



ROCKWORTH COMPANIES

Wasatch Rock Meeting Minutes 7/15/2019

Rockworth Companies sent out notices to 170 different properties just to the South of Fort Union Boulevard in an effort to notice a new area of the community. Additionally, the meeting was advertised on the city newsletter and city calendar. Approximately 50 people attended the meeting. A large portion of the attendees were from Cottonwood Heights. The meeting went from 6:30-8:00. Attendees were invited to look at landscape plans and renderings of the finished development and ask any questions they had about the project and provide any suggestions or comments that they might have. Listed below are the questions, comments and suggestions from the meeting.

Parking and Traffic

1. How is parking going to work? UDOT mentioned there would be a 5,000 stall garage, any coordination with them?
 - a. Who would even own such a garage? Resident doesn't want city to get stuck with the maintenance of a giant parking garage used by the whole state.
2. How will our one intersection be able to handle all of the additional traffic?
3. Can we access the traffic study as the public?
4. Can we create a reciprocal agreement for parking to provide sufficient parking for skiing and weekends.
5. What are the plans for the bus transit center?
6. Concerns about parking for the trailhead in the development? Where will they park? Certainly not on the street?
- 7.

Construction

1. Where will the retail be located? They wanted it to be on the street but it was explained that the building location has been very strategic based on fault lines.
2. Concerns about the noise of construction vehicles. Maybe put a sound barrier up along the western edge of the property?
3. The bike path from lower Wasatch onto Gun Club Road is very popular, how are we going to ensure that this bike path will be kept and is still easy to use?
4. There was an alleged landslide that occurred in 1980. One resident is concerned if we are allowed to build here/ what engineering studies are being done to prevent something like the North Salt Lake landslide that ruined their tennis center?
5. One resident complained the project was too tall and too dense.
6. One resident wanted to see a pedestrian overpass to the park n ride for accessibility.

Miscellaneous

1. What is the current zoning of the project and how likely are we to get the PDD zone?
2. Will any portion of the project be affordable housing?
3. One resident mentioned we should plant the native vegetation on the hillside as soon as the apartments are built, not waiting til the end of the project.
4. Trails should connect into the park n ride.
5. Trails need to connect into the senior living development.
6. The office complex vacancy rates in the area are quite high according to one resident, why are we building even more office?
7. One resident is sick of the dust and hopes the other gravel pit closes ASAP.
8. What about a dog park over the water easement?
9. Will there be future meetings where our plans show the updated recommendations from today's meeting?
10. Concern about the city contributing tax dollars to a development that should be able to generate enough revenue.
11. Mayor supposedly isn't interested in anything taller than 5 stories.
12. Are we able to build on a fault? Even with the setbacks from the fault lines is it something that we should be doing?
13. Sue Riser said we can have as many public meetings as needed.
 - a. Need more than less public meetings
14. Who is guiding design on the whole process?



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Wasatch Rock Meeting Minutes 5/20/19

Rockworth Companies sent out notices to all property owners located within 1,000 feet of the development. 154 different notices were sent out and approximately 40 people attended the meeting. A large portion of the attendees were from the neighborhood just north of the subject property. This neighborhood is located within Holladay. The meeting went from 6:30-8:00. Attendees were invited to look at landscape plans and renderings of the finished development and ask any questions they had about the project and provide any suggestions or comments that they might have. Listed below are the questions, comments and suggestions from the meeting.

Parking and Traffic

1. Access points of the project for construction vehicles?
2. How many total units will be built? (Hotel, apartments, condos)
3. Would each of those people have 2 cars?
4. 1600 cars a day of traffic increase? Will intersection handle this?
Major concerns about the increased amount of traffic.
5. Will lower Wasatch Blvd be changed in any way?
6. How many parking spaces in our design?
7. Cars are parking on Wasatch for skiing- lots of overflow from park n ride, trailhead parking for the Bonneville shoreline as well. Already numerous park n rides, there is just not enough parking.
8. Would increasing underground parking be an option?
9. Would underground parking create a concrete frontage along Wasatch?
10. The intersection has cars coming from the north, the straight and left hand turn lanes back up. He wants the access to come off of Wasatch. Cottonwood heights gets all the tax revenue but Holladay residents have to deal with the traffic. Turning left onto lower Wasatch from upper Wasatch is going to clog up. Fixing that intersection would fix many concerns. One option would be to close off the access once the Shelby property closes and create a new access off of lower Wasatch so that the HOA doesn't have to deal with the traffic. He wants one major new intersection on Wasatch.
11. Questions about existing intersection and the ¼ mile increment rule for new intersections along lower Wasatch Blvd.

Construction

1. Where do the property lines end for fixing the scar up above the gravel pit?

2. Height of the corporate office building if it happened?
3. What level do the condominiums hit gun club road?
4. Possibility of painting a line on gun club road for height condos?
5. Which building will be built first? Phasing of the project?
6. Time frame of the project?
7. Finish of the project? 2022
8. Concern about the corporate office building possibility and losing the retail space?
9. Canyon cove residents deal with a lot of dust from the south, what will be ramifications of the development with dust?
10. There is a big pile of dirt at the end of the cul de sac? Who's pile of dirt is that and what can we do about it to stop it growing?
11. Why can't you build on that pile of dirt?
12. Can you build back behind the apartments? No- too much slope.
13. Are the fault lines active, geological studies that have been done?
14. Have we talked with Holladay?
15. What is your knowledge of the aqueduct construction? It will be replaced in 5 years according to the Salt Lake Water District and letters residents have received.
16. Are they replacing the aqueduct timing of construction?

Miscellaneous

1. What is class A?
2. What kind of rents will be charged for the multifamily?
3. Prices of condominiums?
4. Targeted retailers? Somebody wanted Red Iguana.
5. Community doesn't have high-speed internet. Would the development allow them to bring in new high-speed internet?
6. Will the senior housing be for the affordable housing requirement in the PDD?
7. What is the height restriction of the PDD?
8. Condos aren't going to be wood construction with current height?

Cottonwood Heights resident comments:

1. Corporate office would be a big addition to the project.
2. Retail space maintained or expanded- really focus on that, if corporate office is added, retain retail on the ground floor. Keep that access on upper Wasatch boulevard in addition to the other future accesses. The parking for the trailheads is important to consider, adding as many layers for the corporate parking as possible. Has developer considered a joint venture with UDOT across the street at the park & ride.
3. Cottonwood heights residents need to be included on the city meetings.
4. Need living for the ski hill employees- affordable housing.