

January 23, 2015

From: The Shared Solution Coalition

To: Mayor Steve A. Hiatt, Kaysville City

RE: Shared Solution Alternative Land Use Scenario

Background

For the last six months, UDOT, the Shared Solution Coalition and local communities in West Davis and Weber counties have been collaboratively developing the Shared Solution alternative as part of the West Davis Corridor (WDC) study. This alternative is fundamentally different from all previously studied WDC alternatives because it proposes both transportation investments and a modified land use scenario in anticipation of future growth in West Davis and Weber counties.

The Shared Solution is an effort to realize the vision and principles of the Wasatch Choice for 2040 (WC2040), a publically vetted, proactive approach to growth on the Wasatch Front. While growth can be an opportunity, it also poses great challenges. Fortunately the WC2040 provides an actionable, nationally-recognized strategy to maintain our quality of life as we grow. The Wasatch Choice for 2040 prioritizes nine growth principles, including:

- Building and maintaining efficient infrastructure;
- Creating regional mobility through transportation choices;
- Developing healthy, safe communities;
- Providing housing choices for all ages and stages of life;
- Promoting a sense of community in our cities and towns.

To enact these principles, WC2040 encourages communities to:

- Focus growth in economic centers and along major transportation corridors;
- Create mixed-use centers;
- Target growth around transit stations;
- Encourage infill and redevelopment to revitalize declining parts of town; and
- Preserve working farms, recreational areas, and critical lands.

The Shared Solution alternative proposes implementing these principles and strategies in Davis and Weber Counties through a collaborative, integrated approach to transportation improvements and land use development.

The Shared Solution Alternative

The West Davis Corridor Study is rooted in concerns about automobile congestion and delay in West Davis/Weber Counties in 2040. Like all other Study alternatives, the Shared Solution was modelled for its ability to reduce this anticipated automobile congestion and delay. In December 2014, the Shared Solution passed this Level 1 Screening, including significantly reduced congestion on east-west roadways. Passing Level 1 screening advanced the Shared Solution to Level 2 screening, where it will be evaluated for its impacts to the built and natural environments.

The success of the Shared Solution's transportation system depends on a proactive growth strategy. Again, learning from WC2040, the Shared Solution centers growth along existing major

transportation corridors, and brings better jobs/housing balance to Davis County, provides housing choices served by transit, and keeps open and agricultural lands for future generations. This land use vision was developed in collaboration with West Davis/Weber cities in a UDOT led workshop on September 4, 2014. In addition, this land use scenario, and corresponding employment and household distribution, was reviewed by the Wasatch Front Regional Council and deemed reasonable.

The Shared Solution's land use scenario envisions a variety of development types focused on major intersections and roadways. A number of arterials are transformed into boulevards, improving the functional and aesthetic quality of the road while maintaining existing Right-of-Way; building compact, mixed-use activity centers with a mix of jobs and housing at boulevard nodes; making transit a convenient, affordable choice; and improving safety for people choosing to walk or bike for transportation or recreation. In many cases, the Shared Solution reflects the visions of local communities. Many boulevards and activity centers are already planned town centers or redevelopment areas. The Shared Solution simply offers a regionally connected vision for local cities, supporting land use visions with transportation investments and recommending place-making strategies like form-based code and aesthetic improvements.

While generally consistent with local plans, the Shared Solution does include some modification to existing municipal general plans in West Davis and Weber Counties. The Shared Solution Coalition is therefore asking all cities to review the Shared Solution land use scenario. We are asking cities to answer the following questions:

1. If the roadway, transit, and active transportation elements of the Shared Solution alternative were to be implemented, does the city consider the 2040 land use scenario described in the attached documents to be reasonable (practical or feasible from a technical and economic standpoint)?
2. Would the city consider incorporating the land use scenario into its general plan or zoning map at the completion of UDOT's Environmental Impact Statement process if this alternative were ultimately selected? To be clear, this is not approval of the Shared Solution alternative as a whole, but only for its land use scenario. Nor are we requesting that the city modify its general plan at this time.

Thank you for your consideration.

Sincerely,



Roger Borgenicht
Co-Chair Utahns for Better Transportation for the Shared Solution Coalition
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West Davis Corridor (WDC) EIS
Shared Solution Alternative (SSA) Data Packet for Kaysville

January 26, 2015

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Attachment 1

SSA Map – updated 1/15/2015

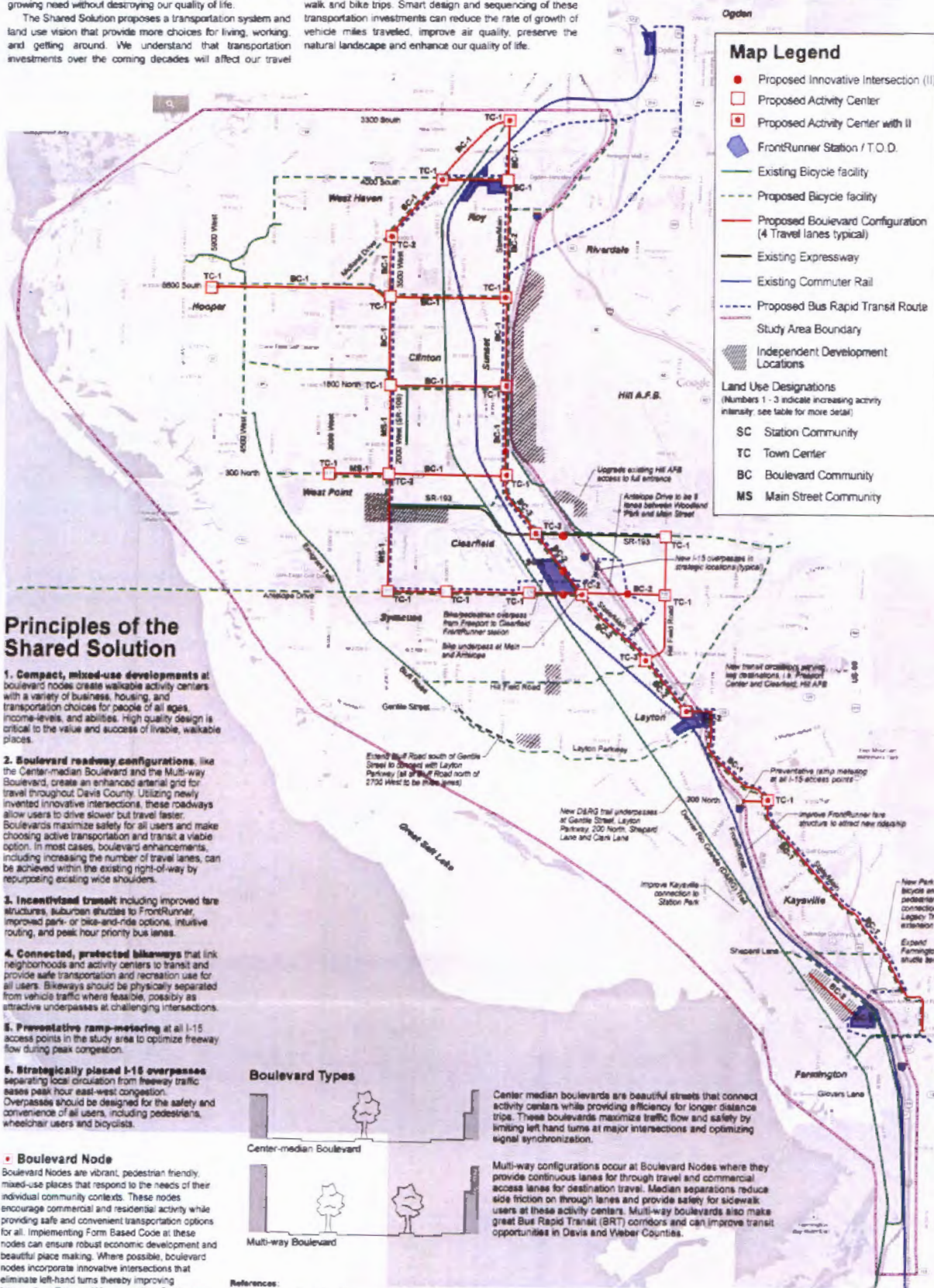
The Shared Solution Alternative

A Proposal for Livability and Mobility in West Davis and Weber Counties

The Shared Solution Alternative to the West Davis Freeway grows out of the Wasatch Choice for 2040, "a vision for building the future we want." This Alternative recognizes the growth that is coming to our region, and envisions a future that meets our growing need without destroying our quality of life.

The Shared Solution proposes a transportation system and land use vision that provide more choices for living, working, and getting around. We understand that transportation investments over the coming decades will affect our travel

needs as well as how our cities and towns grow and change. This Alternative therefore proposes transportation investments that bring job opportunities to Davis and Weber Counties and create better balance between auto, transit, walk and bike trips. Smart design and sequencing of these transportation investments can reduce the rate of growth of vehicle miles traveled, improve air quality, preserve the natural landscape and enhance our quality of life.



References:
Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
Institute of Transportation Engineers Guide, 2010
Wasatch Choice for 2040

Prepared by Utahns for Better Transportation and the Shared Solution Coalition
Contact: (801) 365-7065 / utahnsforbettertransportation@gmail.com
Map developed for transportation performance analysis and is subject to change

DRAFT 1/15/15

Attachment 2

Sample SSA Boulevard Typical Sections and Innovative Intersections Information

Sample Boulevard Roadway Sections

Typical Existing Arterial Conditions

Current Width: 100' (100' ROW)

Curb to Curb: 83'



Center median roadway design near existing residential uses

Current Width: 100' (100' ROW)

Curb to Curb: 78'



Center median roadway design with new mixed-uses

Current Width: 100' (100' ROW)

Curb to Curb: 74'



Multi-Way Boulevard within activity centers (nodes)

Current Width: 136' (136' ROW)

Curb to Curb: 61'

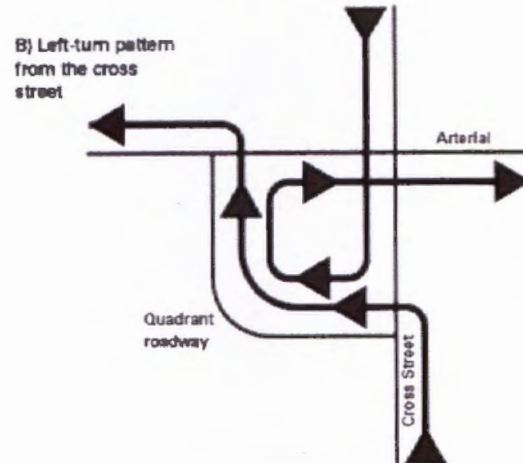
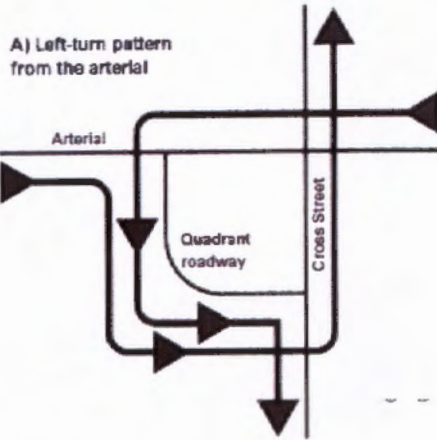


Boulevards can often be designed without additional right of way. Speed limits at nodes would be slower, but travel time will often be faster due to less congestion. Sometimes land uses will redevelop, but often they will stay the same – especially near established single-family neighborhoods. Where practical and desirable, right-of-way could expand to include on-street parking and better protection of bikes and pedestrians from traffic. Shoulders can often be used by buses at peak hours.

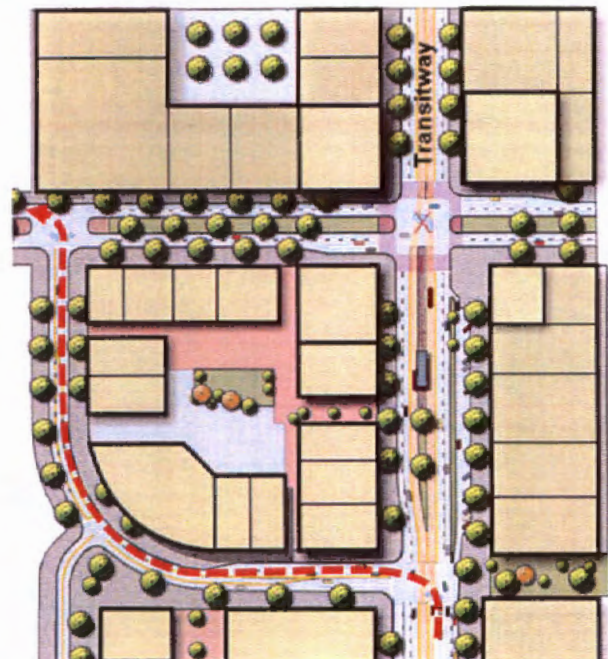
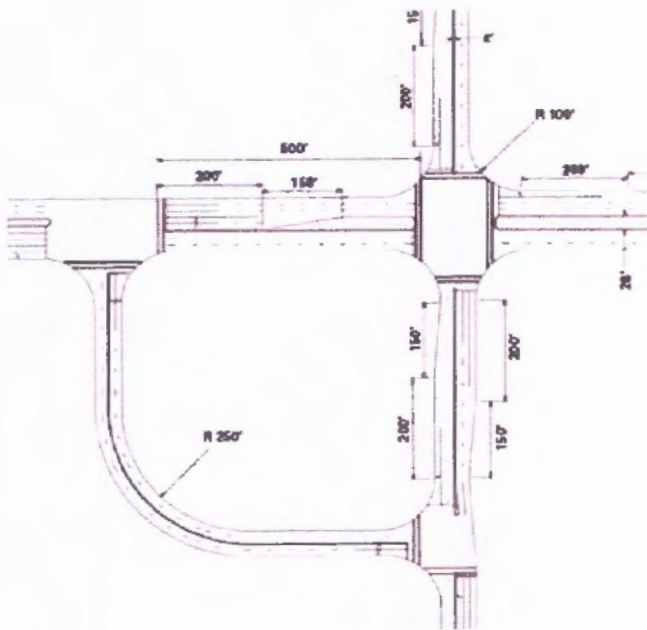
*Roadway typical sections have not been approved by UDOT. Lighting, landscaping, and utility improvements are typically funded and maintained by the local communities.

Quadrant Intersections

- Re-routes left turn movements away from main intersection to two smaller intersections.
- Allows a two-phase signal at the main intersection.
- Minimum spacing of 500' between the main intersection and the smaller intersections.
- Two quadrants may be needed for busier intersections.



Example of Quadrant Intersection



Thru-Turn Intersections (similar concepts to bowties or ellipses)

- Re-routes left turn movements away from main intersection to two U-Turns
- Allows a two-phase signal at the main intersection. All left turns occur at U-Turn areas.
- Minimum spacing of 560' between the main intersection and the U-Turn areas.
- U-Turns may be needed on all four legs if both roads at the intersection are major arterials.

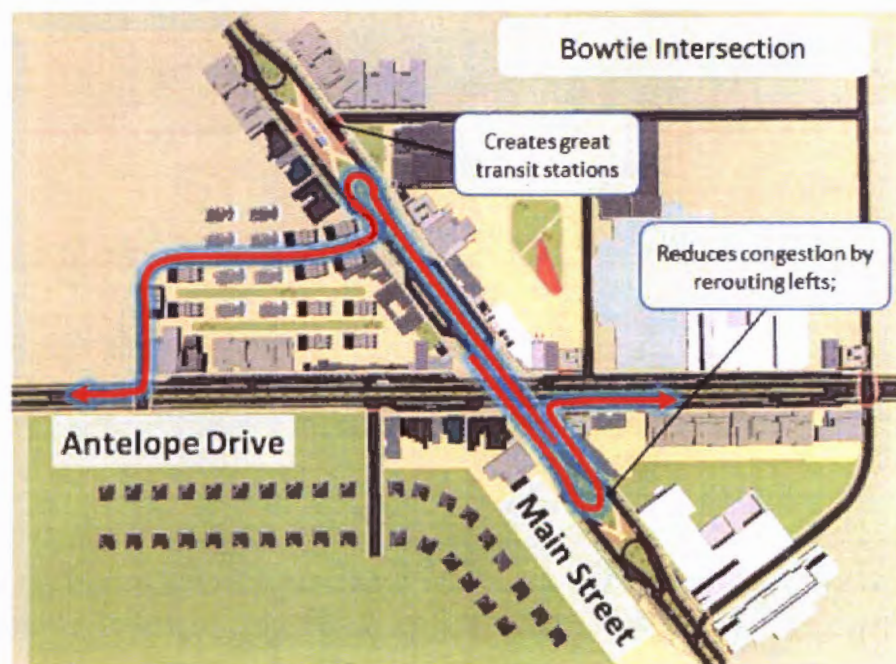
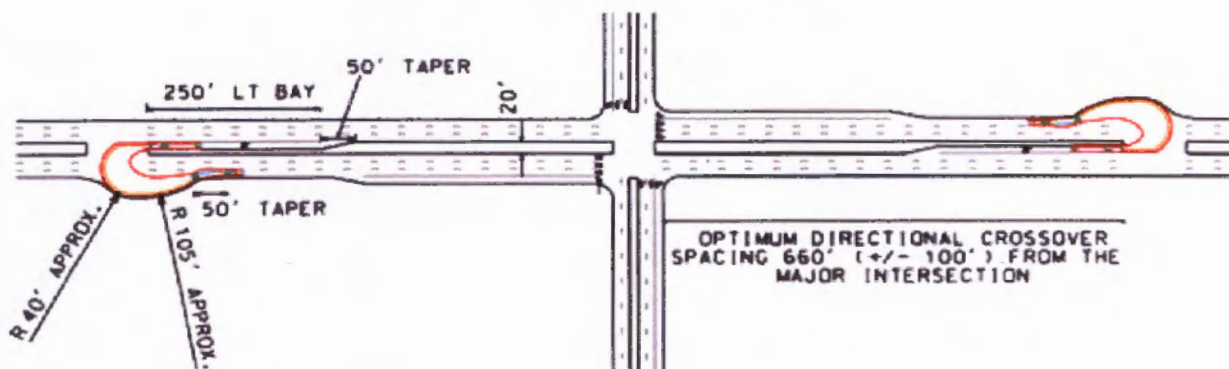


Major street movements



Minor street movements

Example of Thru-Turn Intersection



Attachment 3

**Preliminary Level 1 Screening Results for SSA (December
2014)**

Preliminary Level 1 Screening Results for the Shared Solution Alternative (12/12/14)
West Davis Corridor EIS

Description	Daily Total Delay (Hr)	North-South Road Lane-Miles with PM Period V/C >= 0.9	East-West Road Lane-Miles with PM Period V/C >= 0.9	Vehicle Miles Traveled (VMT) with PM Period V/C >= 0.9	Vehicle Hours Traveled (VHT) with PM Period V/C >= 0.9
NO ACTION	10,760	43.5	26.9	245,500	9,490
MEAN	8,950	31.4	23.2	177,700	7,160
TOP QUARTILE	8,060	17.9	20.2	97,400	5,340

Alt.	Facility Type	Description					
SS	Shared Solution	The Shared Solution Alternative*	8,750	18.4	10.5	68,800	3,760

*The Shared Solution Alternative includes the following assumptions that still need to be verified:

- Land use changes that require city approval.
- Transit projects and incentives that require UTA approval.
- Increased bicycle mode share
- Increased capacity at innovative intersections.
- Benefits of ramp metering.

Traffic modeling used for Level 1 Screening will need to be updated based on any changes to the items above.

Attachment 4

SSA Land Use Modeling Assumptions and Methodology Memo

Shared Solution Alternative

Land Use Modeling Assumptions and Methodology

January 14, 2015



This is a summary of the assumptions and methodology used in developing the land use data inputs to the WFRM travel model for analyzing the Shared Solution Alternative. These have been collaboratively developed through multiple meetings with the Shared Solution Coalition and the WDC study team. It is important to realize that the resulting data is simply an estimate of what land use might look like if the mixed use principles espoused by the Shared Solution Alternative are implemented by local governments. The details of which parcels will redevelop and the density to which they will redevelop are all best guesses. Reality will obviously vary.

1. Modeling Constraints

- a. Residential and commercial categories will remain consistent with county-wide control totals (i.e. land use growth can be moved throughout the county, but not added or subtracted from the total)
- b. The resulting study area trip generation in the WFRM travel model will be approximately equal to that of the other West Davis Corridor alternatives

2. Redevelopment Parcel Identification

- a. Based on mixed use developments in other areas, it was assumed that:
 - i. boulevards and Main Street communities would have a total width of 500 feet (250 feet on either side of the roadway centerline)
 - ii. town centers would comprise a square $\frac{1}{4}$ mile in length on each side (centered on the key intersection)
 - iii. redevelopment would occur within a 750 foot radius of key transit stops in Layton (assumed to be town centers)
- b. Parcels were selected for potential redevelopment using ET+ data based on the following criteria:
 - i. agricultural and vacant land uses
 - ii. retail land uses with structures built prior to 2009
 - iii. office and industrial land uses with structures built prior to 1989
 - iv. single family land uses with a lot size greater than 1 acre and mobile home land uses
- c. Parcels were generally clipped at the boulevard or town center boundary; however, there were locations along SR-126 and in Layton around I-15 where the entire parcel was selected
- d. Approximately $\frac{1}{2}$ of the parcels within the buffer areas (1,780 acres out of 3,653 acres) were selected as candidates for redevelopment

3. Redevelopment Mixed Use and Density Estimation

- a. Boulevard and town center locations and intensities were based on city inputs from the Shared Solution land use workshop
- b. The range of floor area ratios (FAR) and residential densities from the Wasatch Choices for 2040 was used as a starting point
- c. The boulevard and town center development types were further subdivided such that development intensity generally increased from west to east (i.e. the closer to I-15 the higher the density)
- d. To improve the jobs / housing balance in the study area approximately 11,000 additional jobs were moved into the study area and about 1,500 houses were moved out

- e. It was assumed that 1/3 of the household growth and 80% of the employment growth in the study area would take place within the mixed use development / redevelopment areas
- f. Household and employment growth were distributed among the various boulevards, town centers, etc. based on the target FAR for each development type (average household size and household income were also estimated for each development type, which, on average, were each assumed to be less than the original overall study area average)
- g. Travel model TAZs were split to match the mixed use development / redevelopment areas and the household and employment growth were distributed among the TAZs based on the proportion of each development type within each TAZ (adjustments were made to account for existing land uses that would be redeveloped)

4. Adjustments to Non-Redevelopment Areas

- a. Growth outside of the mixed use development / redevelopment zones, but inside the study area was distributed through those zones based on the original 2009 to 2040 growth assumptions and an adjustment factor that placed more growth on the east side of the study area than on the west side
- b. Outside of the study area, land use adjustments were made to account for households that were moved out of the study area and jobs that were moved into the study area
 - i. new households were assumed to be added to Ogden and south Davis County so as to be closer to employment centers
 - ii. employment growth was taken most heavily from the fringes of Weber and Davis Counties and less heavily from the more urbanized areas

Attachment 5

Map of Proposed Shared Solution Redevelopment Areas in Kaysville (Figure 1)

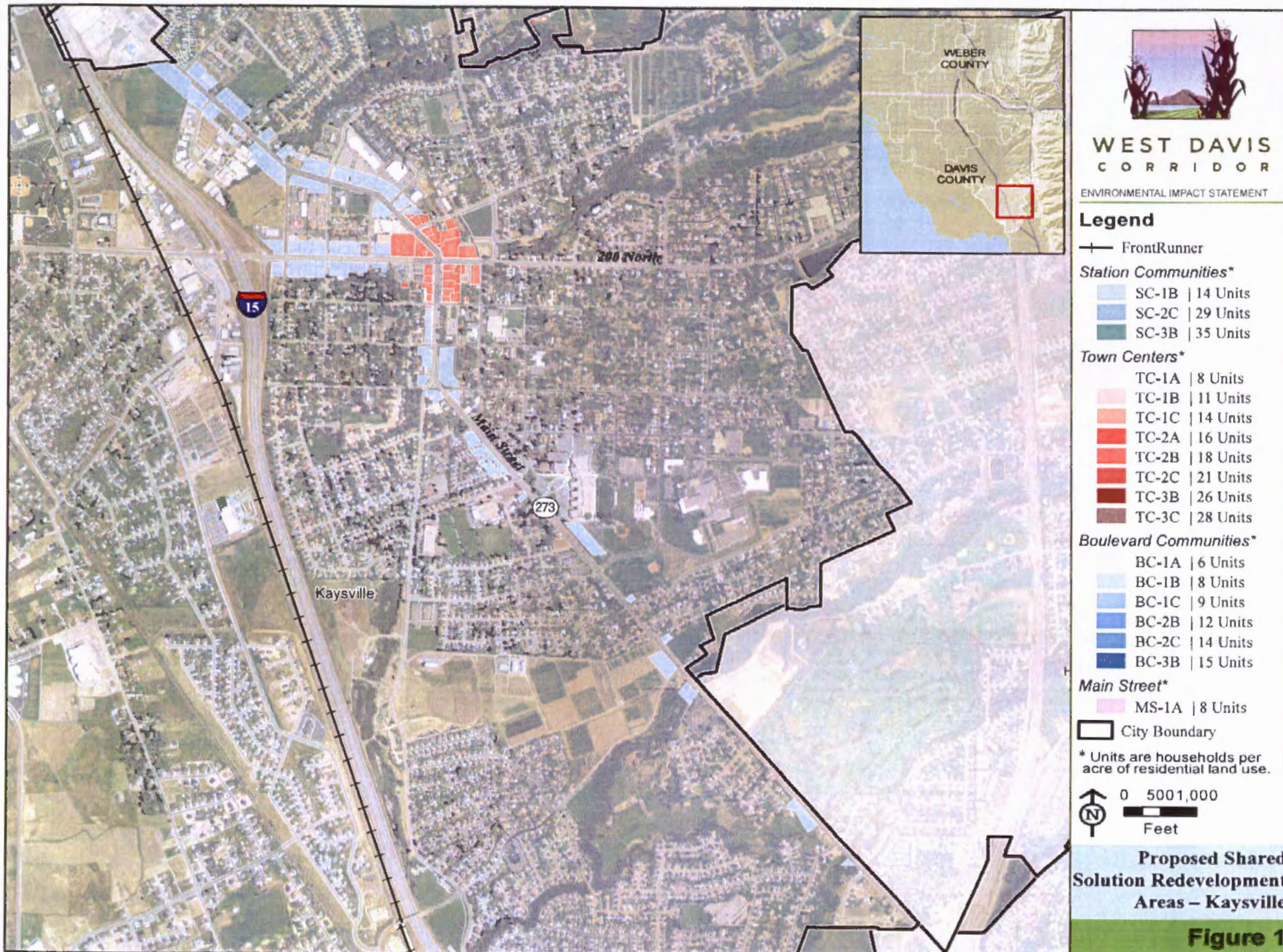
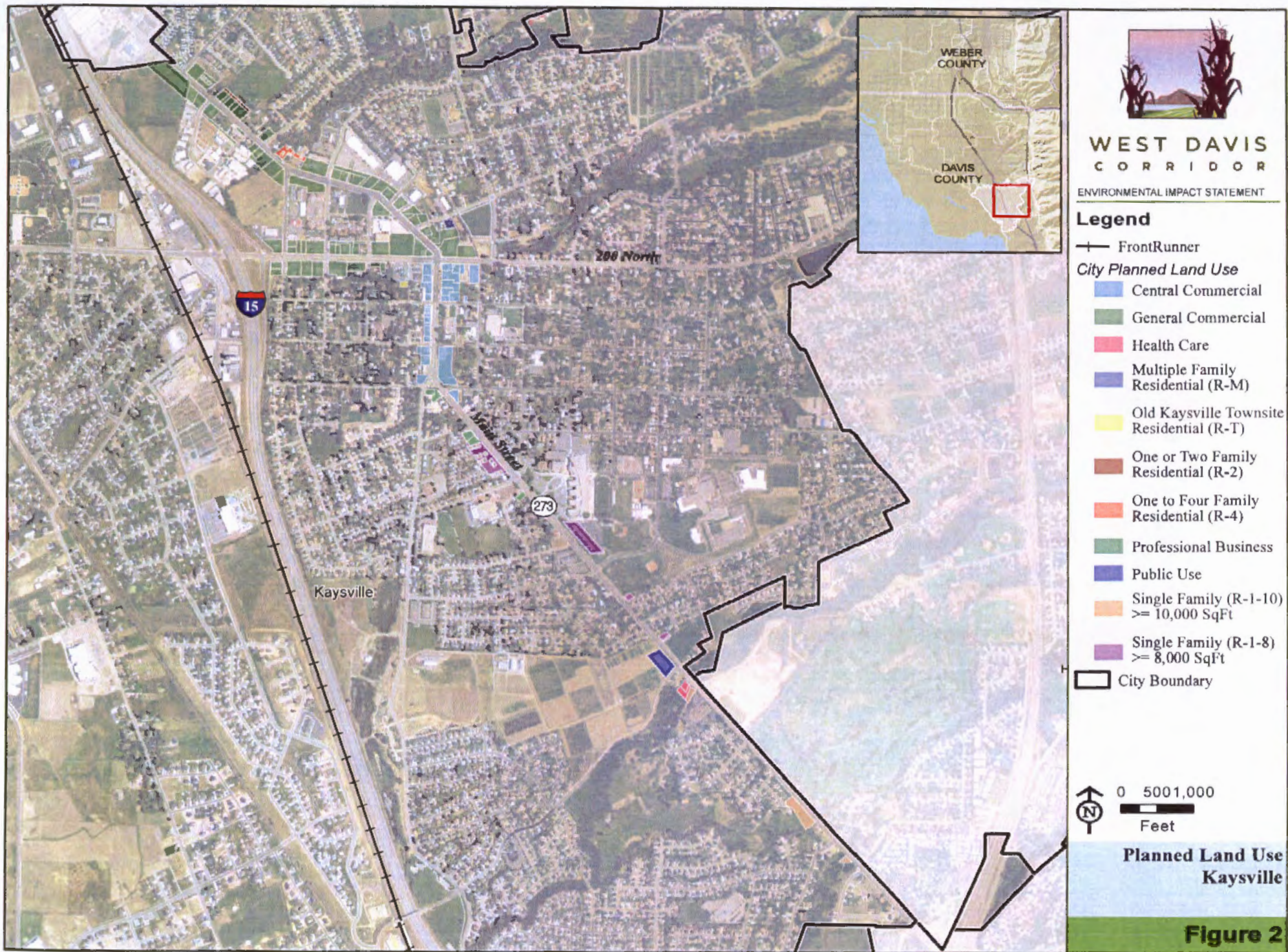


Figure 1

Attachment 6

Map of Kaysville Planned Land Uses for Proposed Redevelopment Areas (Figure 2)



Attachment 7

Comparison Table for Proposed Shared Solution Land Use and Kaysville Planned Land Use

Kaysville





Kaysville

Shared Solution Alternative Proposed Land Use	Kaysville Future Land Use	Acres		Residential Data					Commercial Data				Floor Area Ratio (FAR)	Number of Floors	
				Residential Percentage	Residential Acreage	Households per Acre of Residential Land Use	Shared Solution Proposed Households		Commercial Percentage	Commercial Acreage	Shared Solution Proposed Retail Employment	Shared Solution Proposed Office Employment			
BC-1B	Central Commercial (CC)	5.1		69%	3.5	8	28		31%	1.6	18	25	0.3	1.2	
	General Commercial (GC)	34.0		69%	23.5	8	188		31%	10.5	122	167	0.3	1.2	
	Health Care (HC)	0.6		69%	0.4	8	3		31%	0.2	2	3	0.3	1.2	
	1 or 2 Family Residential (R-2)	2.2		69%	1.5	8	12		31%	0.7	8	11	0.3	1.2	
	1 to 4 Family Residential (R-4)	0.9		69%	0.6	8	5		31%	0.3	3	4	0.3	1.2	
	Professional Business (PB)	1.4		69%	1.0	8	8		31%	0.4	5	7	0.3	1.2	
	Public Use (PU)	1.7		69%	1.2	8	9		31%	0.5	6	8	0.3	1.2	
	Single Family Residential (R-1-10)	2.1		69%	1.4	8	11		31%	0.6	7	10	0.3	1.2	
	Single Family Residential (R-1-8)	4.5		69%	3.1	8	25		31%	1.4	16	22	0.3	1.2	
Total		52.5			36.2		290			16.3		189	257		
TC-1C	Central Commercial (CC)	5.5		51%	2.8	14	39		49%	2.7	37	98	0.5	2	
	General Commercial (GC)	9.0		51%	4.6	14	64		49%	4.4	60	162	0.5	2	
	Multiple Family Residential (R-M)	0.4		51%	0.2	14	3		49%	0.2	3	8	0.5	2	
	Old Kaysville Townsite Residential (R-T)	0.2		51%	0.1	14	1		49%	0.1	1	3	0.5	2	
Total		15.1			7.7		108			7.4		101	271		
Total for all categories		67.6		65%	43.9	9	397		35%	23.7	290	529			





Attachment 8

Shared Solution Land Use Designations Reference Tables

Land Use Designations

Code	Zoning Designation	Floor Area Ratio (average)	Households per Acre of Residential Land Use	Average Number of Building Floors
TC	Town Center  	<i>Town centers provide localized services of tens of thousands of people within a two to three mile radius. One- to three- story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit.</i>		
TC-1A	Low Density	0.31	8 units/acre	1.7
TC-1B		0.40	11 units/acre	1.7
TC-1C		0.36	14 units/acre	2.0
TC-2A	Medium Density	0.59	16 units/acre	2.3
TC-2B		0.67	18 units/acre	2.6
TC-2C		0.76	21 units/acre	2.9
TC-3B	High Density	0.95	26 units/acre	3.4
TC-3C		1.04	28 units/acre	3.7
SC	Station Community  	<i>Station Communities are geographically small, high-intensity centers surrounding high capacity transit stations. Each helps pedestrians and bicyclists access transit without a car. Station Communities vary in their land use: some feature employment, others focus on housing, and may include a variety of shops and services.</i>		
SC-1B	Low Density	0.50	14 units/acre	2.0
SC-2C	Medium Density	1.05	29 units/acre	3.3
SC-3B	High Density	1.30	35 units/acre	4.5

Land Use Designations

Code	Zoning Designation	Floor Area Ratio (min/max)	Households per Acre of Residential Land Use	Average Number of Building Floors
BC	Boulevard Community	<p><i>A Boulevard Community is a linear center couple with a transit route. Unlike a Main Street, a Boulevard Community may not necessary have a commercial identity, but may vary between housing, employment, and retail along any given stretch. Boulevard Communities create positive sense of place for adjacent neighborhoods by ensuring that walking and bicycling are safe and comfortable even as traffic flows are maintained.</i></p>		
	 	0.23	6 units/acre	1.0
		0.30	8 units/acre	1.2
		0.36	9 units/acre	1.4
		0.45	12 units/acre	1.8
		0.53	14 units/acre	1.9
		0.54	15 units/acre	2.0
MS	Main Street Community	<p><i>Main Streets are a linear town center. Each has a traditional commercial identity but are on a community scale with a strong sense of the immediate neighborhood. Main streets prioritize pedestrian-friendly features, but also benefit from good auto-access and often transit.</i></p>		
	 			
MS-1A	Low Density	0.32	8 units/acre	1.2

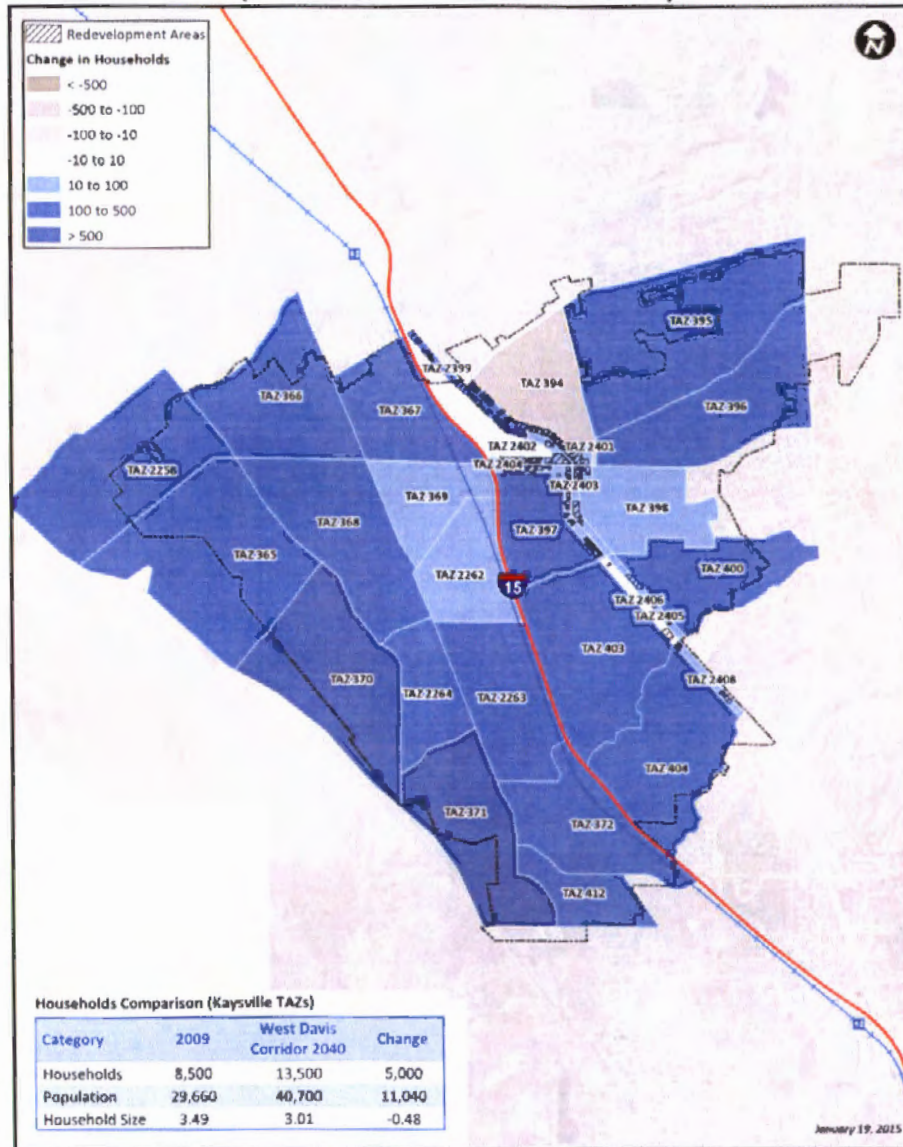
Reference Table for Shared Solution Alternative Land Use Designations

Development Type Name	Floor Area Ratios	Average Number of Floors	Residential vs. Commercial Ratio		Retail vs. Office Ratio		Households per Acre of Residential Land Use	Households & Employment per Gross Acre		
			Residential	Commercial	Retail	Office		Household	Retail Employment	Office Employment
BC-1a	0.23	1.0	71%	29%	60%	40%	6	4.2	2.7	3.3
BC-1b	0.30	1.2	69%	31%	58%	42%	8	5.3	3.6	4.9
BC-1c	0.36	1.4	66%	34%	56%	44%	9	6.1	4.6	6.7
BC-2b	0.45	1.8	64%	36%	56%	44%	12	7.8	6.1	8.9
BC-2c	0.53	1.9	61%	39%	54%	46%	14	8.8	7.5	11.8
BC-3b	0.54	2.0	59%	41%	53%	47%	15	8.7	7.9	13.0
TC-1a	0.31	1.7	55%	45%	48%	52%	8	4.4	4.5	9.0
TC-1b	0.40	1.7	53%	47%	45%	55%	11	5.8	5.7	12.9
TC-1c	0.50	2.0	51%	49%	41%	59%	14	6.9	6.7	18.0
TC-2a	0.59	2.3	51%	49%	44%	56%	16	8.2	8.5	20.1
TC-2b	0.67	2.6	49%	51%	40%	60%	18	8.9	9.2	25.5
TC-2c	0.76	2.9	48%	52%	38%	62%	21	9.9	10.1	30.5
TC-3b	0.95	3.4	47%	53%	44%	56%	26	12.2	14.8	35.1
TC-3c	1.04	3.7	46%	54%	75%	25%	28	13.0	28.2	17.5
SC-1b	0.50	2.0	62%	38%	33%	67%	14	8.4	4.2	15.8
SC-2c	1.05	3.3	58%	42%	28%	72%	29	16.6	8.3	39.5
SC-3b	1.30	4.5	57%	43%	26%	74%	35	20.2	9.7	51.5
MS-1a	0.32	1.2	50%	50%	48%	52%	8	3.9	5.1	10.4

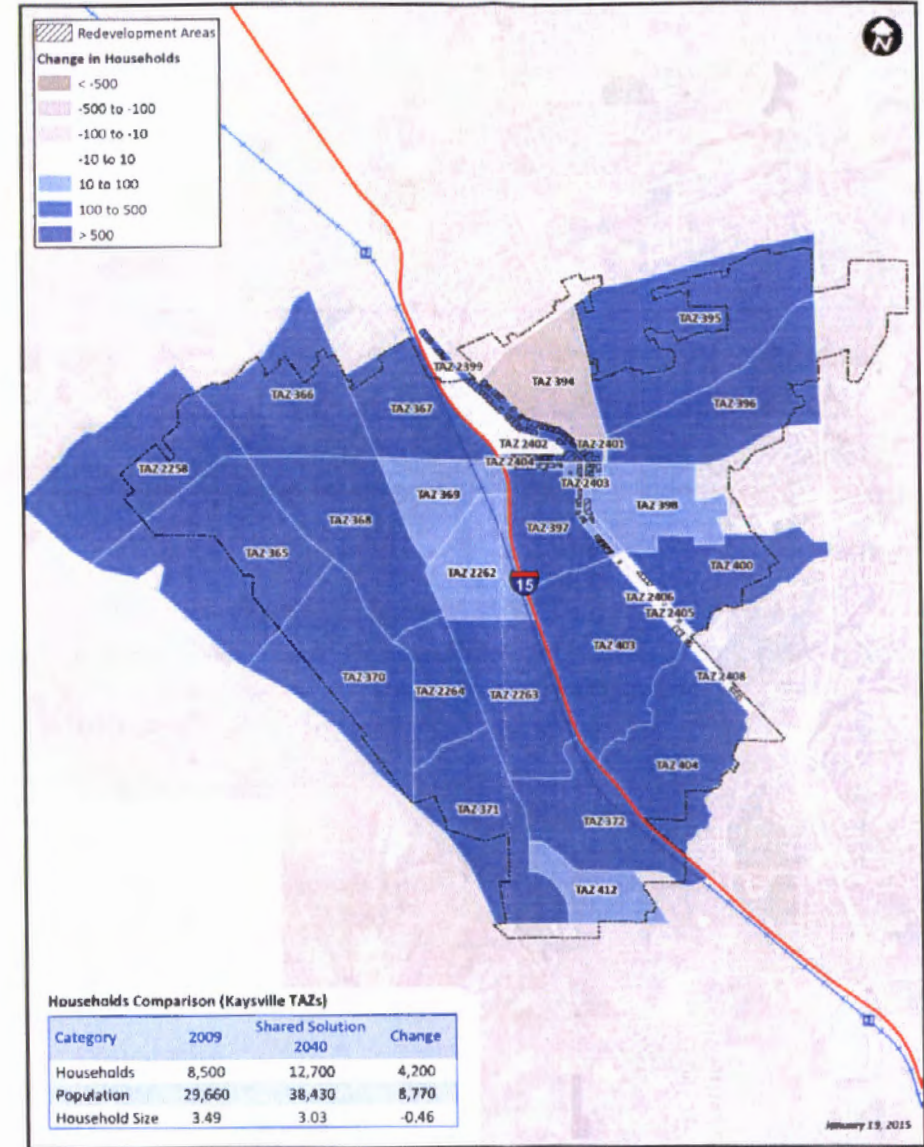
Attachment 9

**Comparison Maps for Households in 2009 with 2040 WDC
and 2009 with 2040 SSA in Kaysville**

**Kaysville Change in Households
(2009 to West Davis Corridor 2040)**



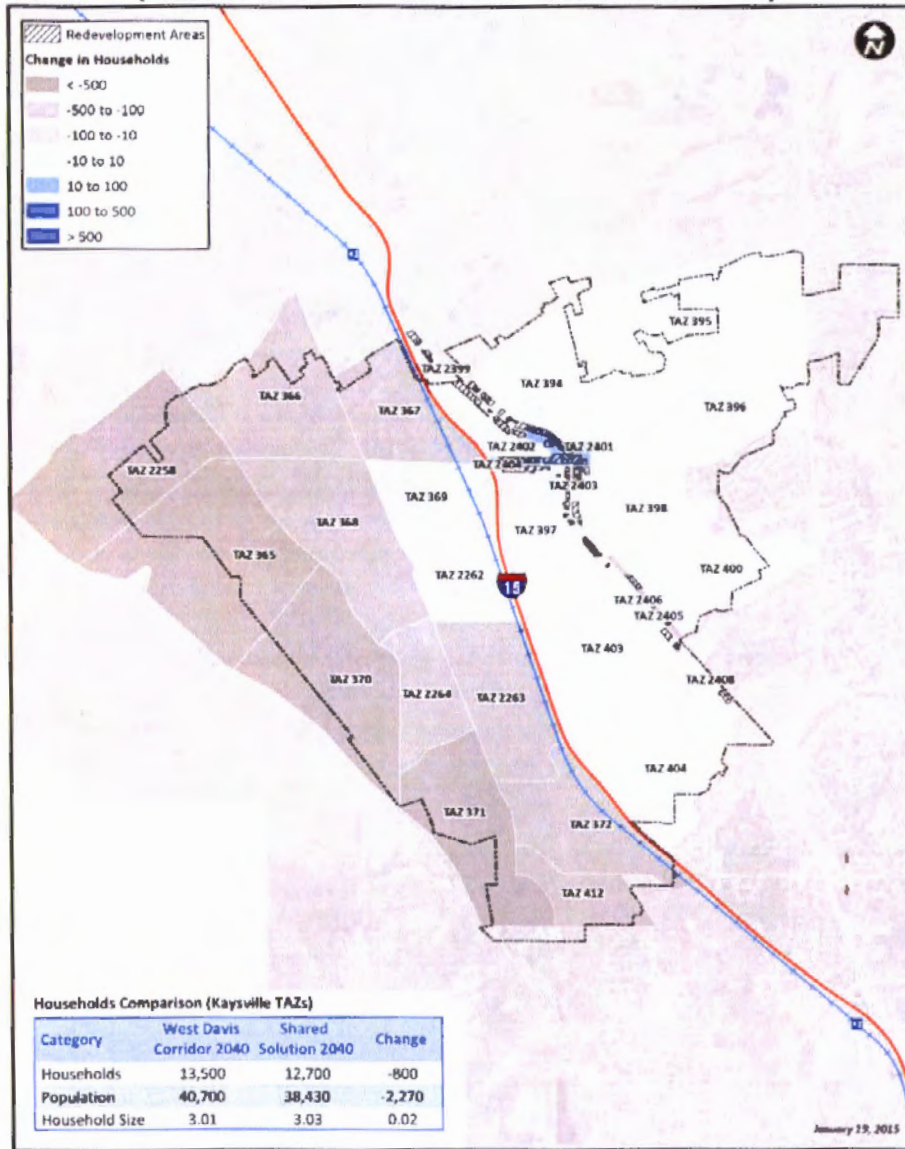
**Kaysville Change in Households
(2009 to Shared Solution 2040)**



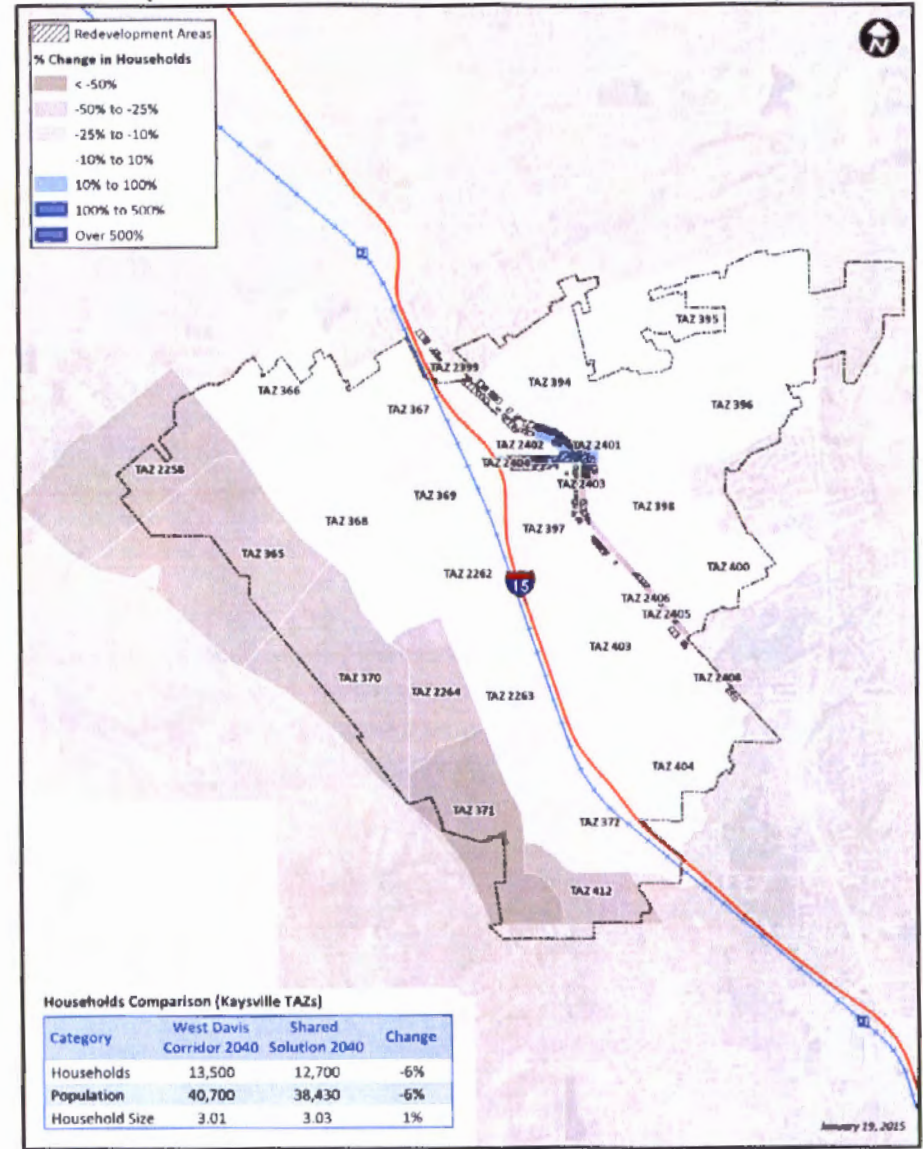
Attachment 10

Comparison Maps for Households in 2040 WDC and 2040 SSA (total change and %) in Kaysville

Kaysville Change in Households
(West Davis Corridor 2040 to Shared Solution 2040)



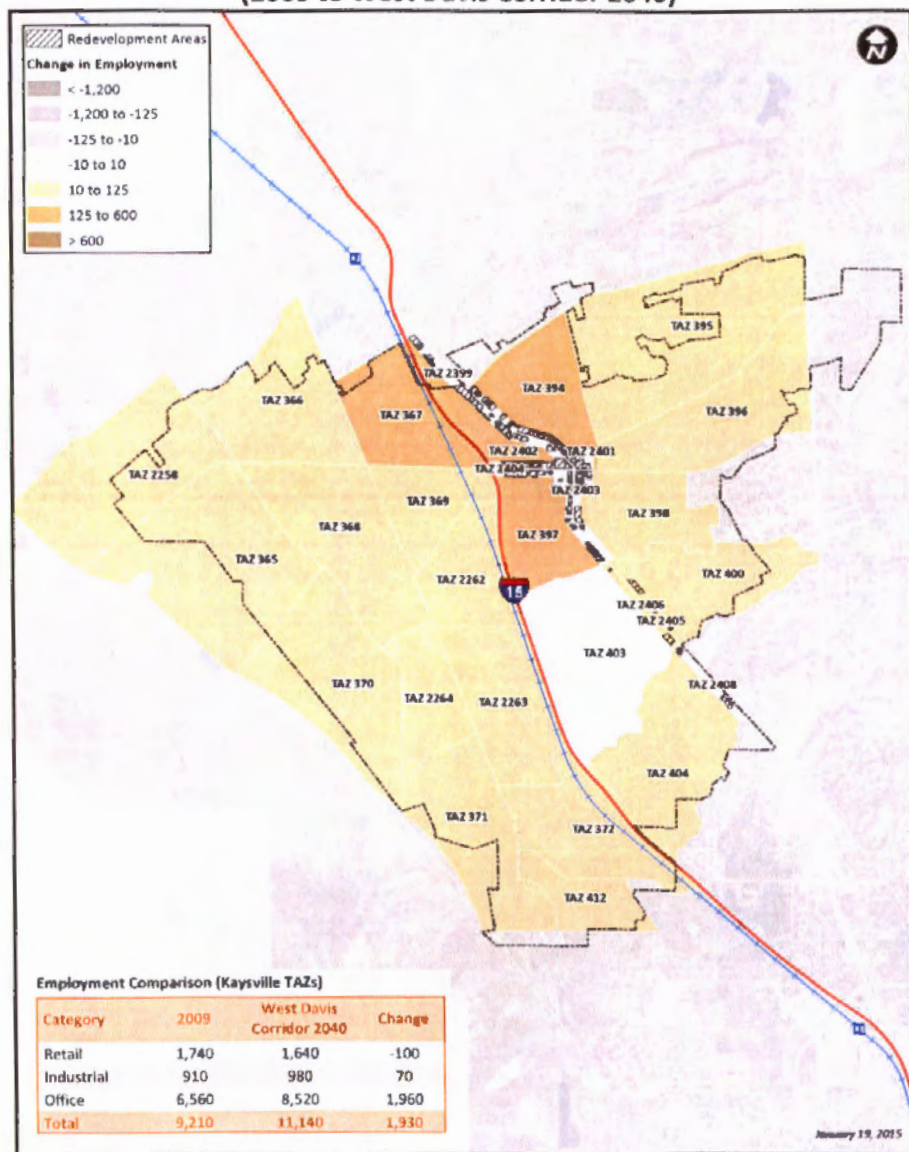
Kaysville % Change in Households
(West Davis Corridor 2040 to Shared Solution 2040)



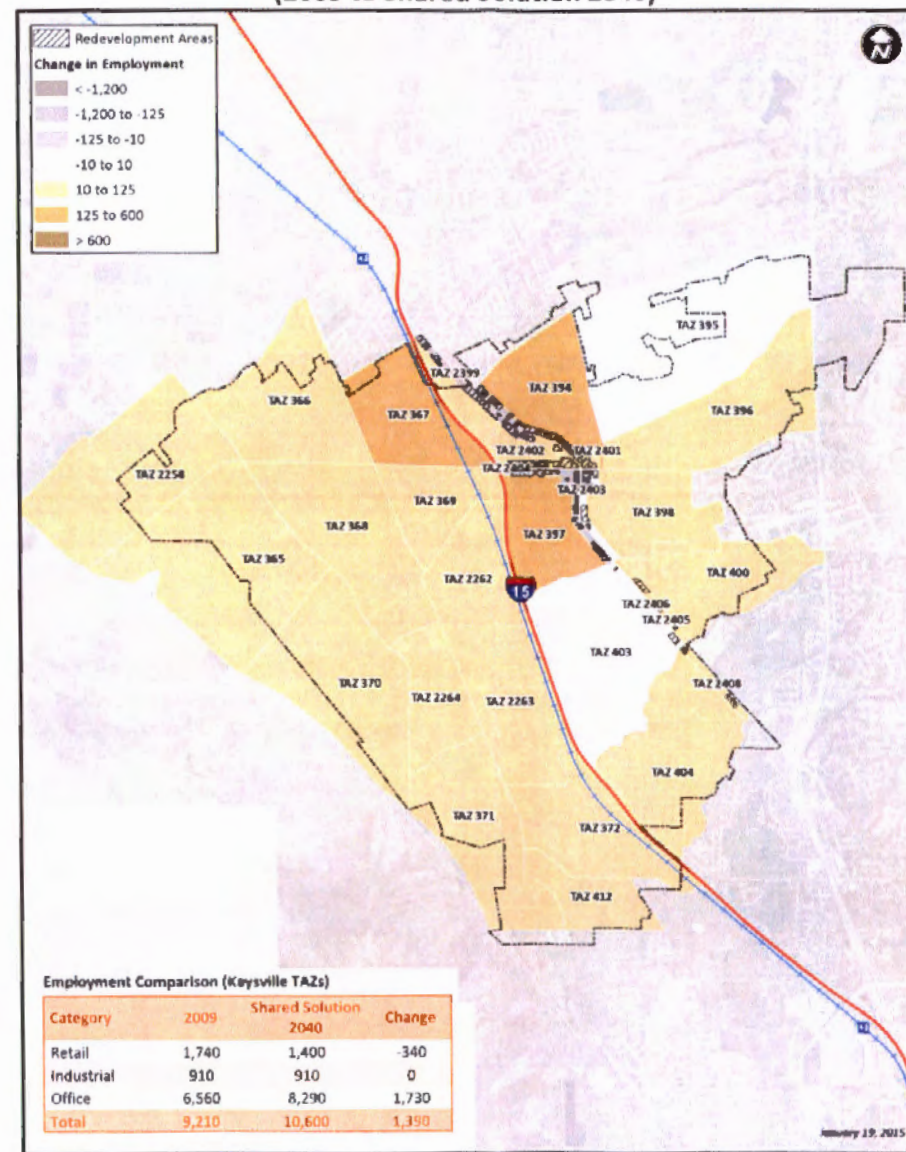
Attachment 11

**Comparison Maps for Employment in 2009 with 2040 WDC
and 2009 with 2040 SSA in Kaysville**

**Kaysville Change in Employment
(2009 to West Davis Corridor 2040)**



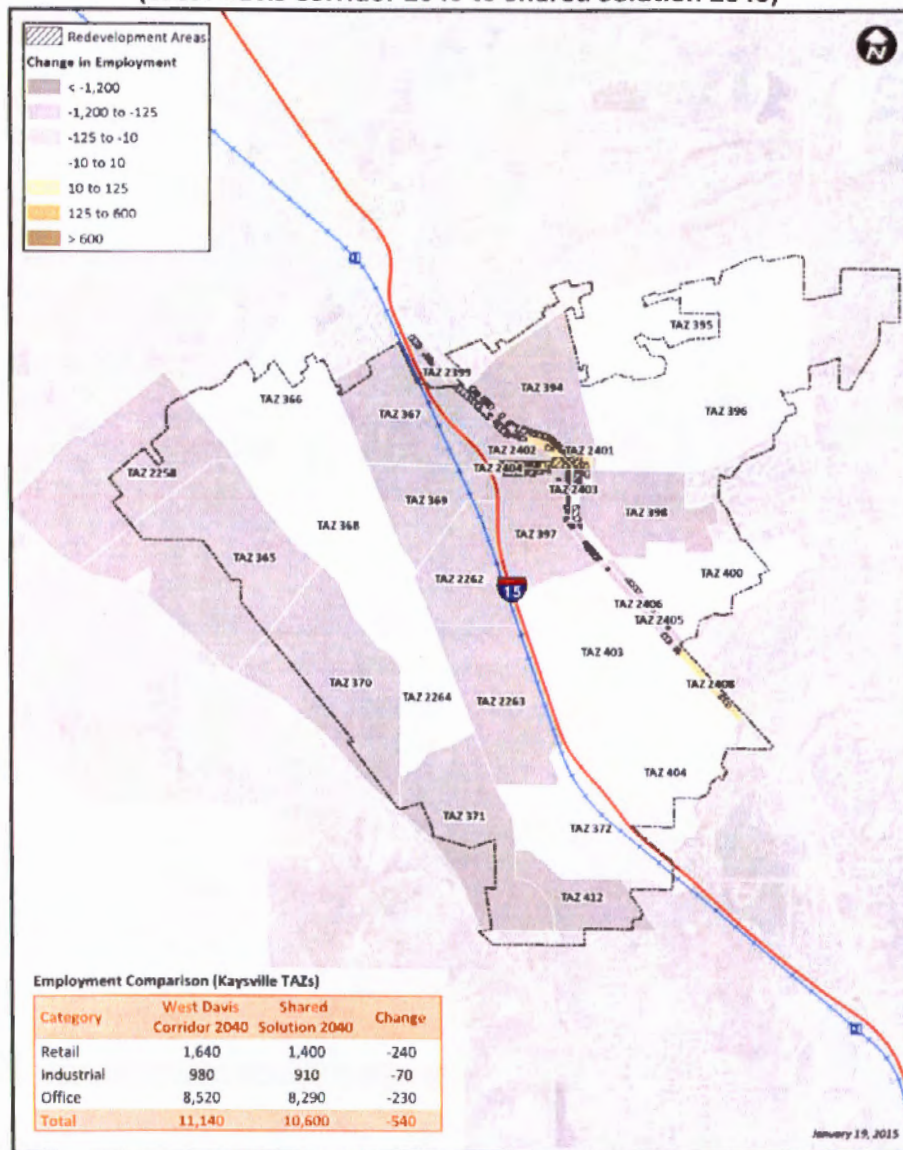
**Kaysville Change in Employment
(2009 to Shared Solution 2040)**



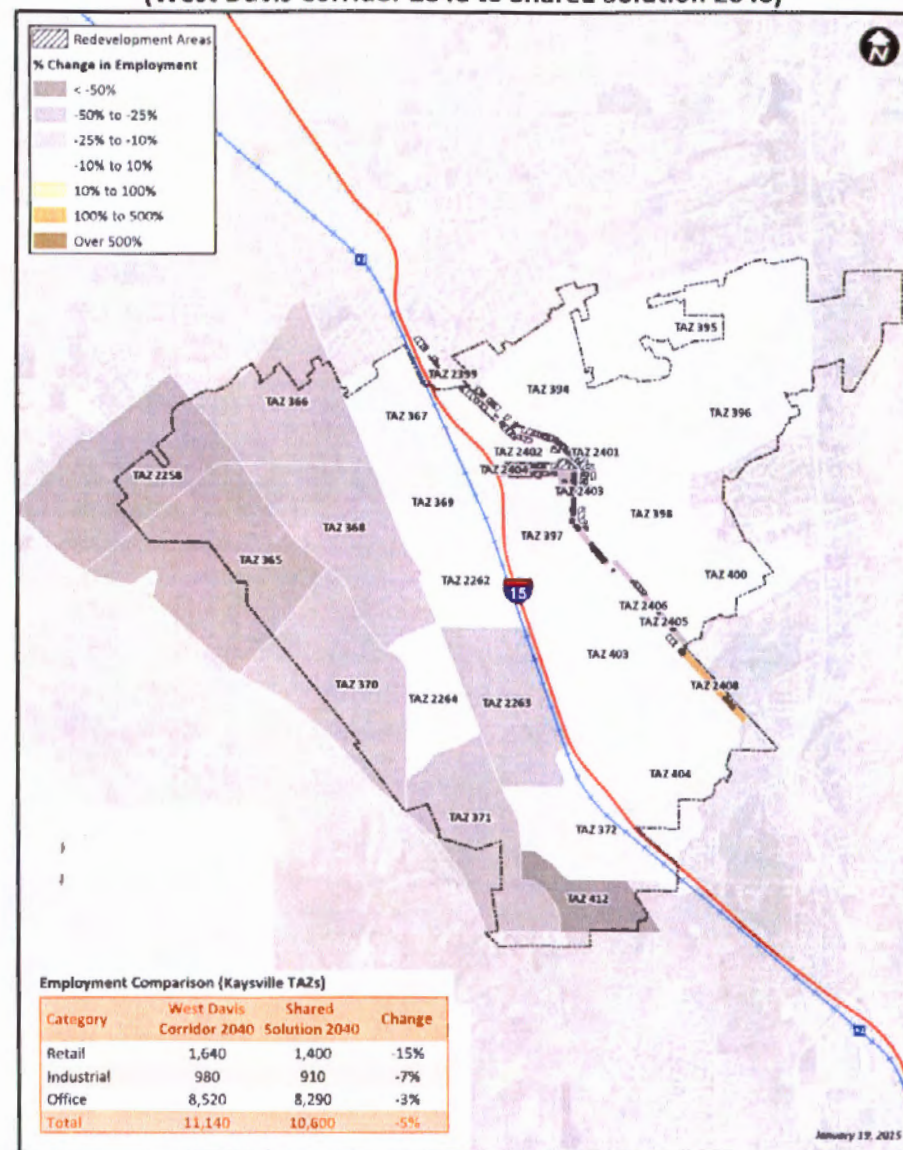
Attachment 12

Comparison Maps for Employment in 2040 WDC and 2040 SSA (total change and %) in Kaysville

Kaysville Change in Employment (West Davis Corridor 2040 to Shared Solution 2040)



Kaysville % Change in Employment (West Davis Corridor 2040 to Shared Solution 2040)



Attachment 13

Comparison Tables for Households and Employment for 2009, 2040 WDC, and 2040 SSA

Kaysville TAZ Household and Population Data

TAZ	Acres	Households					Population					Household Size					Households per Acre		
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WDC 2040 to SS 2040	% Change WDC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040
		2009	2040	2040			2009	2040	2040			2009	2040	2040			2040	2040	2040
365	624	425	833	705	-128	-35%	1,411	2,157	2,102	-55	-4%	3.32	2.83	2.98	0.15	5%	0.7	1.3	1.1
366	391	387	548	523	-25	-5%	1,675	2,053	1,992	-61	-3%	4.33	3.74	3.81	0.07	2%	1.0	1.4	1.3
367	271	134	285	261	-24	-8%	357	646	608	-38	-6%	2.66	2.27	2.33	0.06	3%	0.5	1.1	1.0
368	429	320	637	595	-42	-7%	1,511	2,236	2,138	-98	-4%	4.08	3.51	3.59	0.08	2%	0.9	1.5	1.4
369	189	160	215	206	-9	-4%	683	796	776	-20	-3%	4.27	3.70	3.76	0.06	2%	0.8	1.1	1.1
370	486	185	704	541	-163	-33%	600	1,853	1,466	-407	-22%	3.34	2.63	2.67	0.04	2%	0.4	1.4	1.1
371	132	132	718	534	-184	-26%	566	2,386	1,656	-730	-31%	4.29	3.32	3.10	-0.22	-7%	0.3	1.9	1.4
372	319	267	508	420	-88	-28%	1,123	1,835	1,729	-106	-5%	4.21	3.59	3.68	0.09	2%	0.6	1.6	1.5
374	215	620	608	608	-	-	1,715	1,465	1,465	-	-	2.77	2.41	2.41	-	-	2.6	2.6	2.6
395	653	826	1,138	1,138	-	-	2,481	2,858	2,858	-	-	3.00	2.80	2.80	-	-	1.3	1.7	1.7
396	376	608	925	925	-	-	1,554	2,563	2,563	-	-	3.31	2.77	2.77	-	-	1.6	2.5	2.5
397	158	478	593	593	-	-	1,317	1,420	1,420	-	-	2.36	2.39	2.39	-	-	2.4	3.0	3.0
398	231	611	638	638	-	-	1,710	1,559	1,559	-	-	2.80	2.44	2.44	-	-	2.6	2.8	2.8
400	283	288	596	596	-	-	1,081	1,911	1,911	-	-	3.79	3.21	3.21	-	-	1.0	2.1	2.1
401	440	785	894	894	-	-	3,111	3,088	3,088	-	-	3.66	3.45	3.45	-	-	1.8	2.0	2.0
404	419	893	1,007	1,007	-	-	1,651	3,588	3,588	-	-	4.09	3.56	3.56	-	-	2.1	2.4	2.4
412	161	54	193	149	-44	-23%	229	567	335	-232	-41%	4.24	2.94	2.24	0.70	-24%	0.4	1.4	1.1
2258	515	351	689	543	-106	-15%	1,165	1,548	1,735	-213	-11%	3.32	2.83	2.98	0.15	5%	0.7	1.3	1.1
2262	213	107	144	138	-6	-4%	459	514	520	-14	-3%	4.29	3.72	3.77	0.05	1%	0.5	0.6	0.6
2263	317	262	497	460	-37	-7%	1,402	1,786	1,602	-184	-13%	4.21	3.59	3.48	0.09	2%	0.8	1.5	1.4
2264	191	61	328	286	-42	-13%	258	1,089	913	-176	-16%	4.23	3.32	3.26	-0.06	-2%	0.3	1.7	1.5
2399	45	15	136	125	-9	-6%	41	280	338	58	21%	2.73	2.41	2.44	0.03	1%	0.3	2.6	2.8
2401	44	35	114	103	-9	-8%	97	275	397	122	44%	2.75	2.41	2.40	-0.01	-	0.8	2.6	3.7
2402	100	265	260	260	-5	-2%	732	625	625	-	-	2.75	2.44	2.42	-0.02	-	2.6	2.6	2.6
2403	26	21	71	63	-8	-12%	59	179	152	-27	-12%	2.81	2.44	2.42	-0.02	-	0.8	2.8	2.5
2404	39	71	117	126	9	8%	155	280	328	48	16%	2.75	2.35	2.39	0.04	8%	1.8	3.0	3.2
2405	20	17	42	26	-16	-37%	64	135	81	-53	-39%	3.76	3.21	3.09	-0.12	-4%	0.8	2.1	1.3
2406	21	40	42	44	2	5%	158	145	154	9	6%	3.95	3.45	3.47	0.02	1%	1.9	2.0	2.1
2408	19	34	45	41	-4	-9%	139	160	142	-18	-11%	4.09	3.56	3.49	-0.08	-2%	1.8	2.4	2.2
Total	7,460	8,497	13,505	12,790	-805	-9%	29,636	40,731	33,430	-7,301	-6%	3.48	3.01	3.03	0.01	0%	1.1	1.8	1.7

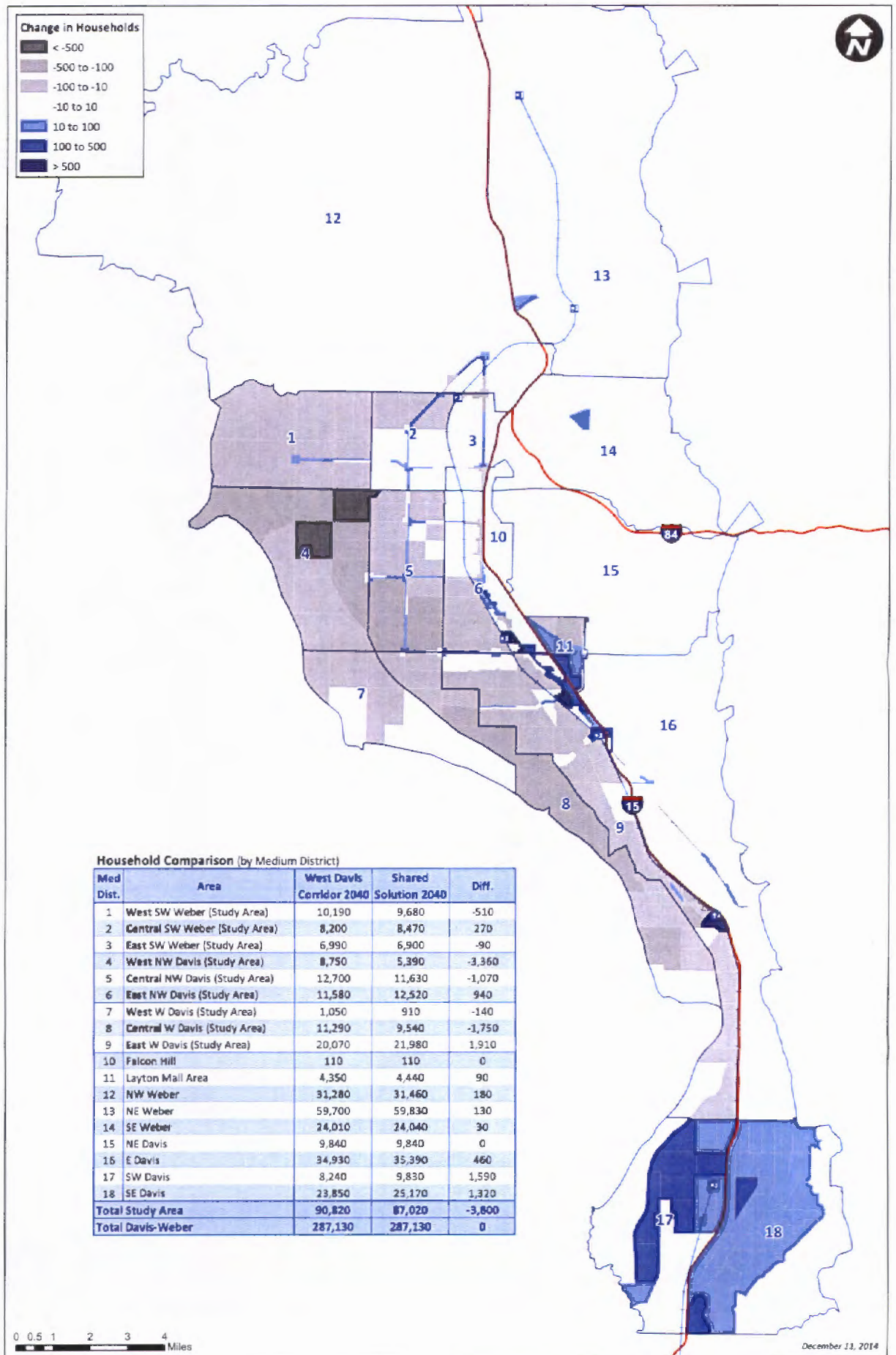
Kaysville TAZ Employment Data

TAZ	Acres	Total Employment				Retail Employment				Industrial Employment				Office Employment				Total Employees per Acre			
		2009	West Davis Corridor 2040	Shared Solution 2040	Change WIOC 2040 to SS 2040	% Change WIOC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WIOC 2040 to SS 2040	% Change WIOC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WIOC 2040 to SS 2040	% Change WIOC 2040 to SS 2040	2009	West Davis Corridor 2040	Shared Solution 2040	Change WIOC 2040 to SS 2040	% Change WIOC 2040 to SS 2040
305	624	64	133	93	40	-30%	2	3	3	-	5%	1	1	2	1	28%	61	128	88	40	-32%
306	391	27	62	54	-8	-12%	-	-	-	-	-	26	58	49	-10	-17%	0.1	0.1	0.2	0.1	0.1
357	271	1,892	2,116	2,034	-82	-4%	529	493	493	-	-	1,073	1,346	1,264	-82	-6%	7.0	7.8	7.5	7.5	7.5
368	429	43	79	70	-9	-12%	-	-	-	-	-	42	77	64	-11	-14%	0.1	0.2	0.2	0.2	0.2
369	189	314	378	358	20	5%	-	-	-	-	-	247	312	292	-20	-6%	1.7	2.0	2.0	1.9	1.9
370	486	59	162	131	-31	-19%	42	59	61	2	4%	10	80	38	-42	-53%	0.1	0.3	0.3	0.3	0.3
371	386	81	164	141	-23	-14%	-	-	-	-	-	56	116	80	-36	-31%	0.2	0.4	0.4	0.4	0.4
372	319	82	97	92	-5	-5%	5	5	5	-	-	77	92	87	-5	-5%	0.3	0.3	0.3	0.3	0.3
394	235	1,177	1,491	1,455	-36	-2%	280	188	188	-	-	897	1,303	1,267	-36	-3%	5.0	6.3	6.3	6.2	6.2
398	653	297	308	305	-3	-1%	10	7	7	-	-	276	293	290	-3	-1%	0.5	0.5	0.5	0.5	0.5
396	376	500	520	518	-2	-1%	-	-	-	-	-	499	519	515	-4	-1%	1.3	1.4	1.4	1.4	1.4
397	158	398	639	619	-20	-3%	-	-	-	-	-	505	564	544	-21	-4%	2.0	3.2	3.2	3.1	3.1
398	231	480	601	589	-12	-2%	11	-	-	-	-	469	601	589	-12	-2%	2.1	2.6	2.3	2.3	2.3
400	283	562	654	646	-8	-1%	7	7	7	-	-	308	400	392	-8	-2%	2.0	2.3	2.3	2.3	2.3
403	440	16	23	24	1	6%	7	6	6	-	-	-	-	-	-	-	-	0.1	0.1	0.1	0.1
404	419	130	144	142	-2	-1%	-	-	-	-	-	99	117	115	-2	-1%	0.3	0.3	0.3	0.3	0.3
412	141	5	16	17	1	52%	-	-	-	-	-	5	36	17	-19	-52%	-	0.3	0.3	0.1	0.1
425	515	53	109	76	-33	-30%	2	2	2	-	-	51	106	73	-33	-31%	0.1	0.2	0.2	0.1	0.1
2262	231	178	216	205	-11	-5%	-	-	-	-	-	101	176	155	-23	-13%	0.6	0.9	0.9	0.9	0.9
2263	337	96	162	142	-20	-12%	7	7	7	-	-	88	154	134	-20	-13%	0.3	0.5	0.5	0.4	0.4
2264	191	36	75	79	4	5%	-	-	-	-	-	25	53	45	-8	-16%	0.2	0.4	0.4	0.4	0.4
2399	45	672	672	615	-57	-8%	29	90	75	-15	-16%	533	482	531	49	10%	15.0	15.0	13.8	13.8	13.8
2401	44	755	755	826	31	4%	494	494	356	-138	-28%	294	290	470	180	62%	18.1	18.1	18.8	18.8	18.8
2402	100	502	636	620	-16	-2%	119	80	80	-	-	383	566	540	-16	-3%	5.0	6.3	6.3	6.2	6.2
2403	26	412	412	420	8	2%	96	92	36	-56	-61%	316	320	383	63	20%	16.1	16.1	16.4	16.4	16.4
2404	39	242	242	138	-106	-44%	103	110	51	-59	-53%	130	121	80	-41	-34%	6.2	6.2	3.5	3.5	3.5
2405	20	6	47	27	-20	-42%	-	1	9	8	812%	-	-	-	-	-	-	2.3	2.3	1.3	1.3
2406	21	143	185	149	-16	-10%	-	-	7	7	-	133	164	132	-32	-19%	6.9	8.0	7.2	7.2	7.2
2408	19	-	6	20	14	241%	-	-	9	9	-	-	5	12	7	134%	-	0.3	0.3	1.1	1.1
Total	7660	9,212	11,144	10,604	-540	-5%	1,743	1,644	1,403	-241	-15%	914	979	914	-65	-7%	6,555	8,521	8,287	234	-3%

Attachment 14

Comparison Maps for Households in 2040 WDC and 2040 SSA (total change and %) in Davis and Weber Counties

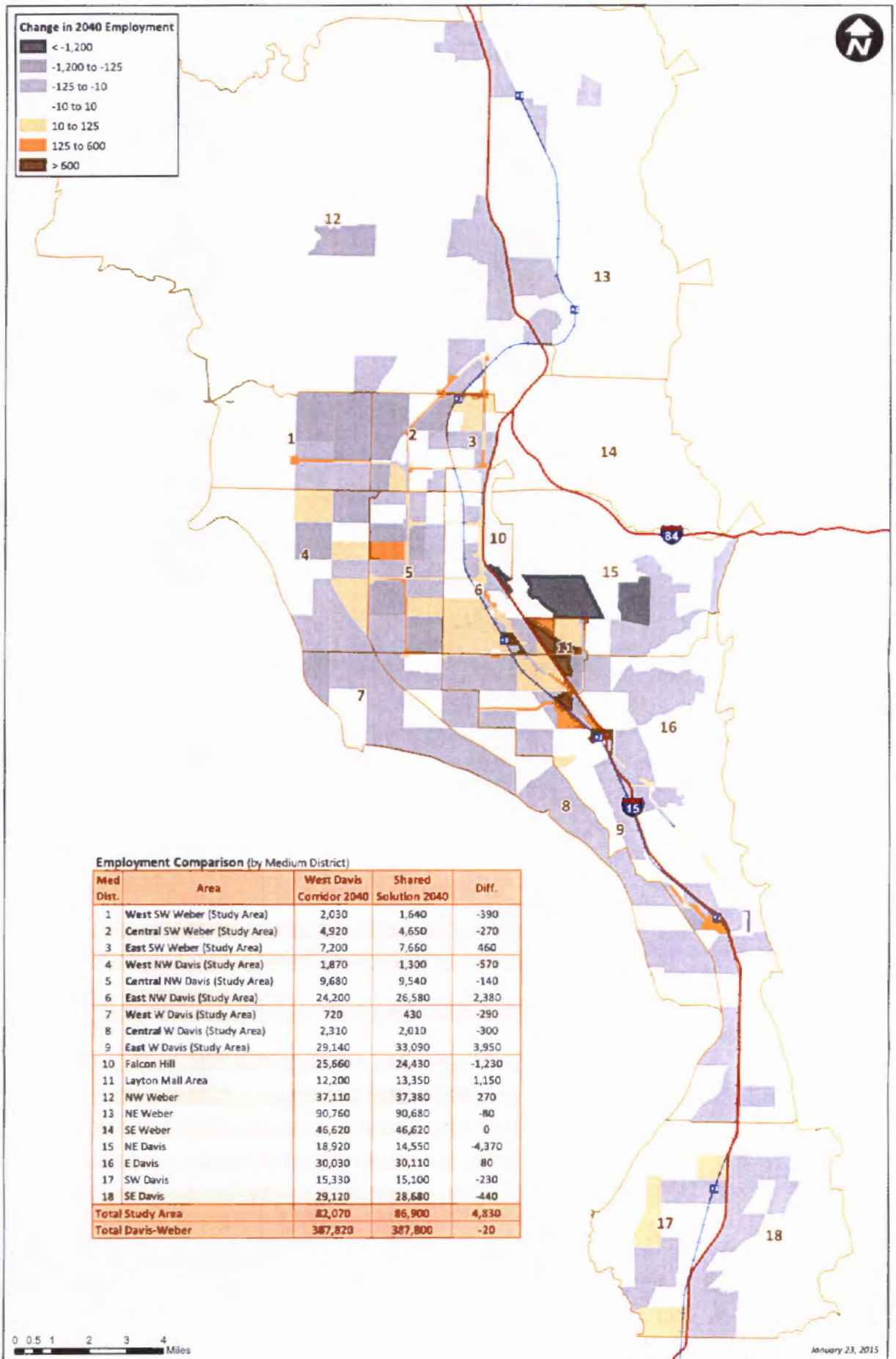
Change in 2040 Households (West Davis Corridor vs. Shared Solution)



Attachment 15

Comparison Maps for Employment in 2040 WDC and 2040 SSA (total change and %) in Davis and Weber Counties

Change in 2040 Employment (West Davis Corridor vs. Shared Solution)



March 3, 2015

Kris. T. Peterson, Director
Utah Department of Transportation Region One
166 West Southwell Street
Ogden, UT 84404

Randy Jefferies, Project Manager
UDOT West Davis Corridor EIS
466 North 900 West
Kaysville, UT 84037

Roger Borgenicht, Co-Chair
Utahns for Better Transportation for the Shared Solution Coalition
218 East 500 South
Salt Lake City, UT 84111

Dear Mr. Peterson, Mr. Jefferies and Mr. Borgenicht:

Kaysville City has been asked to respond to the Shared Solution Alternative land use scenario that the Shared Solution Coalition has prepared and presented to the City in reference to the West Davis Corridor Environmental Impact Statement. Kaysville City has received an oral presentation and written documents illustrating the land use scenario and a request to respond to the following questions:

1. If the roadway, transit, and active transportation elements of the Shared Solution Alternative were to be implemented, does the City consider the 2040 land use scenario described in the attached documents to be reasonable (practical or feasible from a technical and economic standpoint)?
2. Would the City consider incorporating the land use scenario into its General Plan or zoning map at the completion of UDOT's Environmental Impact Statement process if this alternative were ultimately selected? To be clear, this is not approval of the Shared Solution Alternative as a whole, but only for its land use scenario. Nor are we requesting that the City modify its General Plan at this time.

Kaysville City representatives participated in the workshops, reviewed all documents and analyzed the information relevant to the Shared Solution Alternative (SSA).

Findings

The area of Main Street and 200 North Street from I-15 to Fairfield Road in Kaysville City is a traditional main street with a large and varied grouping of uses to sustain civic and economic activity anchored by community facilities (Kaysville City General Plan). It is a Main Street Community as clearly defined in the SSA 2040 land use scenario documents provided: "Main Streets are a linear town center. Each has a traditional commercial identity but are on a community scale with a strong sense of the immediate neighborhood. Main Streets prioritize pedestrian-friendly features, but also benefit from good auto-access and often transit" (Shared Solution Land Use Designations Reference Tables; Wasatch Choices 2040, Strategy IV). Implementing the Kaysville City General Plan and Land Use Ordinances in this Main Street Community has resulted in this authentic mixed-use place.

The SSA 2040 land use scenario proposes to change Kaysville's Main Street Community to a Town Center (Activity Center with Innovative Intersection) and Boulevard Communities. This is not reasonable nor desirable. Kaysville's Main Street Community should be part of "an enhanced arterial grid for travel throughout Davis County" (Principles of the Shared Solution, Number 2; Wasatch Choices 2040, Strategies III and VIII). The SSA does not propose to enhance the arterial grid in Kaysville, but concentrates the vehicular traffic on Main Street. Concentrating the traffic will not "prioritize pedestrian-friendly features" but instead emphasize "auto-access." The Innovative Intersection proposed at 200 North and Main Street is not needed if the traffic is allowed to disperse on an arterial grid as recommended in the SSA.

The SSA 2040 land use scenario calls for higher density residential uses along Main Street. The Kaysville City General Plan and Land Use Ordinances call for dispersing higher density residential and for infill development to optimize use and maintenance of existing infrastructure (Wasatch Choices 2040, Strategy II).

The SSA 2040 land use scenario projects slower and less dense residential development west of I-15. This is not practical as nearly all of the land within the growth boundary (Wasatch Choices 2040, Strategy X) is already developed or rights for development have vested. It would not be reasonable to assume that property rights would be restricted or reduced.

The SSA 2040 land use scenario projects decreased commercial growth in the City. The City has been very protective of its commercial areas to ensure that they are not displaced by residential development. To be considered, land use scenarios which include both residential and commercial uses must not detract from the City's ability to maximize the commercial potential in the limited commercial areas within the City (Wasatch Choices 2040, Strategy I). This is critical to maintain the City's economic viability.

The SSA 2040 land use scenario also projects less employment and fewer jobs in Kaysville. The scenario would harm the City's efforts to develop the Kaysville Business Park as an important job center (Wasatch Choices 2040, Strategy IX) and require residents to travel farther to work. It is not reasonable to create barriers to employment and job growth in Kaysville.

Kaysville City therefore considers the SSA 2040 land use scenario, described in the documents provided, not reasonable (not practical nor feasible from a technical and economic standpoint).

Determination

Kaysville City will not consider incorporating the Shared Solution Alternative land use scenario into its General Plan or zoning map if the SSA is ultimately selected. The City will continue to develop its Main Street Community as an authentic mixed-use place and the Kaysville Business Park as an important job center, reuse land to better utilize existing infrastructure, encourage contiguous growth and infill and seek to enhance the arterial grid for travel throughout Davis County in accordance with the City's recently vetted General Plan, effective Land Use Ordinances and Wasatch Choices 2040 Implementation Strategies. Doing so will help provide for livability and mobility in west Davis County.

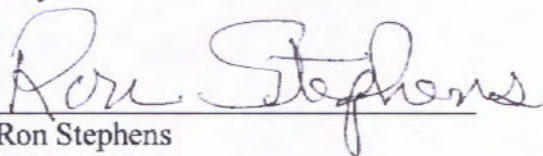
Respectfully submitted,



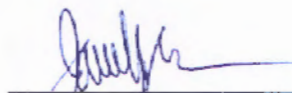
Steve A. Hiatt
Mayor



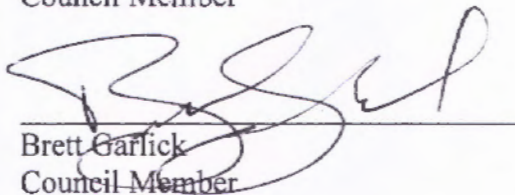
Mark Johnson
Council Member



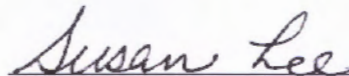
Ron Stephens
Council Member



Jared R. Taylor
Council Member



Brett Garlick
Council Member



Susan Lee
Council Member