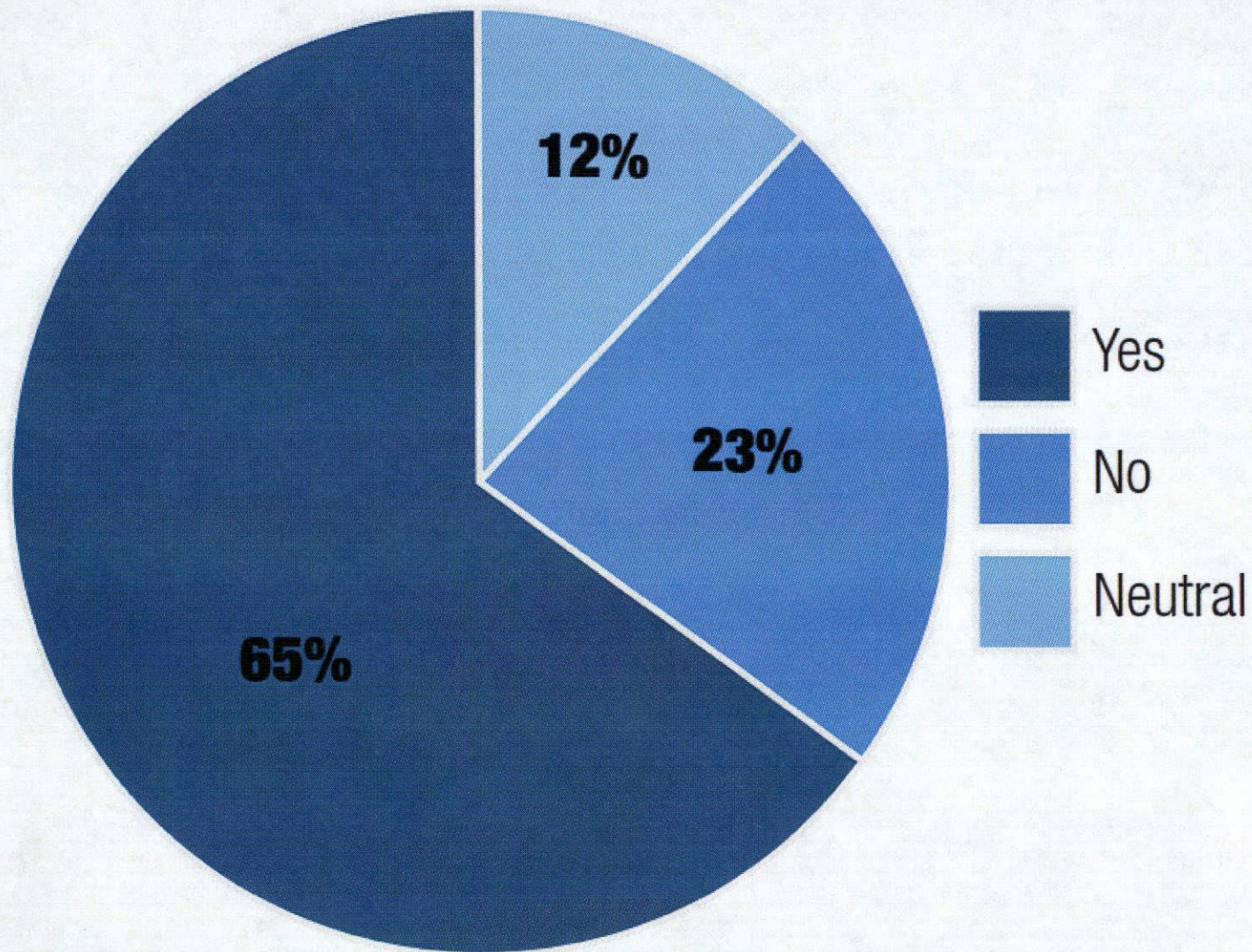


# Residential



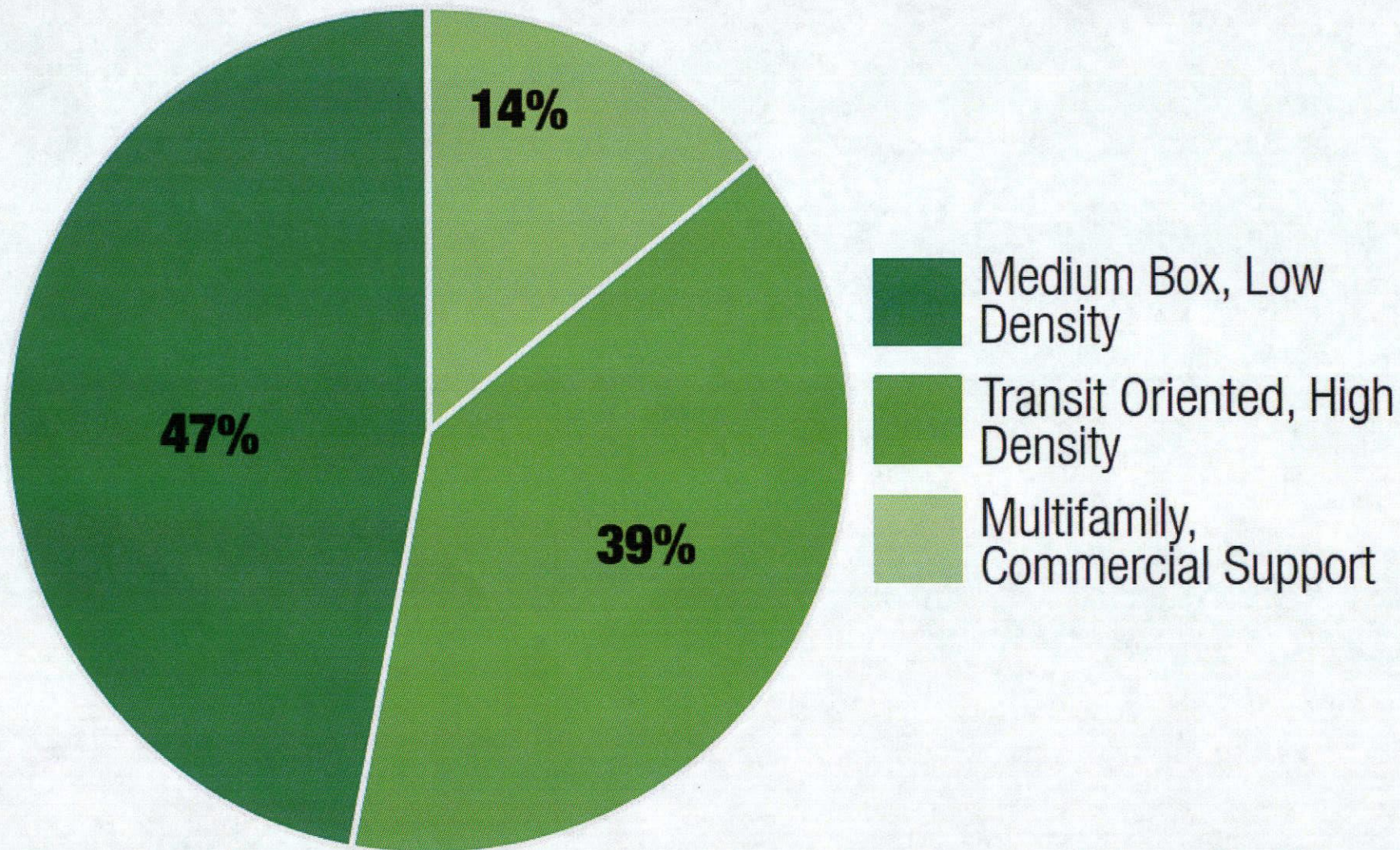
# Recent Development

+ the need for more like it



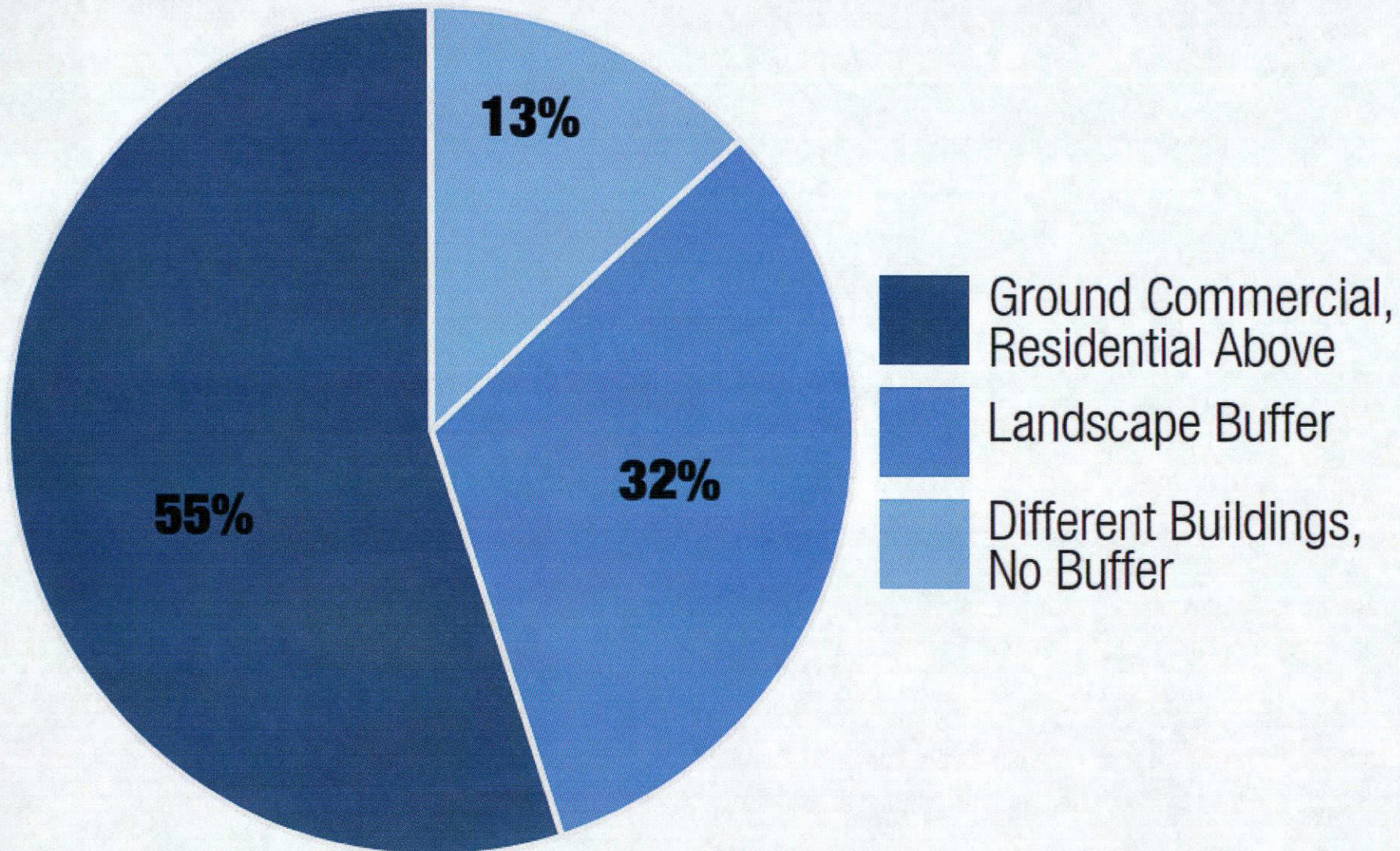
# Development

P r e f e r e n c e

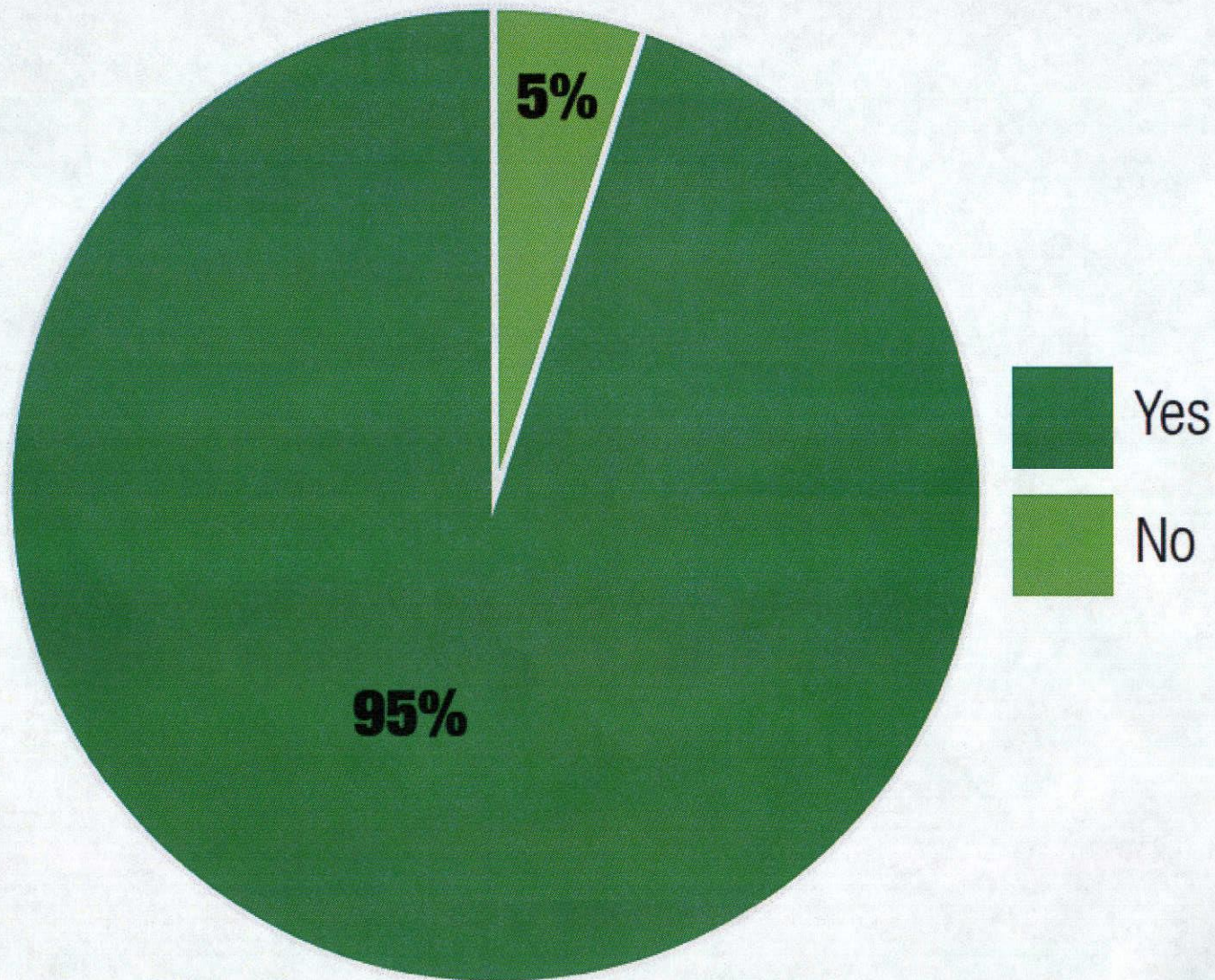


# Mixed Use

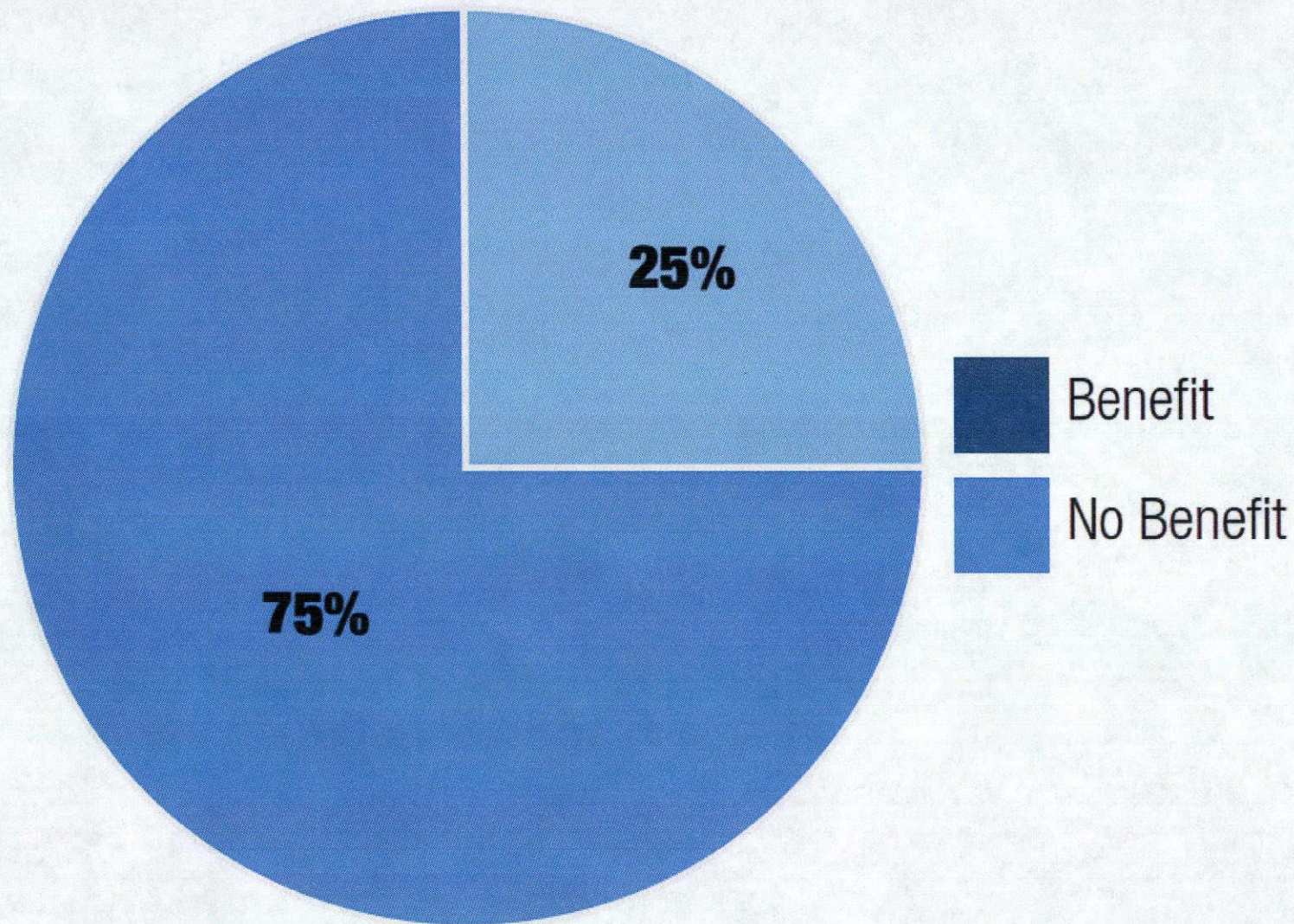
## Preference



# Trail Connections



# Transit Stop



# Valued Input

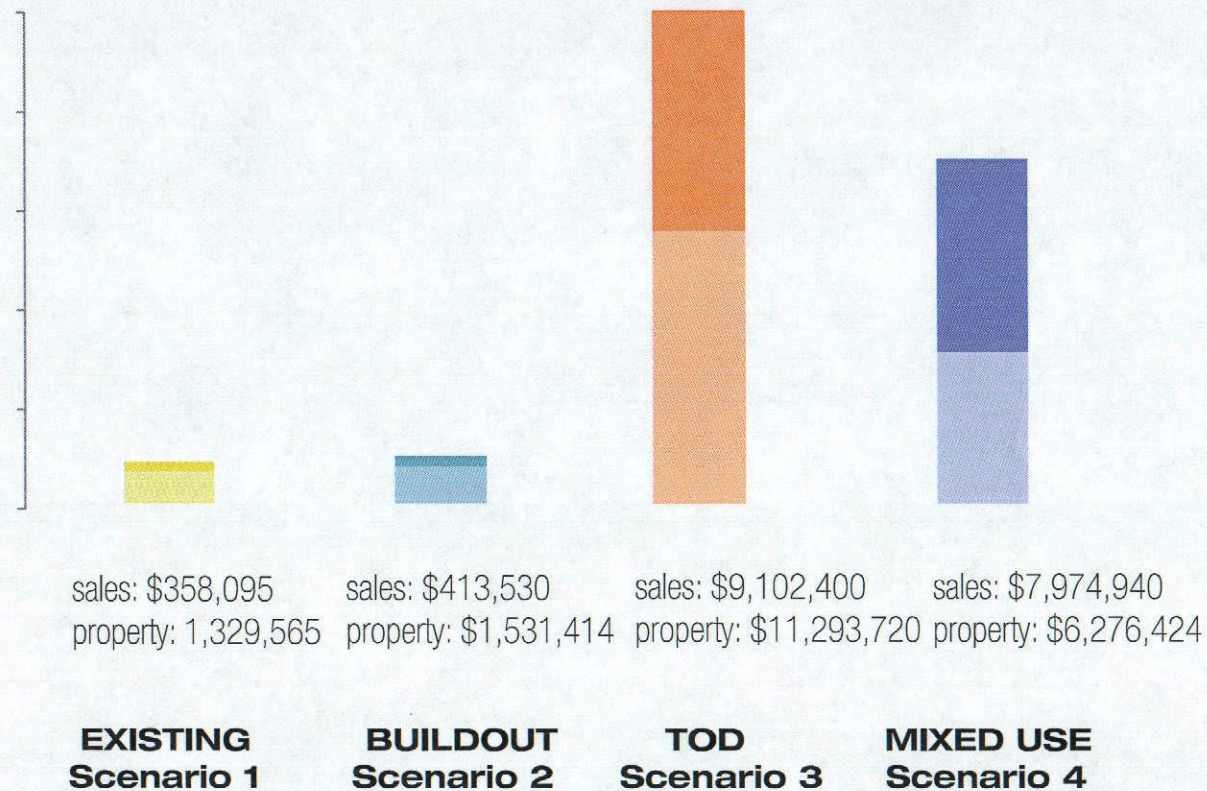
## RESULTS USED TO

- Create the Envision Tomorrow + scenarios
- Help determine the performance measures



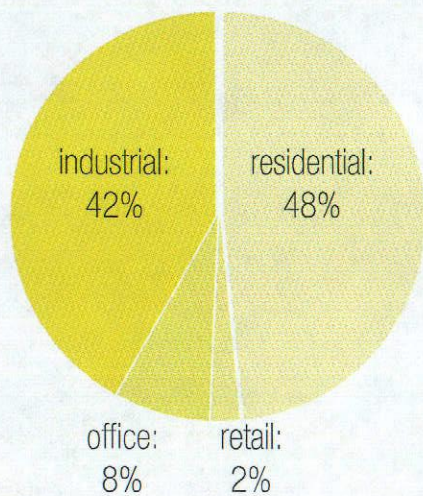
# Property and Sales Tax

revenue generated from development

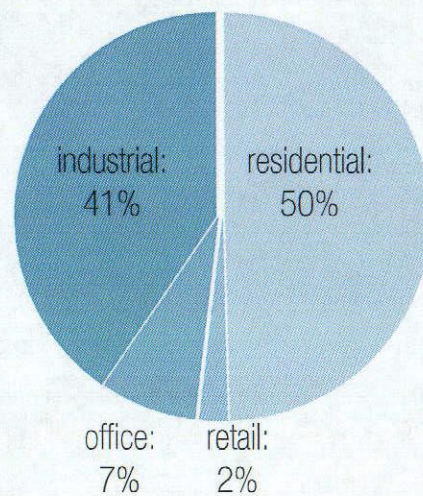


# Land Use Mix

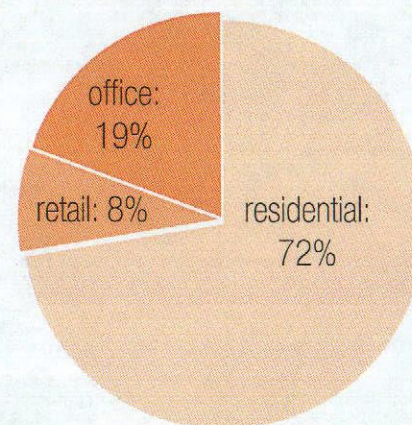
percentage of space (square feet) dedicated to each land use



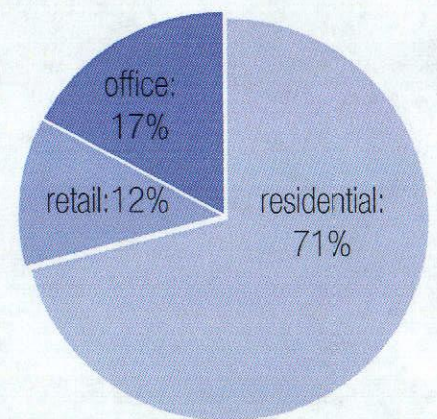
**EXISTING  
Scenario 1**



**BUILDOUT  
Scenario 2**



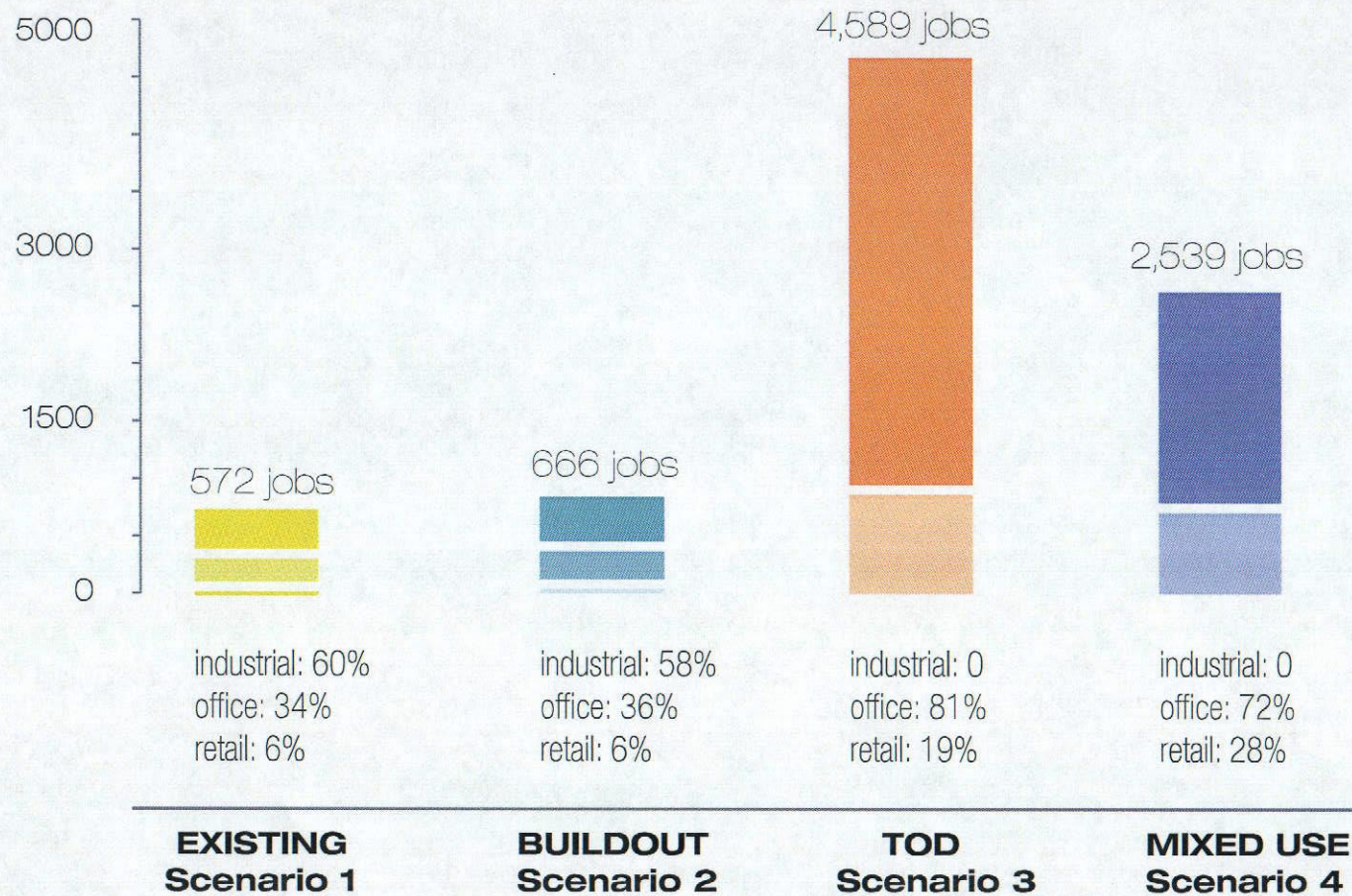
**TOD  
Scenario 3**



**MIXED USE  
Scenario 4**

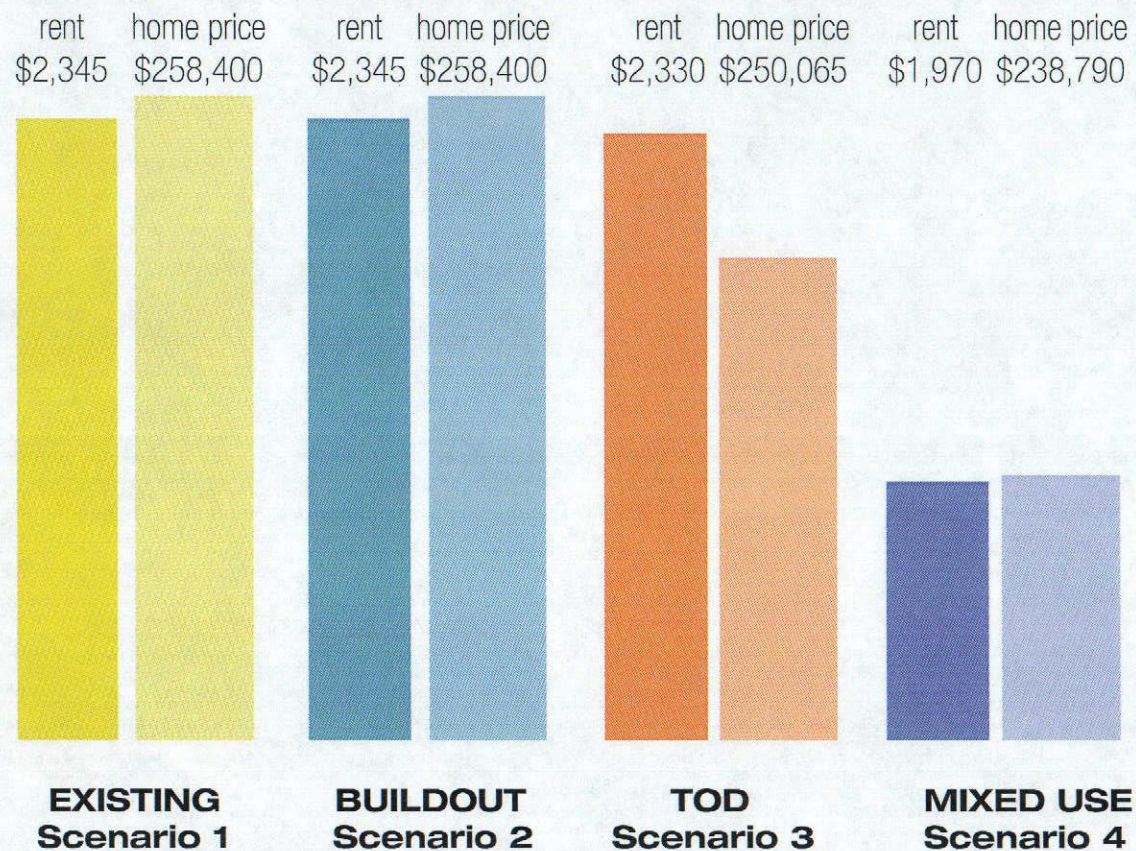
# Employment Mix

count and type



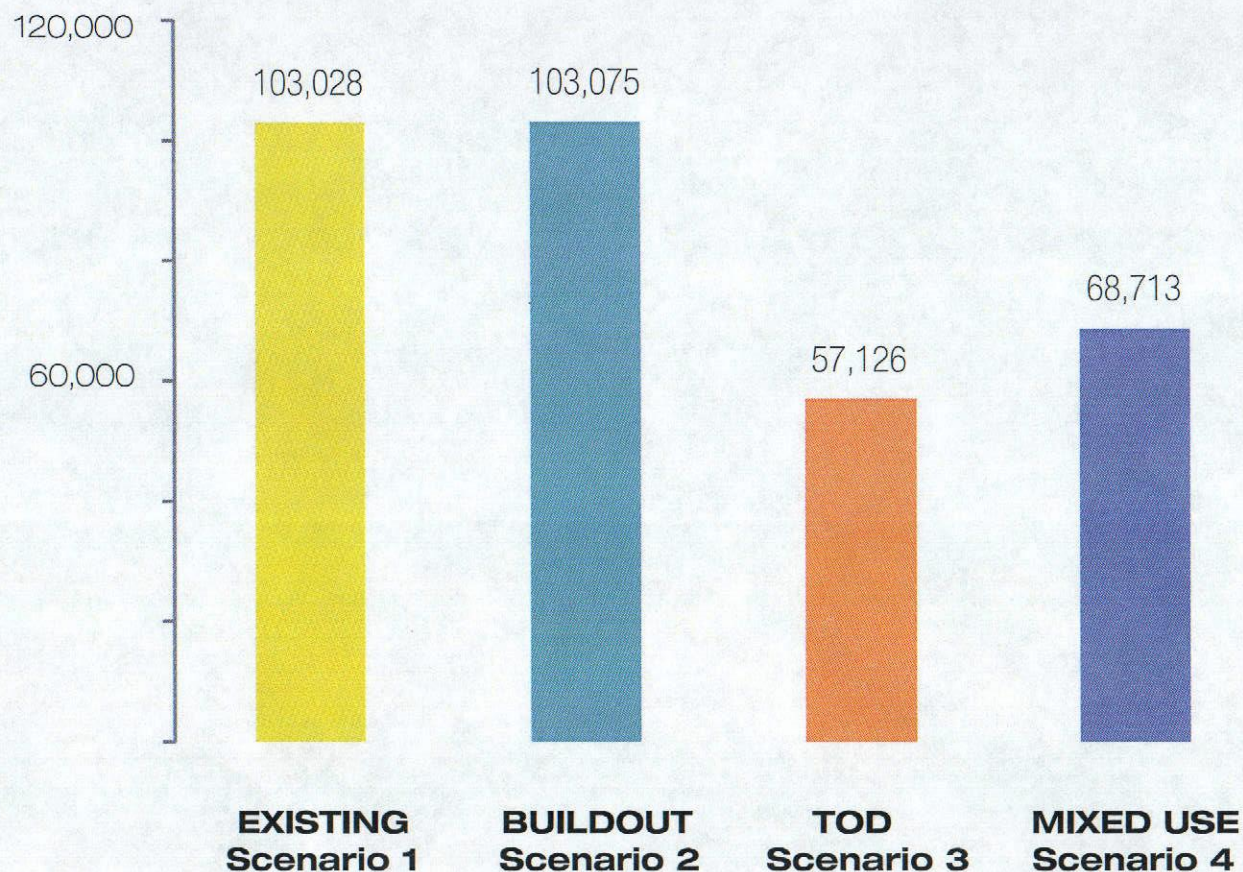
# Affordability

average home rent / cost (market rate)



# Household Utility Demands

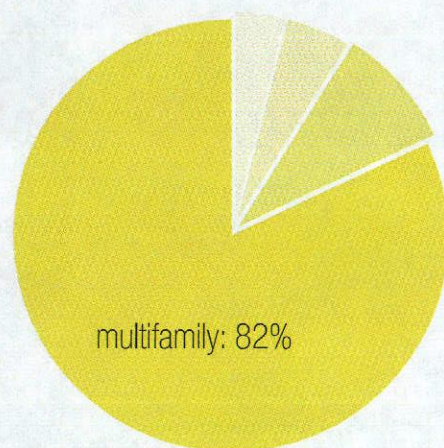
annual energy + water use per person



# Housing Mix

distribution of housing types

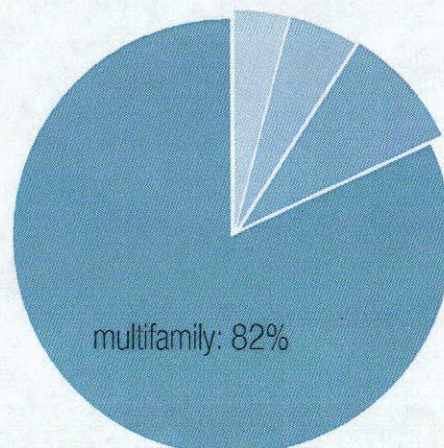
347 total housing units



townhome: 9%  
large lot single family: 4%  
small lot single family: 5%

**EXISTING  
Scenario 1**

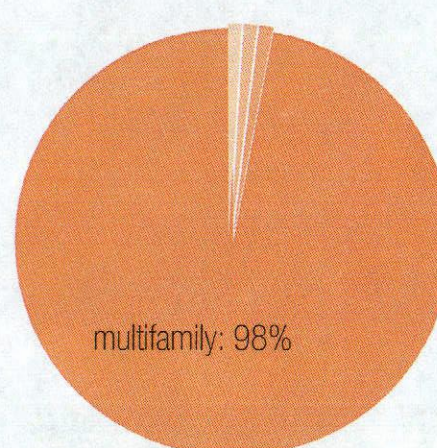
401 total housing units



townhome: 9%  
large lot single family: 4%  
small lot single family: 5%

**BUILDOUT  
Scenario 2**

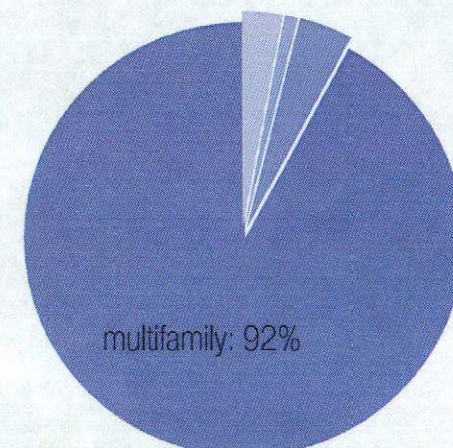
3,765 total housing units



townhome: 1%  
large lot single family: 1%  
small lot single family: 1%

**TOD  
Scenario 3**

2,118 total housing units

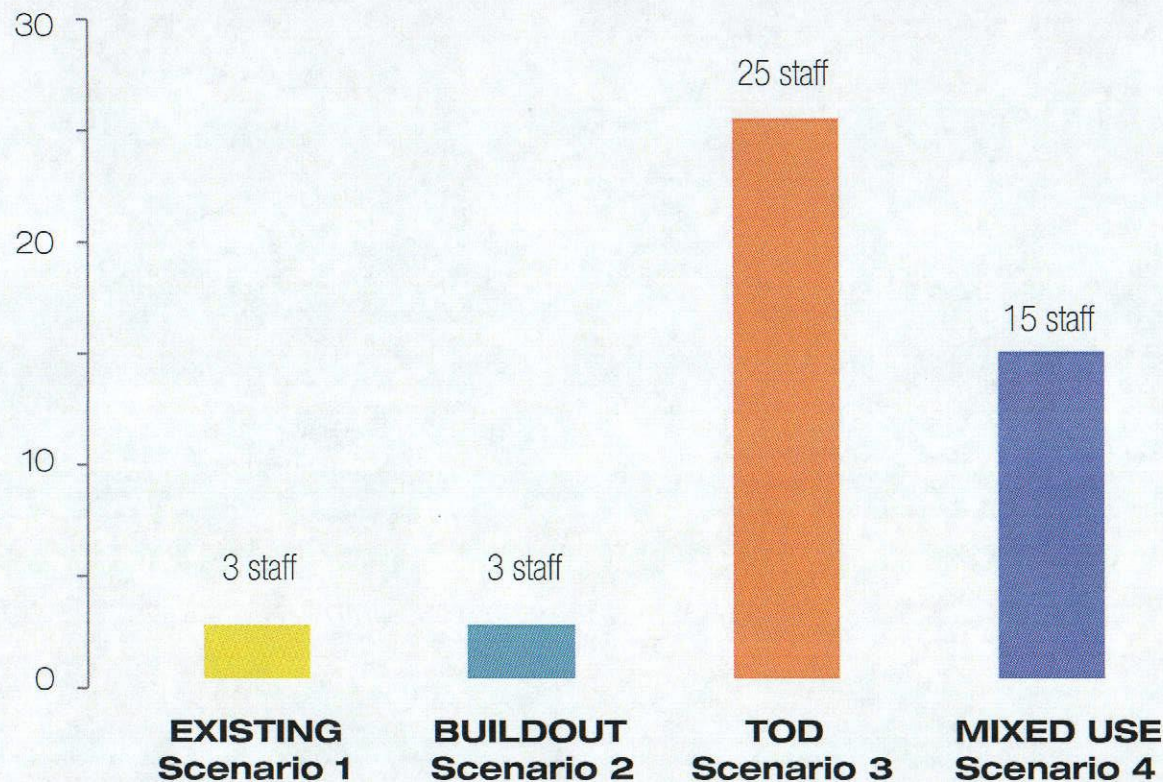


townhome: 4%  
large lot single family: 3%  
small lot single family: 1%

**MIXED USE  
Scenario 4**

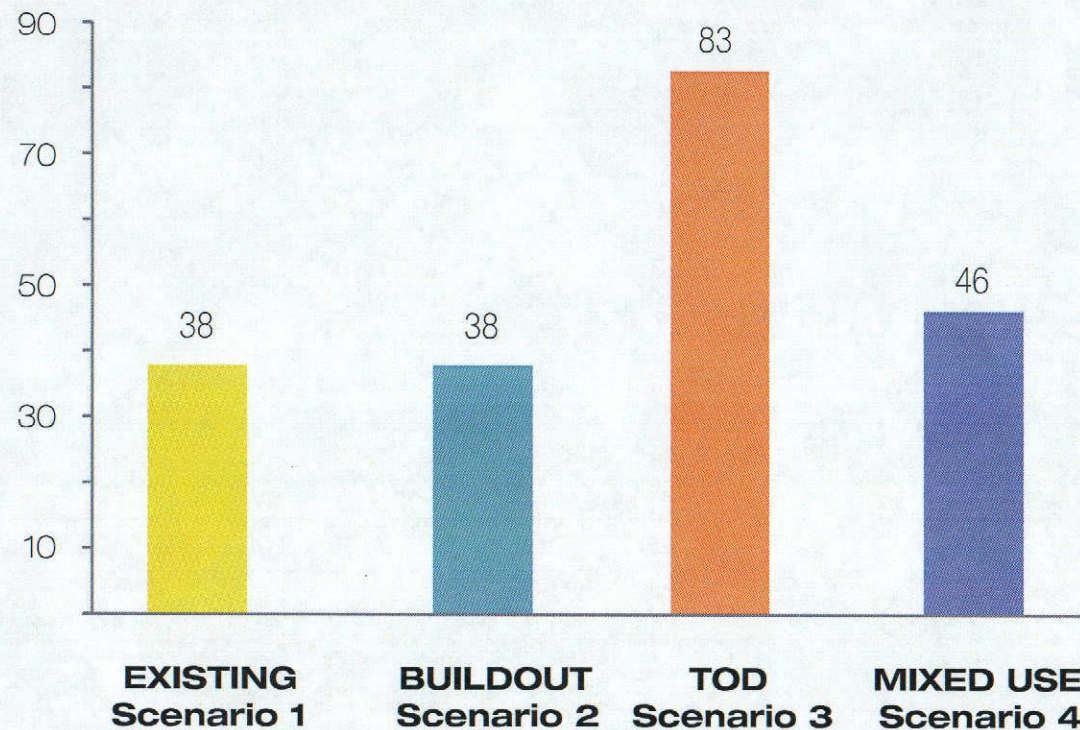
# Service Demands

additional emergency staffing needs by population growth



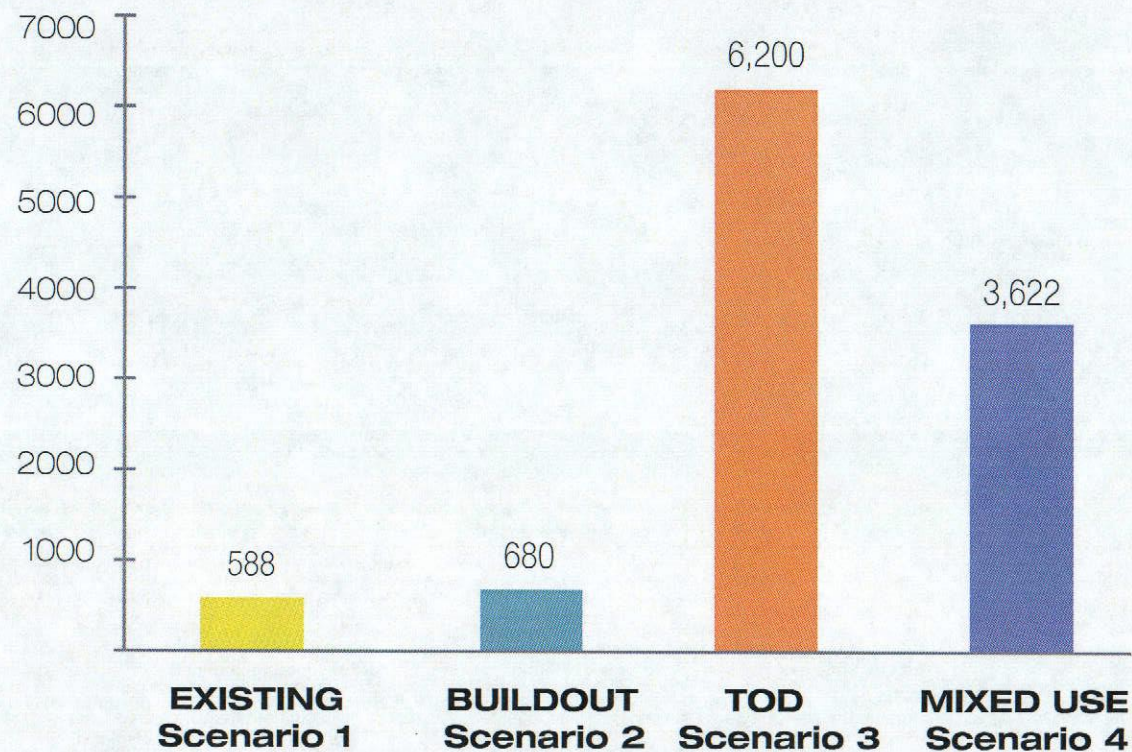
# Housing Land Efficiency

housing units per net acre



# Potential Transit Riders

new residents generated from development



# Which scenario do you prefer overall?

1

2

3

4

**EXISTING**  
Scenario 1

**BUILDOUT**  
Scenario 2

**TOD**  
Scenario 3

**MIXED USE**  
Scenario 4

Which scenario do you  
consider to be most possible  
for Centerville's future?

1

2

3

4

**EXISTING**  
Scenario 1

**BUILDOUT**  
Scenario 2

**TOD**  
Scenario 3

**MIXED USE**  
Scenario 4

# West Centerville Neighborhood Plan Update

## Open House Results

|                                                                             | 1          | 2          | 3          | 4           |               |
|-----------------------------------------------------------------------------|------------|------------|------------|-------------|---------------|
|                                                                             | Existing   | Build Out  | TOD        | Mixed Use   | Total Selects |
| Property & Sales Tax<br>revenue generated from development                  | 9<br>32.1% | 1<br>3.6%  | 6<br>21.4% | 12<br>42.9% | 28            |
| Land Use Mix<br>percentage of space (sq. ft.) dedicated to<br>each land use | 8<br>25.8% | 3<br>9.7%  | 8<br>25.8% | 12<br>38.7% | 31            |
| Employment Mix<br>count and type of employment                              | 7<br>22.6% | 3<br>9.7%  | 8<br>25.8% | 13<br>41.9% | 31            |
| Affordability<br>average home rent/cost                                     | 9<br>30.0% | 3<br>10.0% | 8<br>26.7% | 10<br>33.3% | 30            |
| Household Utility Demands<br>annual energy + water use per person           | 9<br>31.0% | 2<br>6.9%  | 6<br>20.7% | 12<br>41.4% | 29            |
|                                                                             | 8          | 5          | 5          | 10          |               |
| Housing Mix                                                                 | 28.6%      | 17.9%      | 17.9%      | 35.7%       | 28            |
|                                                                             | 12         | 4          | 2          | 12          |               |
| Service Demands                                                             | 40.0%      | 13.3%      | 6.7%       | 40.0%       | 30            |
|                                                                             | 10         | 6          | 4          | 8           |               |
| Housing Land Efficiency                                                     | 35.7%      | 21.4%      | 14.3%      | 28.6%       | 28            |
|                                                                             | 11         | 2          | 5          | 10          |               |
| Potential Transit Users                                                     | 39.3%      | 7.1%       | 17.9%      | 35.7%       | 28            |
|                                                                             | 9          | 4          | 4          | 14          |               |
| Preferred Scenario                                                          | 29.0%      | 12.9%      | 12.9%      | 45.2%       | 31            |
|                                                                             | 3          | 5          | 3          | 15          |               |
| Most Likely Possible Scenario                                               | 11.5%      | 19.2%      | 11.5%      | 57.7%       | 26            |
|                                                                             | 95         | 38         | 59         | 128         |               |
| Total Tabulation                                                            | 29.7%      | 11.9%      | 18.4%      | 40.0%       | 320           |
|                                                                             |            | 133        |            | 187         |               |
| Existing+ vs. TOD & Mixed                                                   |            | 41.6%      |            | 58.4%       |               |