

Paula Melgar

From: Audrey Pines
Sent: Monday, July 1, 2024 10:57 AM
To: Paula Melgar
Subject: [EXT:]Form Based Code Comments

Dear Paula,

Can you please forward this to the City Council and post for public comment.

Thank you,
Audrey Pines

Dear Citizens of Cottonwood Heights, Mayor Weichers and Council Members;

This is in regards to the "Form Based Code" Being proposed by the City Staff to be implemented into Cottonwood Heights.

As a fellow stake holder in my city, I am sending as a warning to other citizens who live in and love Cottonwood Heights.

As a citizens who has lived on and through a disastrous development which our city handled, I think we need to go over our city process, probably by an outside source, before we even ponder the thought of allowing a huge redo of our city development. Placing many, many more regulations on home owners, developers, changing the way we live and enjoy our lives on many levels.

We live on the former Dover Hills Church and ball park development.

The biggest problem most of us have, who have lived through the development, is what was presented to the Citizens, the City Council, Planning Commission and the Architectural Review is not what the Economic Development team and our city Staff actually put into the agreement with Ivory Homes. We can't seem to get an answer as to why. The Staff have told us that it was just an illustration that was used but that is not the case. Ivory Homes supplied a clear directive of where the homes would hit on our homes, comparing roof lines. The city staff did not put this self imposed limit by Ivory Homes into the agreement with Ivory Homes. Put no height limit on Ivory, this has taken everyones views except the new homes built by Ivory Homes. There are other examples of what was spoken of in meetings and presented by the staff of how it would be was not to come forth from the "interpretation" by the staff.

Where was, is, the over sight? Where was the opportunity for the citizens to look over the wording and the final agreement?

Before we turn over the huge swath of areas our city wants to redo the structure of how we live, we need to demand over sight from citizens and our representatives. Just like in any job, if your last job is not a success, you should not be rewarded with another.

We are talking about our lifestyles, the value of our property being in the hands of unelected, unaccountable employees. When we tried to do follow up we were stonewalled or told we were attacking the staff or to just look it up. They claimed they were helping us but it comes down to they didn't put in what we fought for areas to gain some small wins to keep our homes livable and close to why we purchased here and what we loved about Cottonwood Heights.

Our staff works very hard and I'm sure they aren't being this as the citizens who live on this development see this.

What is our guarantee of what the staff presents to us will be what we actually get? Or will they say "Oh, it was just an idea or a drawing" ? Many of us have lost trust in our city. Still now many emails go unanswered by our representatives over what what was presented isn't what we have being built.

What kind of over sight will the elected officials have? Can the Citizens have a period of approval before voted on or signed into agreement?

Form Based Code regulates to name a few;

Having to provide enough parking, cutting down on the amount of parking spaces provided

No drive through restaurants

Not allowing smaller buildings, must utilize the property space to the maximum.

Changing the heights allowed

Mixing residential and business closer together.

The "Form based Code" in my opinion after siting in on many meetings and reading many opinions on it seems to be a war on cars. I don't think this is what the people in Cottonwood Heights is looking for. Our kids here actually go out and get their drivers license and get cars, use our cars. We tow our boats and outside vehicles behind our motor homes, we actually use the larger parking lots to park our entourage, we like huge SUV's. We are a family oriented area, we can't leave the kids, dogs and grand parents in the cold or hot car while we run in or maybe we just can't get them all out of the car. I don't walk to the store or even do out door shopping in the winter, we need our parking in the winter.

Not everything has to be adopted but where is our proof of what we will get?

Until we get the problems in our cities process worked out, rebuild trust in the process, ALL of the talk of any redo on our building codes, guidelines, philosophy stay the same.

If you go over our founding Cottonwood Heights documents and if our city actually would stay in this structure, stop allowing changes, stop saying "Just get something done" Lets put a hold on this.

Our city needs to take a breather and work out the kinks in the process and the way our city development is done.

The stake holders, property owners need to be first and fought for in their rights, enjoyment of their property and property values.

Sincerely,
Audrey Pines
Cottonwood Resident