

# General Plan Open House (March 8, 2022)

## Public Input Summary report

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Cottonwood Heights hosted a public open house to receive initial public input and feedback for its General Plan update process. This document includes a summary of all written comments that were received, as well as a summary of feedback on each of the three future growth and land use scenarios presented. The document is organized by its applicable General Plan element (i.e., land use, transportation, housing, etc.), and comments have been typed verbatim from completed written surveys.

### Land Use (future growth and development)

- Love a city center around Hillside but without apartments. Traffic is still a problem. Look at the Lonestar backup.
- My concerns are bringing so many families into one area will bring more children into existing schools where the children will receive less attention and education due to overcrowding schools. Also the amount of traffic on 2300 East will be outrageous.
- The Fort Union area cannot handle the number of units being proposed without increasing congestions on roads, in schools and the shopping areas. I understand we need more housing however, the current plans call for way too many. No more high density!
- Rezoning the land for apartment use causes several concerns. 1) Traffic. 2) New students over filling classrooms that are already understaffed. 3) Crime going up. 4) Dan's & Wholefoods not keeping up with high demand. Thank you.
- I bought my house because of the way the neighborhood is, not to live near apartments. I live in the "C" streets. I opposed any rezoning or on Highland Plaza. If we must accommodate apartments let it be in the gravel pit after we fix the canyon traffic issues.
- Plan high density housing in areas where there are amenities such as grocery, transportation, library, city center – such as the Reams property on Fort Union
- If your goal is to create balance and preserve views, then housing cannot be higher than two stories. Allowing existing homes to add a tiny home to the lot can be helpful. Also remember to build sufficient parking for the units. Sugarhouse builders would build one spot for each unit. Most tenants have 2+ cars so cars are always parked on the street.
- Please limit the number of units in the gravel pit. We already have a hotel and lots of condos one block south of the gravel pit. Remember to include green space.
- Quit promoting growth. There is vacant land elsewhere in the valley.
- With all the discussion around new CH development I was surprised that fiber internet plans are never discussed being close to the mountains and having to deal with old internet lines. The community has struggled with more and more focus on WFH options. This has become a big problem. I don't agree with new development in CH that includes building, etc. that exceeds two stories, especially around the 2300 East and Fort Union locations. If the plan is to have more busy streets next to walkways or bicycle paths – that's not a very good idea for the community. It's not safe.

- The gravel pit is not a gateway to our city. It is in the back of our city. You must go all the way through the city to get to the gravel pit area unless coming along Wasatch. So how can this be called a gateway? One of the reasons we left the county was to protect our Hillside and protect against overdevelopment rather than responsible development! Why does the city want our open hillside to look like Emigration Canyon – all driven by money. Developers want high density – produces more money. I have family in the business I understand it but it is not our responsibility to make sure they can make max. money. My son-in-law is a commercial developer in Denver, he tells me they expect a project to turn at least a 10x profit. That's great for me and my investments but really do any of you make those kind of returns. I am not opposed to a project being profitable. We are all interested in seeing our investments grow, but we need to be more diligent and making sure city investment and resident investment are equally important in our city. This is our city and should be developed and modernized by us and people of the county. We badly need a city center. How can Fort Union and 2300 East be a city center? It is already built out. Are you going to tear down and rebuild? Replace buildings with open space? I like what Holladay is doing and they are keeping high density low in height and appropriate for a community feel. Parking in our high density is a problem! People / families have 2 cars now days and they work in different places.
- We want to keep Hillside Plaza as it is. We do not want a mixed zone, nor do we want any type of development to be built. The majority of people, if not all, do not want to see this happen to our neighborhood. No to anything besides keeping Hillside Plaza as is. We want Hillside to stay the same. No development or city center.
- Keep Hillside Plaza the way it is. No mix zone, no PDD.
- I am supportive of developing the gravel pit with high density housing, canyon park, and mixed use space. I am in favor of developing the Reams area into a mixed use space. I like the idea of creating more walkable and bike rideable destinations like the gravel pit and Reams / City Center area. I would love to see the Old Mill restored as a historic site or other use.
- Seems like all 3 land use maps have a lot of growth and change for Hillside Plaza as a City Center. I am ok with this but not with high density housing. 350 units is certainly not acceptable. 50 to 100 units seems more realistic.
- Love option #2 to concentrate development in gravel pit, City Center and adjacent to Fort Union. We oppose high density below Wasatch Blvd. off of Big Cottonwood Canyon Road (Old Mill area).
- City Center in old Reams area great idea with only 2 story condo/apartment housing. Gravel pit – transportation hub and parking for outdoor recreation. Could have 1 story shops/restaurants/cafes and park surrounding an evergreen feel.
- Don't let developers keep going up. People LOVE their news. Connect more paths for walking. Don't lose traffic lanes to put in bike lanes.
- Leave Cottonwood Heights as is! We DO NOT need high density housing! Traffic is already more than the roads can handle. The Hillside development proposed unfairly impacting those along 2300 and 2700 East. The general plan proposals threaten to ruin the character of city – the reason why people want to live here. 4850 units along Wasatch Boulevard and Fort Union will DESTROY the quality of life of current residents and cause traffic congestion.

- Don't change Cottonwood Heights to a high-density living area! It was never meant to be a large city, but a quiet community leaving the mountain access and breath-taking views to be enjoyed by residents and visitors. No high rises. The only high rise should be the beautiful mountains.
- The overview of the future vision is indicated that a new City Center located around intersection of Fort Union Blvd. and 2300 will recreate a place where people can shop, meet, engage and take part of small or large community events, gathering. However, all proposed options considering proposed number of housing cannot accommodate the future vision.
- I am against rezoning! We do not want nor can Fort Union Blvd. handle traffic. Do not want building over 2 stories in Hillside Plaza. Want a center where we can gather, walk, take our dogs, ride bikes.
- Do not allow the high-rise units at Reams. Sidewalks to Ferguson Park. Reduce speed on Fort Union. Sport / Business. Enforce water. Limit growth – gravel pit. Don't change zoning etc. to multi-family living. Keep more green areas. Keep single family in the Old Mill area. Clean up the ski shop on Fort Union. Control overnight along Fort Union. The meeting last week concerning 3526 was a joke.
- Accommodating 'future growth' in a 90% built-out suburban city will simply create an urbanized city with the associated problems thereof. We cannot expand in any direction so increased density and decreased lifestyle are the redheaded stepchildren. Until the state can GUARANTEE water to support future growth they have no business forcing growth in Cottonwood Heights or anywhere else. Look south for expansion – along the I-15 corridor.
- Keep Cottonwood Heights City as it is. No zone changes.
- Community vision statement in original general plan is still relevant. It is evident that residents like the city the way it is and do not want it over-developed. New residential should be focused at the gravel pit NOT at the 'proposed' city center. Limit city center building height at 35' and lower density – 25 units/acre. Building heights should be lower the closer development is to the canyons (except for the gravel pit). City residents value the viewshed. Given the opposition to the height of density presented by the developer for 'city center' I find it unbelievable the city has 'proposed city center' is featured so heavily in tonight's presentation. Was this really a result of citizen input?
- I oppose multiple housing at Hillside Plaza with high density. I would like to see restaurants, a grocery store, open space. I do not think a plan to decrease lanes on Fort Union is a good idea. There is already heavy traffic let alone if population increased. This is a community that will increasingly have younger families, schools will likely grow again. The plan for Hillside Plaza needs to look at walkways and parking.
- We are a bedroom community and formed our city to control our own destiny, not to be overrun by outside influences and developers. Development needs to be consistent with existing neighborhoods. Not just to the highest bidder. Traffic and quality of life issues are real and cannot be overlooked.
- Make city center like the new Holladay area. Thanks for your hard work. Maybe limit growth.
- I feel concerned and against the development of Hillside Plaza with 2, 3, 4, 5 or more storied buildings. I would love to see the area developing as a downtown with restaurants, coffee shop stores (with underground parking and terraces/patios on the roofs to save parking spots). Another concern is to see chains instead of locally owned / privately owned stores / restaurants, making the area less 'special.' We love biking and it would be lovely if all streets around Hillside

were bike friendly and safe. We honestly never ride on Fort Union although there is a bike symbol, it is so busy! I sometimes wonder if a pedestrian bridge would be possible in diagonal across the crossroad by Whole Foods, just dreaming, but with e-bikes we could go grocery shopping safely and be an example for others. Last suggestion: Why not develop a downtown along Highland Drive (where all the dentists and flashy surgeons are). There seems to be some space there for restaurants and it would spread the traffic to several downtowns. But most important: DO NOT change the zoning. Keep it safe and bike friendly!

- Keep Hillside Plaza the way it is now. NO MIX ZONE NO PDD.
- I am so disappointed at the plans presented. These options do not represent what the residents want. PLEASE do not take these actions. We moved here 40 years ago and we despite what the rest of government wants, want single family, small city. Our property taxes go up and surrounding areas look terrible and have gone in poor condition. All the main streets are too busy. New business and housing does not have proper parking. NO to all options here tonight.
- The community understands that growth is unavoidable. I think the thing I and my husband (home owners in Cottonwood Heights) are most concerned with is the further increase in traffic. High-capacity dwellings are unwelcome. Retail, bars, restaurants (with appropriate parking options) would be great and could even help to bring in more money. Stop the developer's greed. Cottonwood Heights should purchase and make decisions on what to do with areas like Hillcrest and the gravel pit through the voters / citizens of the city.
- Please do not allow Hillside Plaza to be developed under the old master plan. Please make sure the development adheres to the new master plan. Please install a SAFE ped, walkway from Canyon Centre to the new Ferguson trailhead. This will enable us to walk there from our homes and not drive to the trailhead. Any chance there could be a sidewalk extended along Wasatch Blvd to Bengal Blvd? Please develop more trails for safe walks and bike rides. Please include green spaces at the new Hillside development. Please do not allow high density housing at the Old Mill. Please limit high density housing in ALL future CH housing developments. Please consider a neighborhood "farmers market" for CH, it builds community. Please limit development at the gravel pit. Please enforce water restrictions in CH at schools, businesses, parks, residential. WE ARE IN EXTREME DROUGHT. Brown grass is cool! Keep more green spaces. Don't change single family zoning to multi-family. Limit ADU's. Please enforce businesses to keep their grounds tidy. For example, the Gear Room on Fort Union looks hideous. Ticket overnight parking on Fort Union Blvd. who are "camping" in their cars / vans. Please enforce the "drive-in" thru land at the Lone Star Restaurant. So many times, there has been backed up cars into Fort Union blocking Fort Union. It's dangerous. Crosswalk to Gear Room. Encourage xeric gardens / "flip your strip." Thank you!
- The city center needs to maintain current zoning. It would be nice to have small shops and a few businesses and a few apartments. No high-rise, high-density housing. Growth needs to be controlled. Don't give developer everything they want. They will claim affordable housing – which it won't be and ask for grants. No Zoning Changes !!!! keep reasonable. 847 units – way too many (350 too many). Increased crime is probable, already happening. No Gondola. Where will water come from? Increased demand for new schools – where Fort Union already has horrible traffic – 8 minutes at traffic lights to 8 minutes due time. No mixed use! No PDD! Don't change zoning! No high density! Why do a few developers profit at a community cost? Ellen Jenkins, 7121 Promenade.
- We need way more open space and bike / ped trails, dog park, fishing pond, pickleball court, etc. -Stop the insane growth. Too high density already. I don't want Cottonwood Heights to turn out

like Sugarhouse. How do we manage traffic? We need more information. At the end of the day, I don't feel our voice matters.

## Housing

- No more apartments. There's not enough room for more traffic, especially along Fort Union.
- Big Cottonwood Canyon Creek area would benefit from residential development to mirror the Old Mill Estates. Keep single family homes as the priority to fit with the ambience of the area.
- Where high density housing is approved require at least 2 parking spaces per unit.
- New housing should keep the community flavor – duplexes, 4-plex. Not huge multi-family.
- Please email me with actual data to support the assumed 5700 family unit expansion that forms the basis of all of the "options" presented. How much infrastructure and resource consumption is required for an assumed 0.3 acre lot vs. an apartment set on the same 0.3 acre single family home site? i.e., water, police, fire, sewage.
- I like the housing distribution of option 3 (distributed along Fort Union). I also like the neighborhood business redevelopment ideas of option 4. It would be great to have more neighborhood services.
- Please no high-rise buildings – 35' max. No high density building. Too many people too many cars. Too much noise.
- I feel like housing is expensive in Cottonwood Heights; however, I don't think the housing being built and planning to be built is affordable. I feel like it will attract only those with a higher income and many may want to just buy and rent as an investment or Airbnb. The rent for new apartments in Cottonwood Heights is so expensive. I also don't know that schools can handle the number of housing proposed. I thought a city center like Holladay's was the plan, not high-density expensive housing. Hopefully developers will take into account communities desires, but I worry they may not.
- We do not want housing at Hillside. None of the concepts presented tonight exclude housing at Hillside. We don't want it zoned mix use. No train up Fort Union.
- No one wants high density units in the city center downtown core. Affordable housing should be accommodated through light restrictions and grants for legal basement suites. Cottonwood Heights properties are large and can handle the occasional two-family home – Big streets, lots of parking. This spreads people out and is affordable rather than jamming everyone in to multistory apartment buildings. None of the presented options are good, people do not want high density units in the city center – back to the drawing board.
- Keep Hillside Plaza a shopping center. Do not rezone. Do not allow high density housing. Listen to the residents and our community. We do not need a 'city center' at Fort Union and 2300 East or anywhere else. PLEASE do not adopt this general plan. So how do the planners expect to handle increased traffic on Fort Union Boulevard with just 3 lanes? This makes no sense.
- Option 3 would be the winner if you eliminate high rise (>3 stories high) housing from the proposed city center. Focus on making the city center an area where residents would want to come, i.e. plaza with fountains, theatre, nice restaurants, professional office, some retail. DO NOT rezone to mixed use and all an ROD.
- I strongly dislike the idea to change the current zoning of Hillside Plaza.

- I am strongly opposed to changing the zoning at Hillside Plaza from commercial residential. Water usage is a huge concern. High density goes against the beauty of our city and what makes it so special and desirable.
- I agree with the proposed city center. However, the proposed high-density housing of 4,850 units should be placed throughout the city, principally along Fort Union and the gravel pit development. The city center should be designated for commercial, retail and professional building usage.
- We should limit development and housing units in CH. High density basins should be rail lines due to traffic and pollution.
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## Transportation

- Please don't make us into something we are not. Embellish what we have. Repair roads (Coryhill Circle). Add and repair sidewalks. We are an established city, we have seen it grow to what it is and we love it.
- Re-designate BCC Road as an historic road to match the historic designation of the Old Mill.
- Encourage UDOT to develop increased bus service to the ski resorts to alleviate the skier traffic on Wasatch and Fort Union.
- Compel skiers to utilize buses by limiting traffic to the resorts until 10 am – only uphill traffic by bus.
- (I) want low traffic density, especially on 2300 East and Fort Union.
- Concerned over heavy impact on Fort Union especially with multiple housing.
- Please work on beautification of streets, public spaces and medians! A very simple low-cost environmentally friendly way to make our city a more visually pleasing and enjoyable place to live for residents and visitors alike. Check out ideas and desert, water-friendly areas in La Quinta, California and other desert areas – more plants, trees, bushes and flowers!
- The website survey didn't give a none-of-the-above choice. You talk about traffic growth but that will only happen if you approve higher density housing. Don't do that and don't have to deal with higher traffic.
- Regarding transportation ideas, anything that promotes cycling and walking is welcome. I like the dedicated pathways. Thanks for your hard work!
- Would like to see Big Cottonwood Canyon Road as a nostalgic historic road representing our past. I would like to see the Old Mill be restored and made into a fantastic public space for art exhibits or even an upscale restaurant. Bring it back to life to serve. Fort Union Boulevard below Wasatch on the north end paved trail / sidewalk all the way down to 3000 East with park benches to view our beautiful mountains. Would be lovely to be able to walk from Wasatch to 2300 East on nice sidewalks.
- Do what you can to not make traffic worse. Do we really need a "City Center"? Please keep height limits.
- Wasatch Boulevard would be great if it resembled Sun Valley's main drag. 35 mph big/wide sidewalks.
- Hard to put the genie back in the bottle but trax, bike and walkability would serve us well.
- Would like to see sidewalks along Fort Union and Wasatch Blvd. Reduce the 50-mph speed limit on Wasatch to 35 mph. Need a crosswalk on Wasatch Blvd so people from the Apple Valley

neighborhood can hike to Ferguson Trail. Right now, there is no safe way crossing Wasatch Blvd and its safer to drive my car for a distance that would be easily walkable. Keep more open space, don't build up everything. Some of the parks (i.e., Butler Park) should use less water for the lawn. Enforce water restrictions. Keep single-family lots and don't change the zoning. Would like to see more trails. More bus stops to go skiing. Apple valley neighborhood is completely left out from the ski bus system. Sidewalk on Wasatch Blvd westside so we can walk to Smith's at Bengal. No more high-density housing. More bike trails. Gear Room store needs a cross walk across Fort Union. Customers park on the north side and the store is on the south side.

- I love my neighborhood. I walk daily, have no problems. We have great neighbors in area. I don't want all the traffic that would be dealing with. Everybody that comes to visit us love everything above. I don't want high rises that will take away their views of the area. I don't want all the traffic that we would deal with.

## Economic Development

- My concerns are with the intersection of Fort Union and 2300 E. I believe it would be best utilized as a new functional retail & grocery store, maybe a Harmons with restaurants, bars with outdoor seating.
- Develop the gravel pit into a high-class area for a transportation hub and mixed-use commercial / residential
- Development of Fort Union and 2300 East should be useful to communities such as retail, professional offices, grocery, open spaces, etc.
- City Center where Reams is with a Harmon's grocery upscale store with fun boutique shops and nice restaurants. Beautiful. Walkable.
- City Center should have an upscale grocery store similar to the Harmon's in Holladay's City Center.
- Assuming that the city will be receiving money from the federal government under the infrastructure bill, I'd suggest the city use some of the money to purchase part of the Hillside Plaza land. That way the developer wouldn't have to increase the density to make the figures work. With ownership of some of the Hillside Plaza land the city council construct a 'gather place' or 'city center.' Without ownership however the city has no power to require it from the developer.
- Enforce developers to provide real value in affordable rent space
- Has there been any conversation regarding Federal infrastructure money to be used for Hillside Plaza? Other money should be considered – the city needs to invest as well if residential growth is reasonable to the wants of the neighborhood. No neighborhood wants high density – spread it out over the city! Transit is a huge issue – the overflow into neighborhoods is truly a concern. Open space is a must.

## Parks, Trails, & Open Space

- Big Cottonwood Canyon Trail should be extended on the east side of the creek when it crosses Big Cottonwood Canyon Road to take pedestrian traffic off the road.
- Create a new community park between Big Cottonwood Canyon Road and Big Cottonwood Creek across from the Old Mill.

- Limit the development of Spencer's Pond into beach / water sport area.
- Encourage development and extension of the Bonneville Shoreline Trail so Cottonwood Heights City residents can access the amazing vistas we live so close to.
- Spencer's Pond parking lot – upgrade to be a nice park with locked gates at night. NO CAMPING signs at Spencer's Pond along Big Cottonwood Canyon Road. Care to make sure the quality of the stream remains intact. Setbacks should protect waterways from pollution. Keep trails by the Old Mill area in a peaceful and rural setting, clean up Spencer's Pond. Use ZAP money to develop Spencer's Pond area into a real park. It needs lighting and to be cleaned up. Beautiful amenity to community at the gateway to the mountains.
- Paved trail along Fort Union from Wasatch to 3000 East. Trail with buffer from the street. Big Cottonwood Canyon Road should be preserved and possibly made into a nice historical road. Old Mill [should be] preserved and renovated into a public space. Take into consideration the environmental impact of building around the stream by the Old Mill. You could take ZAP money and build a really nice park on the vacant land by the Old Mill as there is not really [an] accessible park for kids in that neighborhood.
- Not enough emphasis on open space on plan. Parks and rec does not show additional space except for along Wasatch which will be small spaces. The ability to connect with nature is what makes living in our built out areas enjoyable and fulfilling!
- Very strongly opposed to proposed community park at south end of Wasatch Blvd. at approximately 90<sup>th</sup> south to 94<sup>th</sup> south off the Cottonwood Heights portion of Wasatch Blvd. Open space is a great idea for that area.
- My concern is with a trail that I was told was being proposed along the existing Little Cottonwood Creek (Lorita Way). I have lived on the creek for 15+ years and have real concerns about how that could be accomplished. I have many pictures that show the water flow different times of the year. I am also against the high density housing proposed for 2300 East and Fort Union, the traffic alone will majorly impact the area.
- More outdoor seating, bike lanes, walking. Cottonwood Heights needs to be a destination not a freeway. It really should be 2 towns Cottonwood Heights and something else. Please stick with the dark sky lighting regulations. Many are breaking this and it's not regulated by the city.
- I would like to see access to Ferguson Canyon (above the old CCR grounds at the entrance to Big Cottonwood Canyon) southeast of the intersection of Wasatch Drive and Big Cottonwood Canyon Road.
- Push a trail to connect Danforth Circle in ROD. How about some development along south end of Wasatch? Are they going to widen Fort Union if plan 2 goes through?

## Community Sustainability

- Why not desert scape anywhere you can? WATER USAGE!!!
- Extend the zone along the creek to 300 feet from the low watermark to protect the stream habitat and to prevent flooding during high spring run-off.
- I am supportive of the sensitive lands ordinance to protect the creek and increase the distance to 300 feet from high watermark.
- Where are we going to get water from? Developers need to pay more!!