

Introduction

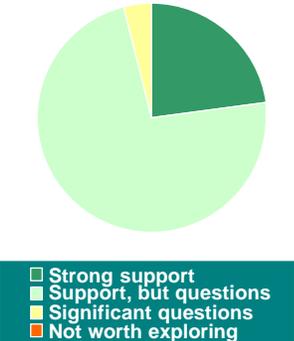
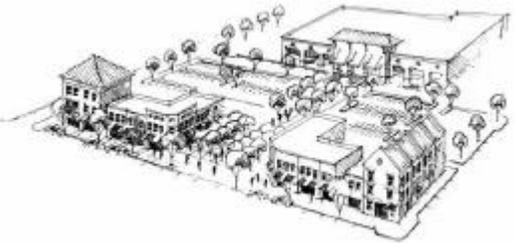
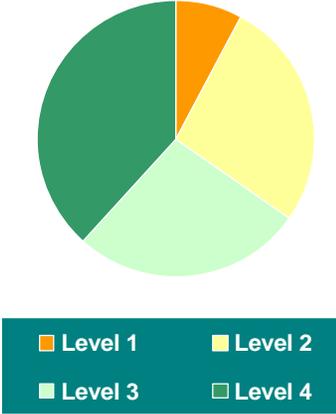
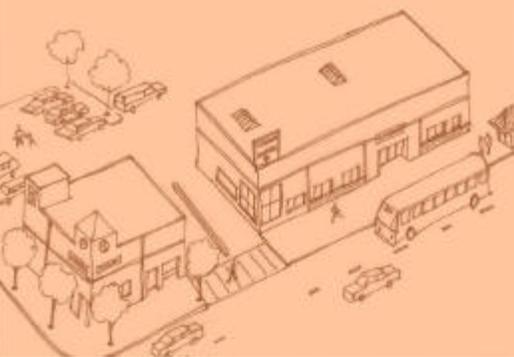
This document summarizes a community visioning effort conducted from April 2004 to December 2004. The visioning effort was provided by the staff of Envision Utah, a non-profit planning organization focused on growth along the Wasatch Front. Envision Utah was guided by the regular input of a Steering Committee, comprised of several community citizens and stakeholders. Perry City staff also assisted by providing community information and data, and assisting with meeting setup. The steering committee met periodically to provide feedback to Envision Utah staff and to assist them in preparing materials for the public, and to interpret results from public feedback.

In June of 2004, residents were invited through the city’s newsletter to participate in a public workshop where input was gathered from a mapping exercise, and a visual preference survey. Later, in September 2004, residents were invited to attend a public open house where the results of the workshop were presented, and additional comments were given.

Public feedback is documented in this report as a basis for updating the general plan update.

<u>Introduction.....</u>	<u>1</u>
<u>Visual Survey Results.....</u>	<u>2</u>
<u>Map Visioning Results</u>	<u>10</u>
<u>Bench Area Open Space Results</u>	<u>15</u>

Visual Survey Results

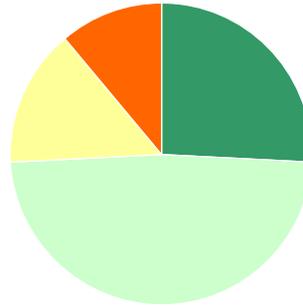
NOTE: Questions with 70% or more support should be seriously considered.		
<p>Question 1 PRIMARY BUSINESS DISTRICT: Do you support planning for a commercial center-type development district with a mix of uses, such as commercial, entertainment, educational, recreational, etc., to attract visitors and residents?</p> <p>95% support</p>		 <p>Example: small business district</p>
<p>Question 2 If Perry were to develop a Primary Business District, should new commercial development incorporate strategies to cater to pedestrians and tourists?</p> <p>Level 1= auto-oriented Level 2= primarily auto-oriented with some pedestrian elements Level 3= primarily pedestrian-oriented some automobile elements Level 4= pedestrian-oriented</p>		 <p>Levels 3 & 4: most support</p>

Perry City Vision, 2005 to 2030

Question 3

(Residential component of Business District):
If Perry was to develop a Primary Business District, should residential units be incorporated into commercial areas to provide a localized pedestrian customer base?

75% Support

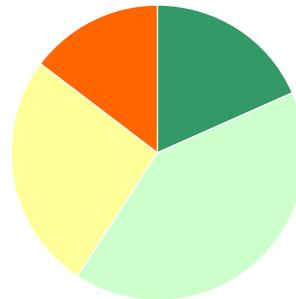


Riverwoods, Provo: residential above commercial

Question 4

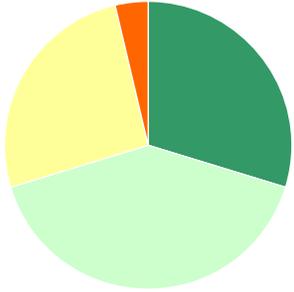
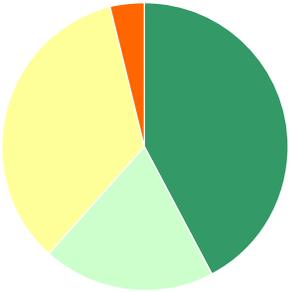
SMALL-SCALE RETAIL: Should new commercial development in residential areas have pedestrian friendly elements (buildings oriented to street / sidewalk, parking on side or rear) and include a mix of uses, such as attached or second story apartments, assuming that the design is compatible with adjacent neighborhoods?

60% Support

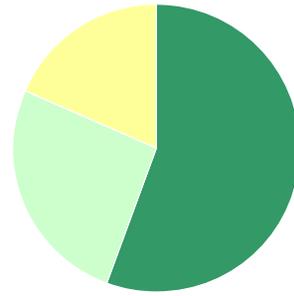


Jack's Market, Stansbury Park, Tooele County. Neighborhood Commercial

Perry City Vision, 2005 to 2030

<p>Question 5 HOMEBUILDER INCENTIVES: Should homebuilders be given incentives such as a larger back yard and flexible setbacks, in return for recessed garage doors and overall lot-size reduction?</p> <p>70% Support</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring 	 <p>Home with reduced setback, recessed garaged</p>
<p>Question 6 MULTI-FAMILY DESIGN: Should new multi-family buildings ensure compatibility with single family homes and the broader community by hiding parking areas and ensuring window or door openings facing public streets and walkways?</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring <p>60% Support</p>	 <p>Well-designed multi-family</p>

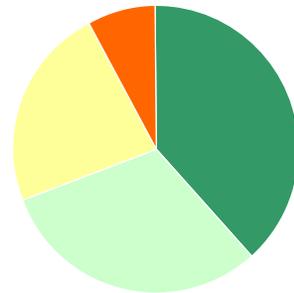
Question 7
LIFECYCLE HOUSING, MIX OF LOTS:
 Should the city consider zoning that allows a mix of single family lot sizes in a new subdivision if the overall density is the same as it otherwise would be and buildings are compatible with each other?



■ Strong support
■ Support, but questions
■ Significant questions
■ Not worth exploring

80% Support

Question 8
LIFECYCLE HOUSING, MIX OF HOUSING TYPES: Should duplexes or townhouses be allowed in new subdivisions that have single-family homes if the overall density is the same as it otherwise would be and buildings are compatible with each other?



■ Strong support
■ Support, but questions
■ Significant questions
■ Not worth exploring

70% Support

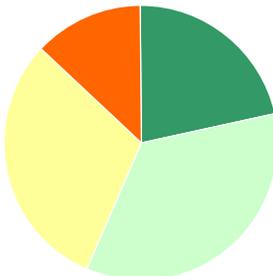
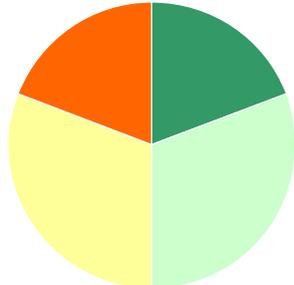


Uniform lot size above, flexible lot size below.

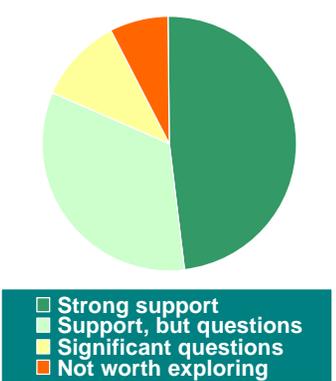
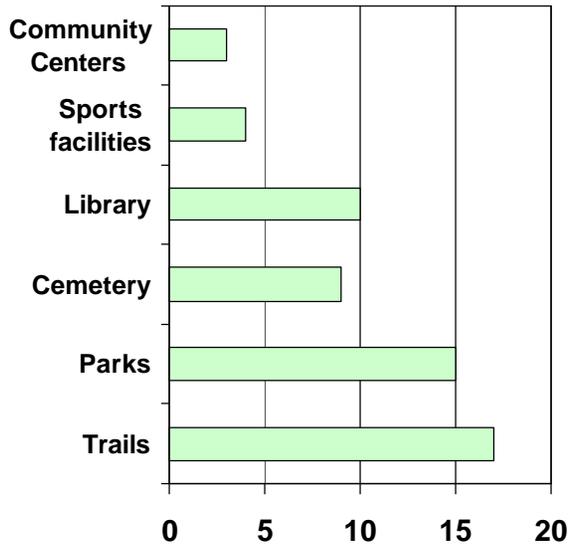


mix of lot sizes and housing types in Kentlands, MD

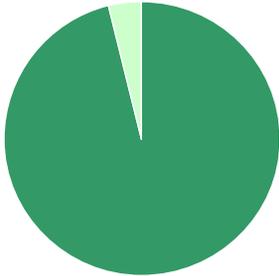
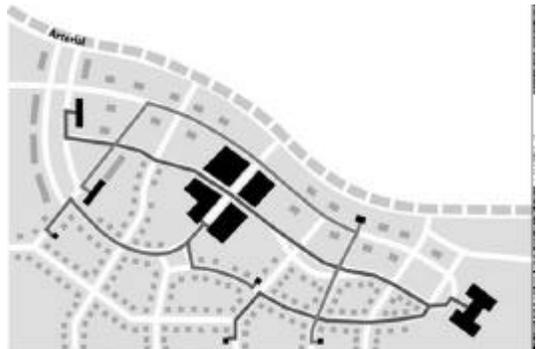
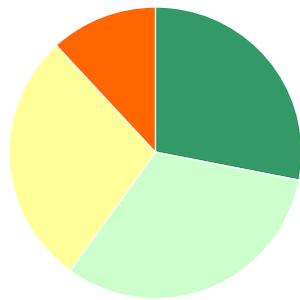
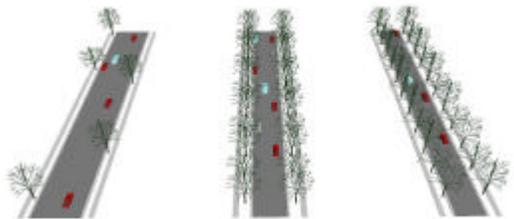
Perry City Vision, 2005 to 2030

<p>Question 9 MIX OF HOUSING TYPES: If you don't support the previous concept, should duplexes or townhouses be allowed in new subdivisions close to HIGHER INTENSITY AREAS, such as commercial developments and major roads?</p>	 <p>■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring</p> <p>55% Support</p>
<p>Question 10 PRESERVING CRITICAL LANDS BY TRANSFERRING DEVELOPMENT: Do you support transferring the location of development from sensitive lands to more appropriate areas?</p>	 <p>■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring</p> <p>50% Support</p>

Perry City Vision, 2005 to 2030

<p>Question 11 PLANNED UNIT DEVELOPMENTS (PUDs): Should PUD zones require developers to preserve minimum amounts of open space & parks and provide other community amenities in exchange for flexible lot sizes or housing types?</p>	 <p>80% Support</p>
<p>Question 12 COMMUNITY AMENITIES: What types of public facilities and amenities should the City promote for development (parks, trails, library, cemetery, swimming pool etc.)? Note: keep in mind that these types of facilities or amenities would likely to be paid for with tax dollars...</p> <p>1. Trails & Parks were the most popular!</p> <p>2. A Library and a Cemetery had significant support.</p>	

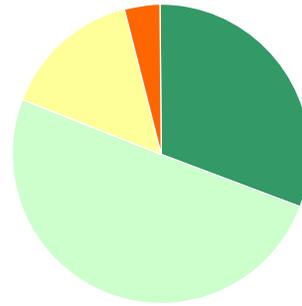
Perry City Vision, 2005 to 2030

<p>Question 13 STREET CONNECTIVITY: Should new streets in Perry City be interconnected to ease pedestrian and bicycle movement, increase safety and disperse traffic?</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring <p>100% Support</p>	 <p>Connected streets allow multiple routes and disperse traffic</p>
<p>Question 14 ROAD STANDARDS: Should Perry City consider a variety of new street standards, including reduced pavement widths and increased planting strips, appropriate to different types of development and traffic volumes?</p>	 <ul style="list-style-type: none"> ■ Strong support ■ Support, but questions ■ Significant questions ■ Not worth exploring <p>60% Support</p>	 <p>three different road cross sections</p>

Perry City Vision, 2005 to 2030

Question 15

STREET TREES: Should new residential development incorporate street trees and ample planting strips between the street and sidewalk?



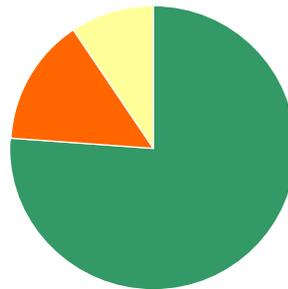
80% Support



Question 16

COMPLIANCE WITH GENERAL PLAN: Should Perry City adopt State Law 10-9-303 (6B) mandating that zoning ordinances and future development are compliant with the General Plan?

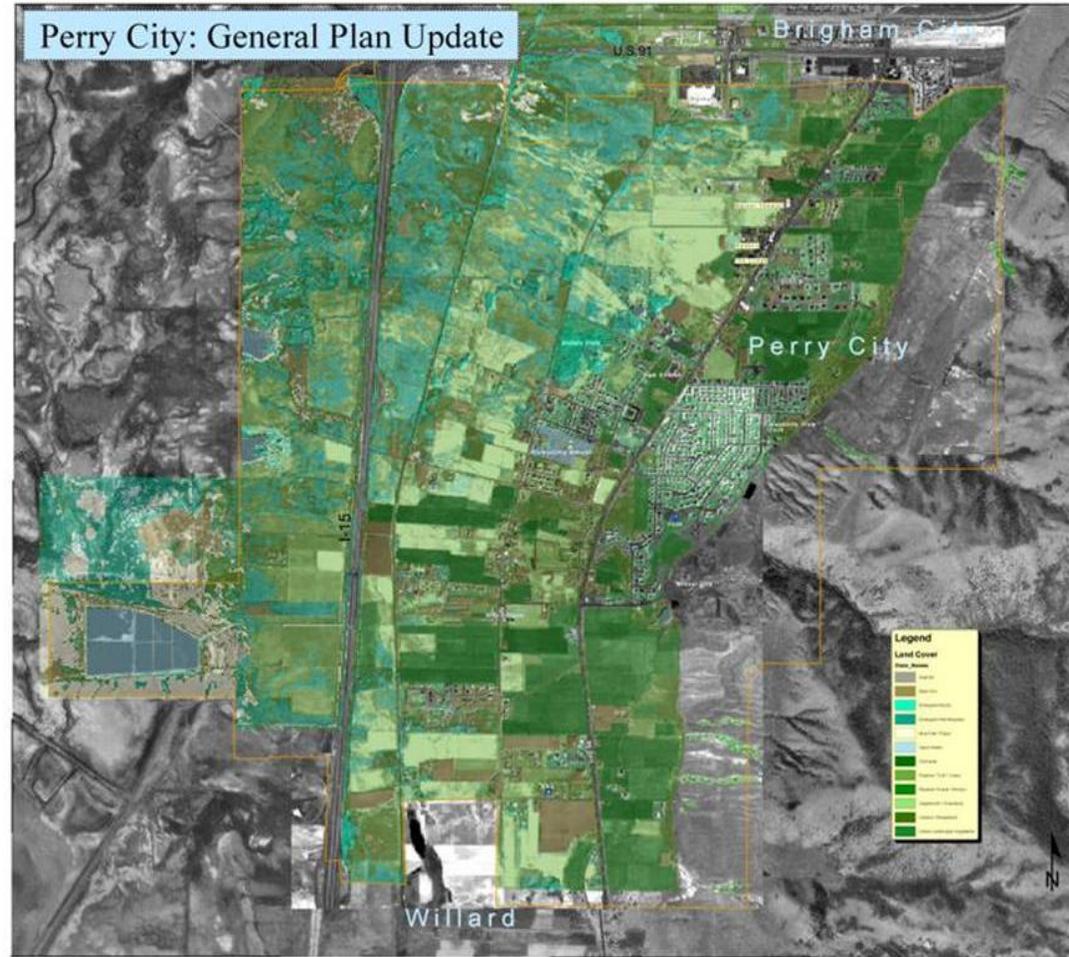
75% Support



Map Visioning Results

1. Base Map

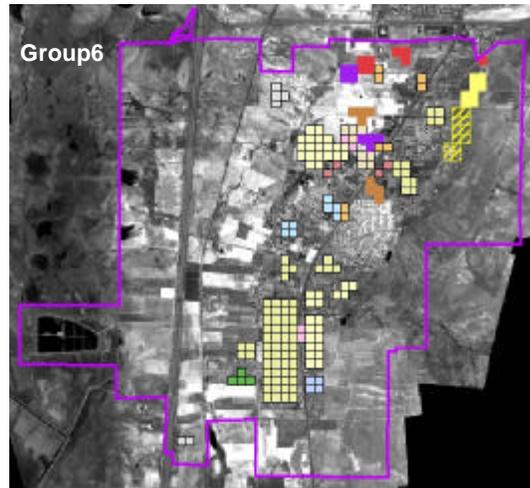
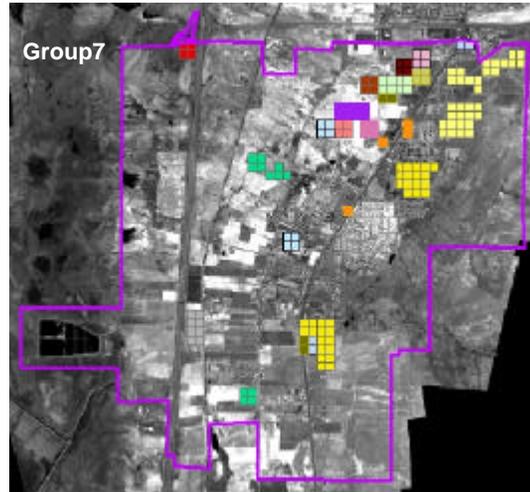
During the Public Workshop on June 2, 2004, groups worked together on maps to explore solutions for growth and development projected for the year 2030 in Perry City. The Base Map illustrated current conditions such as existing development, roads locations, agricultural and wetland areas, public lands, and the current city boundary limits.



2. Completed Maps

Seven Groups completed maps with proposed land uses and transportation facilities. Each map was carefully digitized and entered into GIS software to analyze.

(two examples of digitized maps, see right)

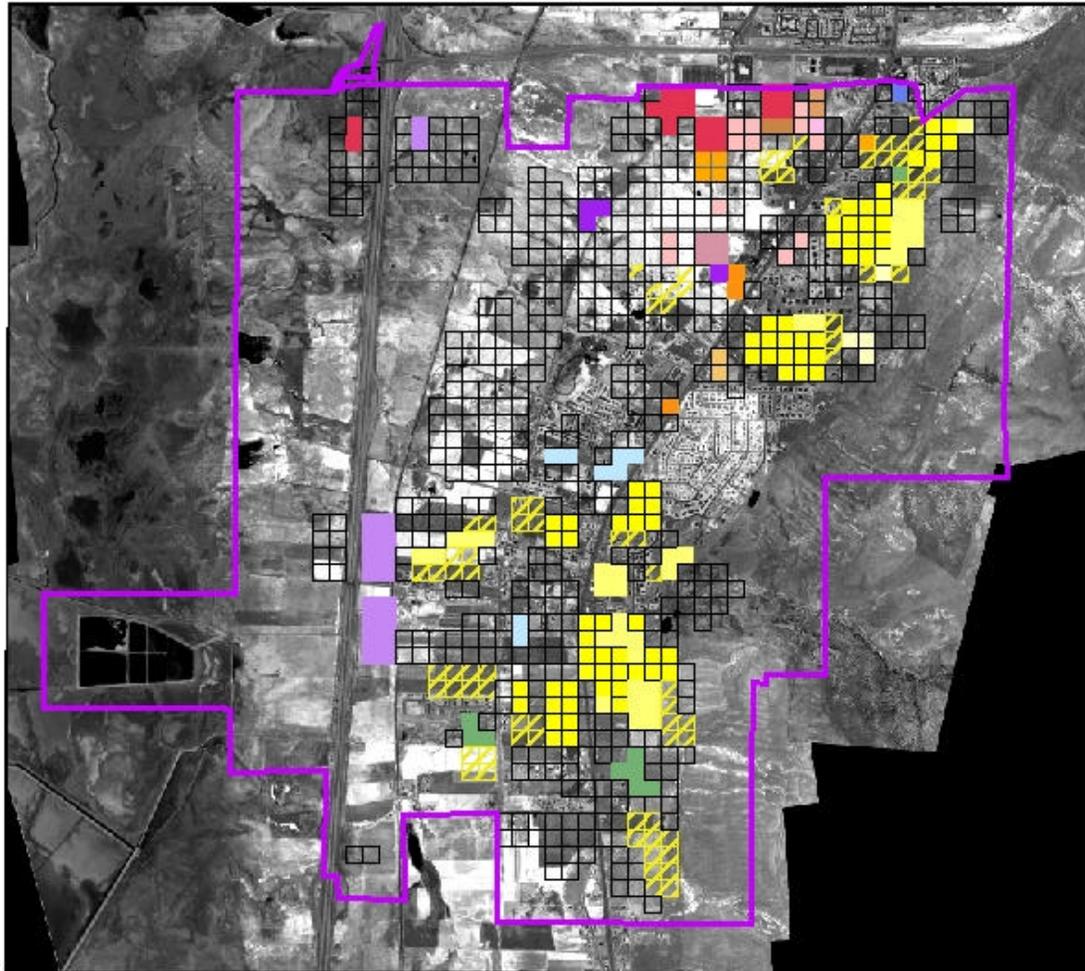


(land use legend for maps, left)

Single Family	General Commercial
Multi Family	Office
Conservation Subdivision	Business (Mixed-use)
Neighborhood Park	Mixed-Use
Community & Civic Residential	Live / Work
Civic	Industrial
Institutional	Research Park

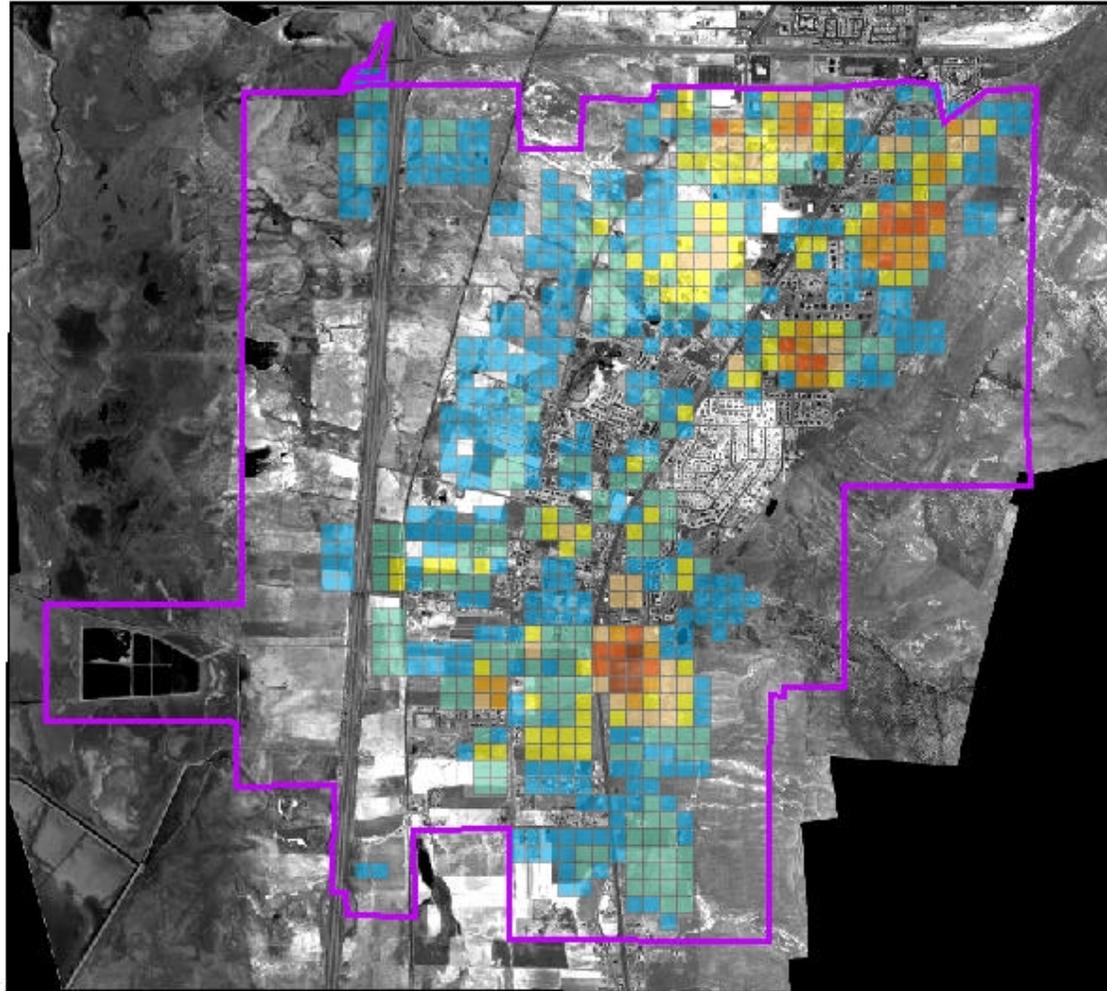
Perry City Vision, 2005 to 2030

The predominant land uses averaged from 7 workshop maps.



Perry City Vision, 2005 to 2030

The combined frequency of chip placement from 7 workshop maps. Blue tones mark the least frequency, transitioning to green, yellow, orange, and red, which marks the greatest frequency of chip placement. Colors on this map do not indicate land use.



Perry City Vision, 2005 to 2030

Envision Utah's first draft of a general land use plan, based on the public comments and combined mapping results (refer to the land use code on page 10). This map served as an early draft of Perry City's general plan map.



Bench Area Open Space Results

The mapping exercise allowed participants to mark areas with a green marker desired for preservation. The mapping shows majority support for preservation of steeper bench areas, and mixed support for moderate slope bench development. An additional community survey could help to clarify the public's preservation interests on the bench.

Images of each map are available at Perry City Offices.

Map 1: Shows only steeper slopes on bench as preserved – the moderate slopes are not delineated in green. Little to no development chips are put above the canal.

Map 4: Shows preservation of steeper slopes only, some development chips are shown on the moderate slope bench above the canal.

Map 3: Shows a trail along the canal. Shows no open space nor development comments above the canal.

Map 5: Shows no definitive open space marks, and shows no development chips above the canal.

Map 2: Shows much of the remaining bench land as preserved, some of it to the north is not marked as preserved, but no development chips are put above the canal.

Map 6: Shows one development chip, and some trail access to the bench with no open space comments.