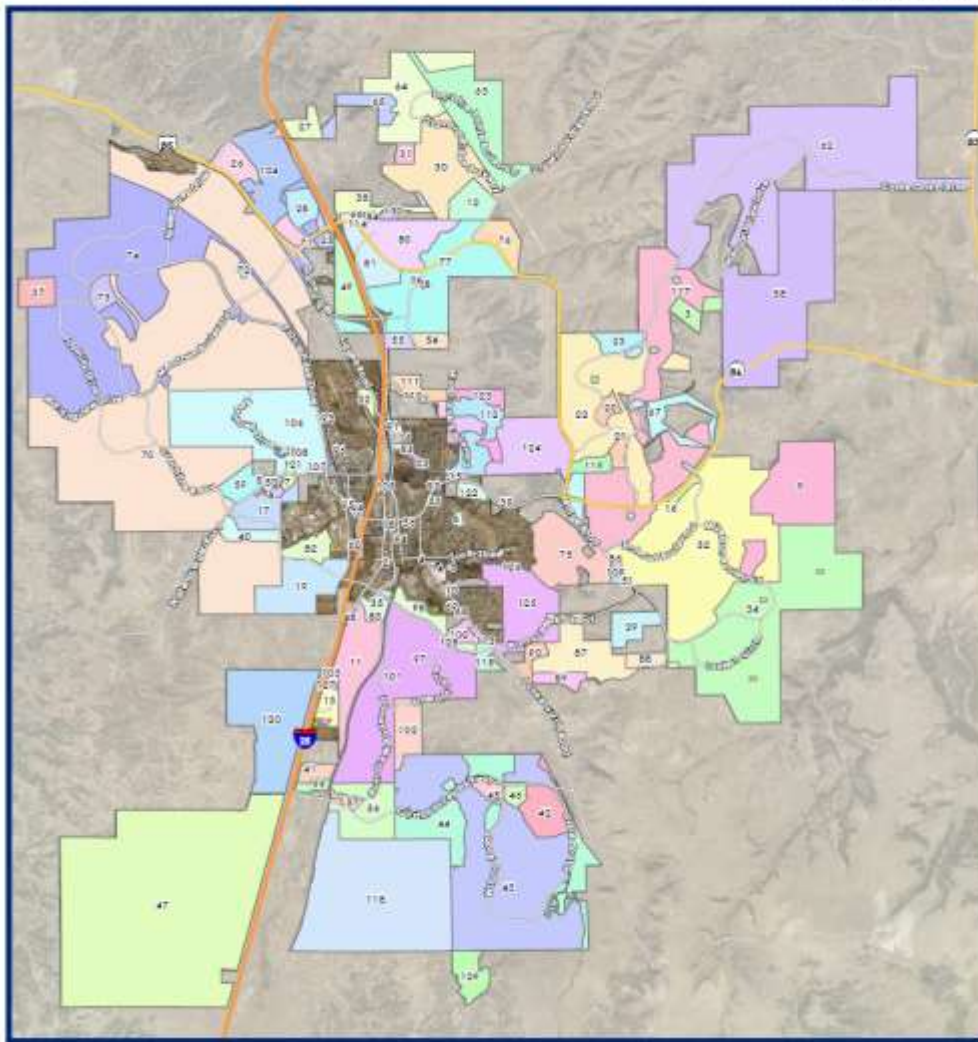


TOWN MANAGER REPORT

RESIDENTIAL UNIT COUNT UPDATES

TOWN COUNCIL MEETING
MAY 4, 2021





RESIDENTIAL UNIT COUNT

Review the Maximum Zoned
Residential Units

- 130 Planned Developments (Zoning)
- Straight Zoned areas with no max

Some areas will not hit their maximum build out/zoning density due to availability of remaining land, however the legal entitlement on the land still exists

RESIDENTIAL UNIT COUNT UPDATE

Maximum Zoned Units for Residential are reported,
Results in population estimate for full build out and current quarter:

Totals through March 31, 2021	MAXIMUM ZONED UNITS			UNITS BUILT (Certificate of Occupancy)		
	Single Family	Multi- Family	Total	Single Family	Multi- Family	Total
TOTAL UNITS	31,710	23,374	55,046	22,676	4,001	26,677
POPULATION ESTIMATES*	96,398	46,748	143,146	67,728	8,002	75,730

RESIDENTIAL UNIT COUNT UPDATE

Added a “Potential Buildout” range

- Estimate based on land availability, recent inquiries, topographic or floodplain challenges
- Unlikely to reach full buildout with existing maximum zoning entitlements

Example of the Meadows PD:

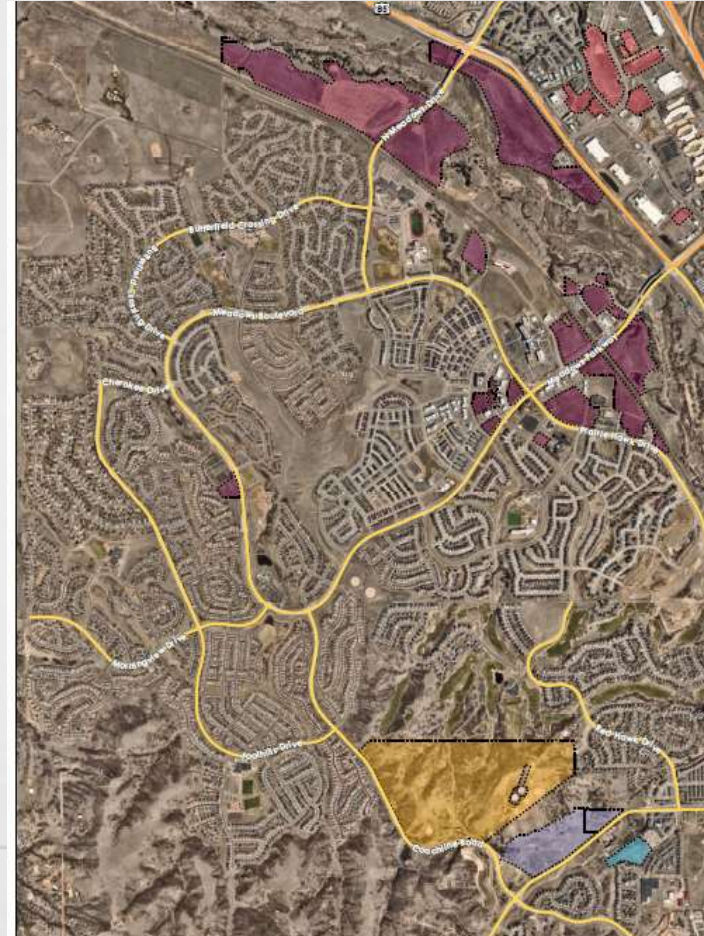
10,644 units Maximum Zoned

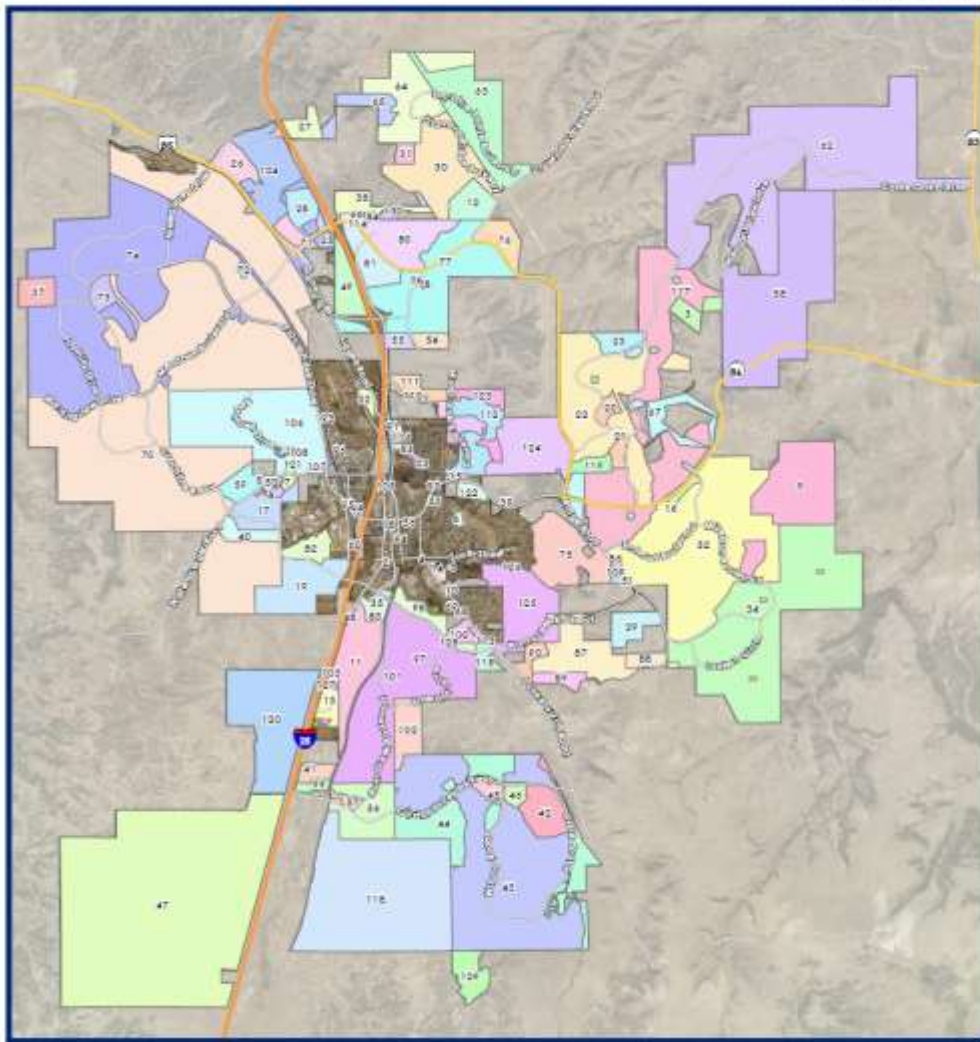
7,597 units are platted

3,047 units remaining entitlements

Remaining SF area in yellow, site planned for 65
Town Center and COI land allows MF and Senior

Potential buildout range 8,273 – 7,773





RESIDENTIAL UNIT COUNT

Full Buildout Population based
on Maximum Zoned Units =
143,146 person

*“Potential” buildout range
121,983 – 111,478 persons*

TOWN MANAGER REPORT

DEVELOPMENT ACTIVITY UPDATES

TOWN COUNCIL MEETING
MAY 4, 2021



DAWSON TRAILS

Dawson Ridge/Westfield Trade Center PD areas

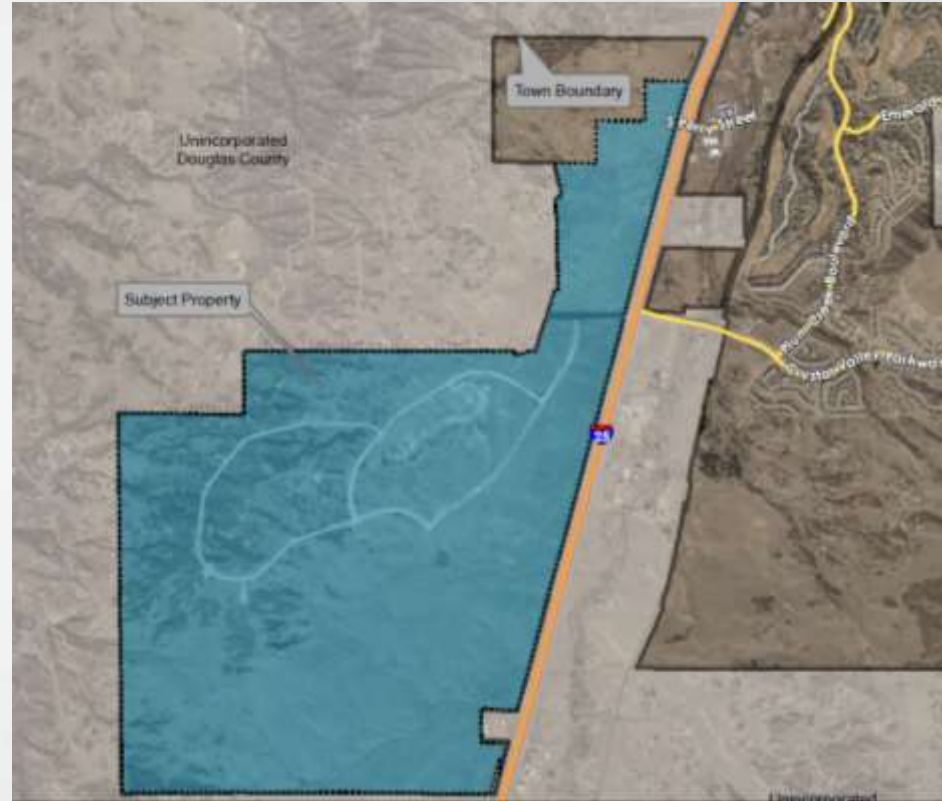
- Preapplication Meeting April 6th
- Neighborhood Meeting April 13th
- Additional Neighborhood Meeting May 24th – hybrid format

2,064 acres

5,800 residential units

3.2M sqft commercial/industrial

38% Open Space, 25+ miles of trails



STORQUEST

Annexation & Zoning

Annexation:

1. Substantial Compliance
2. Eligibility Hearing
3. Should the Town Annex?
Annexation & Zoning:
Planning Commission
Town Council – 2 readings

5.24 acres, I-2 Zoning
Allows Mini-Storage Use



CANYONS SOUTH

Annexation & Zoning

Annexation:

1. Substantial Compliance
2. Eligibility Hearing
3. Should the Town Annex?
Annexation & Zoning:
Planning Commission
Town Council – 2 readings

415 acres, 475 SF lots,
aprx 60% Open Space, miles of
trails and park development





QUESTIONS?