



PLANNING COMMISSION MEETING AGENDA

Department of Community and Economic Development
Meeting Date: October 6, 2021

NOTICE is hereby given that the Cottonwood Heights Planning Commission will hold a Work Session Meeting, beginning at 5:00 p.m. in Room 124 (Council Workroom) at 2277 E. Bengal Blvd., Cottonwood Heights, UT 84121, on **Wednesday, October 6, 2021. This meeting will not include a Business Session, as no action items have been scheduled.**

To View the Public Meeting: Each citizen desiring to view the public meeting online must register in advance to view the online video broadcast at the following link:

https://cwh.zoom.us/webinar/register/WN_zRjlGnnTRG5LIyLCx5IJA

5:00 p.m. WORK MEETING

1.0. Mid-Valley Active Transportation Plan

Guest presenter Thomas McMurtry with Avenue Consultants will introduce the Mid-Valley Active Transportation Plan, a regional active transportation plan for the cities of Taylorsville, Midvale, Murray, Millcreek, Holladay, and Cottonwood Heights, sponsored by the Wasatch Front Regional Council.

1.1. Cottonwood Heights General Plan Update

Staff will update the Planning Commission on the progress of Cottonwood Heights Tomorrow, the Cottonwood Heights General Plan update.

1.2. Cottonwood Heights Parks, Trails, and Open Space Master Plan

Staff will discuss changes to the Cottonwood Heights Parks, Trails, and Open Space Master Plan, as requested by the City Council in their September 21st meeting.

1.3. Additional Discussion Items

The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.

2.0 Adjourn

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Open Public Hearing (if item has been noticed for public hearing). Written public comment received prior to the meeting will be distributed to the Planning Commission.
4. Close Public Hearing
5. Planning Commission Deliberation
6. Planning Commission Motion and Vote

Planning Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department prior to 12:00 p.m. on the day before the meeting date to be entered into the record and distributed to the Planning Commission. Comments should be emailed to ahulka@ch.utah.gov. Comments received after 12:00 p.m. on the day before the meeting date will be distributed to the Commission members after the meeting.

Notice of Compliance with the Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801) 944-7021 at least 24 hours prior to the meeting. TDD number is (801) 270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, October 1st, 2021, a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the Utah public notice website at <http://pmn.utah.gov>.

DATED THIS 1st DAY OF OCTOBER 2021, Paula Melgar, City Recorder



PLANNING COMMISSION STAFF REPORT

Midvalley Active Transportation Plan

Meeting Date: October 6, 2021

Staff Contact: Andy Hulka, Senior Planner

Summary

PROJECT NAME: Midvalley Active Transportation Plan (Project GPA-21-001)
REQUEST: Introduction of a Regional Active Transportation Plan
APPLICANT: Cottonwood Heights City

Background & Goals

In 2019, Cottonwood Heights began working with 5 other cities (Taylorsville, Midvale, Murray, Millcreek, and Holladay) on the Mid-Valley Active Transportation Plan (“Mid-Valley ATP” or “Plan”) meant to cover a more regional area. Here is a description of the Plan from the Executive Summary on page 6:

“The Mid-Valley Active Transportation Plan is a joint plan among Cottonwood Heights, Holladay, Midvale, Millcreek, Murray, and Taylorsville. City staff from all the jurisdictions met regularly and collaborated with a consultant team to create a cohesive plan that connects and develops an active transportation Backbone Network across all six cities. The Mid-Valley ATP also coordinated with major stakeholders such as the Wasatch Front Regional Council (WFRC), Utah Department of Transportation (UDOT), Salt Lake County, and the Utah Transit Authority (UTA). The Mid-Valley ATP examined regional connections and opportunities for collaboration on implementation while also providing the framework for each municipality to identify priorities, policies, and routes specific to their jurisdiction. This plan serves as the foundation for future budget allocations, multi-jurisdictional grant opportunities, and policy implementation by city staff, elected officials, and commissions to ensure the proper construction and modification of roadways to allow for multimodal transportation.”

The Plan was developed with the following overall goals:

1. *Prioritize safe routes for all users.*
2. *Complete a connected backbone network.*
3. *Collaborate for public and multi-city commitment.*
4. *Improve access to key origins and destinations.*

Recommendations

The Plan recommends 49 active transportation projects in Cottonwood Heights, including 13 multi-use path projects. Other types of projects recommended include traditional bike lanes, buffered bike lanes, neighborhood byways, and shoulder bikeways. A total of 37.82 miles of active transportation facilities is envisioned in Cottonwood Heights. These 49 projects provide the foundation for a complete active transportation network. Six of those projects have been identified as part of a “backbone network” to connect to a wider regional active transportation network: Fort Union Blvd., 1300 East, 2700 East, Highland Dr., and Wasatch Blvd. (one project through the city, and one connecting north to Holladay).

The plan also includes conceptual designs for “backbone projects” in each city. The concept design for Cottonwood Heights is a protected cycle track on Fort Union Boulevard from 1300 East in Cottonwood Heights to 700 East in Midvale. The design calls for protected bike facilities along both sides of the project, which is consistent with the goals stated in the Fort Union Blvd. Master Plan. Eventual implementation of projects will require further planning, prioritizing projects, refining designs, and pursuing funding for construction.

The Plan was prepared by Avenue Consultants and sponsored by Wasatch Front Regional Council. Thomas McMurtry with Avenue Consultants will be attending this meeting to provide a deeper explanation of the development of the Plan and answer questions from the Commission. No action is requested from the Commission at this time. In a future meeting, the Planning Commission will provide a recommendation to the City Council regarding the plan.

The final documents are available online at <http://www.midvalleyatp.com/>.



PLANNING COMMISSION STAFF REPORT

General Plan Progress Update

Meeting Date: October 6, 2021

Staff Contact: Mike Johnson, CED Director

Summary

PROJECT NAME: Cottonwood Heights Tomorrow (Project GPA-20-001)
REQUEST: General Plan Progress Update
APPLICANT: Cottonwood Heights City

Request

Brief Planning Commission update on the city's progress towards an update to the General Plan.

Background

Preliminary work has been underway on the General Plan update since early Spring. Staff has worked with project consultants and a stakeholder committee consisting of city business owners, Planning Commissioners, and other committee members to formulate and refine general goals for the updated plan. A project website has been created that allows for public input and updates on the plan progress – www.cottonwoodheightstomorrow.org.

All Commission members are strongly encouraged to share the website link with constituents and encourage residents to review the documents and provide input. Staff will also begin extensive public outreach and discussion on the goals of the plan beginning in October 2021 with Staff will provide an update to the Mayor and Council on work done to date and share a general roadmap for the next steps of the plan.



PLANNING COMMISSION STAFF REPORT

Parks, Trails, & Open Space Master Plan Update

Meeting Date: October 6, 2021

Summary

PROJECT NAME: Parks, Trails, & Open Space (PTOS) Master Plan
REQUEST: General Plan Amendment / Master Plan Adoption
APPLICANT: Cottonwood Heights City
RECOMMENDATION: N/A – Work Session Discussion only

Background

The Planning Commission previously recommended unanimous approval of the PTOS Master Plan to the City Council. Over the past several months, the City Council has discussed the plan and held additional public hearings. The Council received substantial public comment regarding one specific future trail element of the plan, referred to as the Little Cottonwood Creek Trail, and has recommended revisions to the plan be made to reflect an alternate future trail alignment that alleviates the concerns raised by the public while maintaining the long-range vision of the plan.

Staff will share these updates with the Planning Commission during the work session. No additional public hearing or vote is required by the Planning Commission unless requested. Ongoing public comments may still be submitted to the City Council prior to any final consideration of the plan.

An updated draft plan is available on the city website using the following link:

<https://www.cottonwoodheights.utah.gov/city-services/community-development/adopted-and-special-plans>

Also attached is a summary of proposed changes that was shared with and supported by the Mayor and City Council at the September 21st, 2021 City Council meeting.

Request

Staff update and Commission work session discussion of proposed changes to the PTOS Master Plan

COTTONWOOD HEIGHTS

Parks, Trails, and Open Space Master Plan Project Update

SEPTEMBER 21, 2021 - CITY COUNCIL MEETING

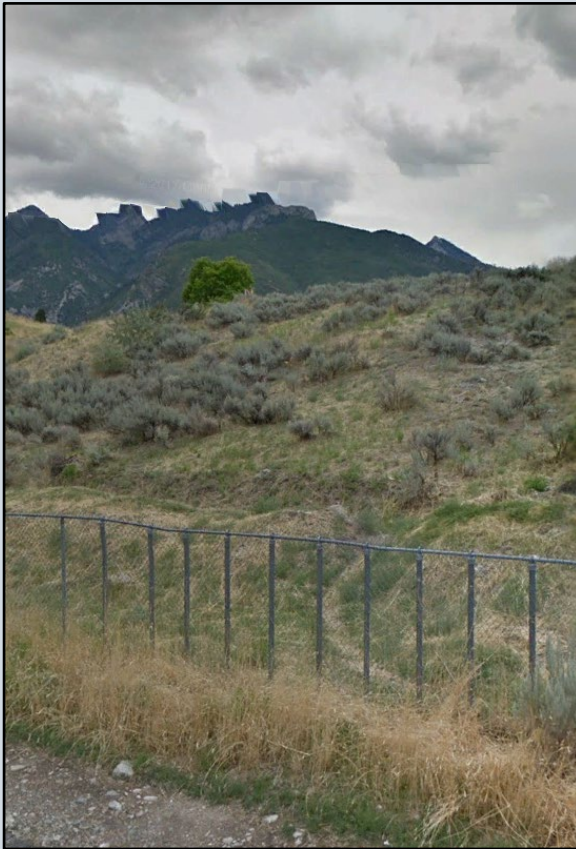
Scope of the Plan

The Parks, Trails, and Open Space Master Plan is an addendum to the Cottonwood Heights General Plan. It is intended to provide a long-range and broad vision and provide recommendations for future budget, policy, and land use decisions related to parks, trails, and open spaces throughout the city.

This plan does not approve any specific projects for new parks, trails, or open space preservation. Such projects would require additional discussion, design, and public input.



Plan Updates



The following references will be added to the plan:

▪ **Private Property Rights Acknowledgement**

Cottonwood Heights respects private property rights. In the State of Utah, a government use eminent domain for park, trail, and open space development, and that is not identified as an implementation strategy in the plan. As such, any plan elements represented on private land would only be realized through voluntary agreements between landowners and local government, or through requirements made during substantial future development projects.

The plan envisions trail development that is of mutual benefit to trail users, adjacent landowners, easement holders and residents. Trail access will only be acquired in a manner that respects the rights of property owners and individual perspectives on the best use of land.

This plan is not a detailed plan of trail alignments, nor is it an acquisition or construction plan. More detailed site-specific planning, analysis, design and public input must occur after a general plan amendment has been approved, as appropriate.

▪ **Reference to nationally recognized park standards**

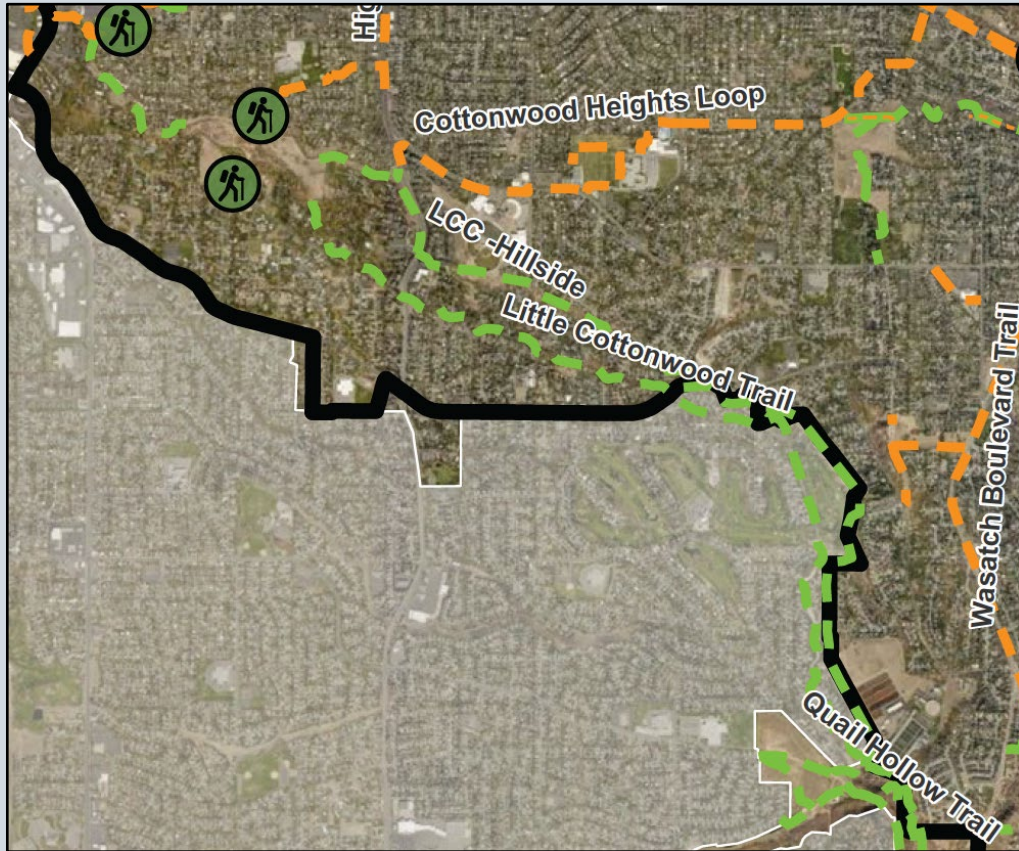
A revision is in progress to ensure reference is made to nationally accepted parks standards to support and validate various recommendations made in the plan.

Purpose of the Future Trails Chapter

- Interconnected recreational trail network that connects neighborhoods to city and regional parks, open spaces and activity areas through a seamless integration of sidewalks, natural trails, & urban trails
- Active transportation network that connects sidewalks, neighborhood pedestrian connections, urban and natural trails, and bike lanes throughout the city and between cities
- Access to public lands for city resident and non-city users without interfering with the quality of life of nearby residents.



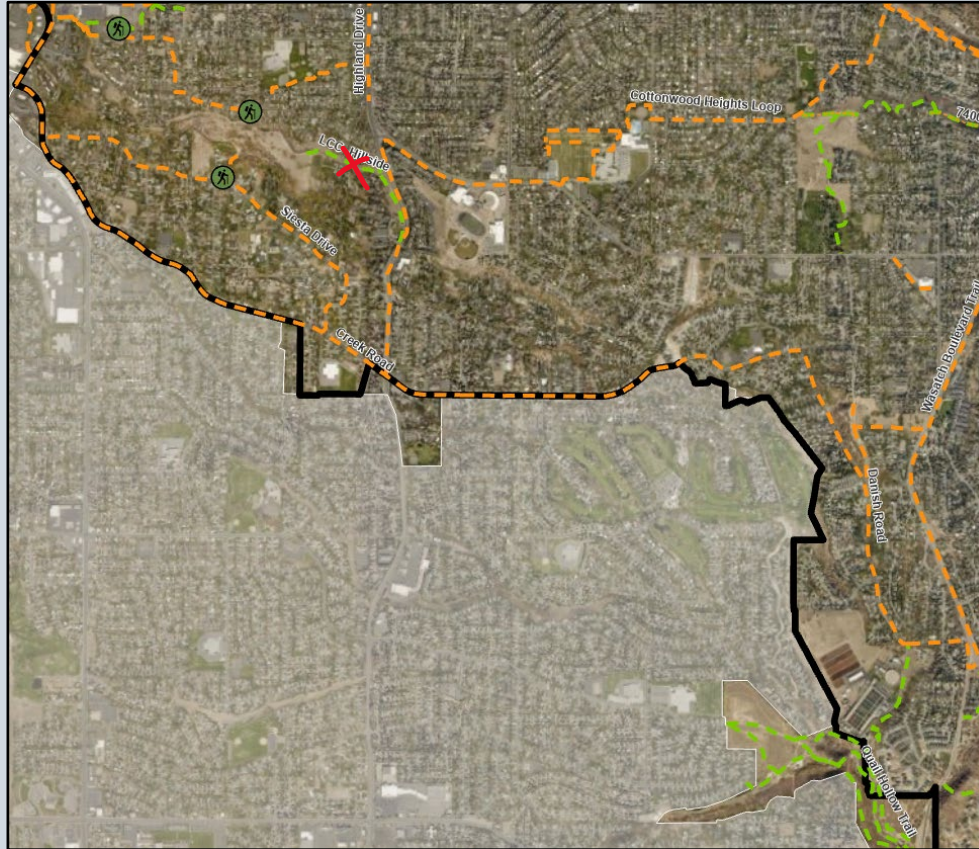
Little Cottonwood Canyon Trail – original intent



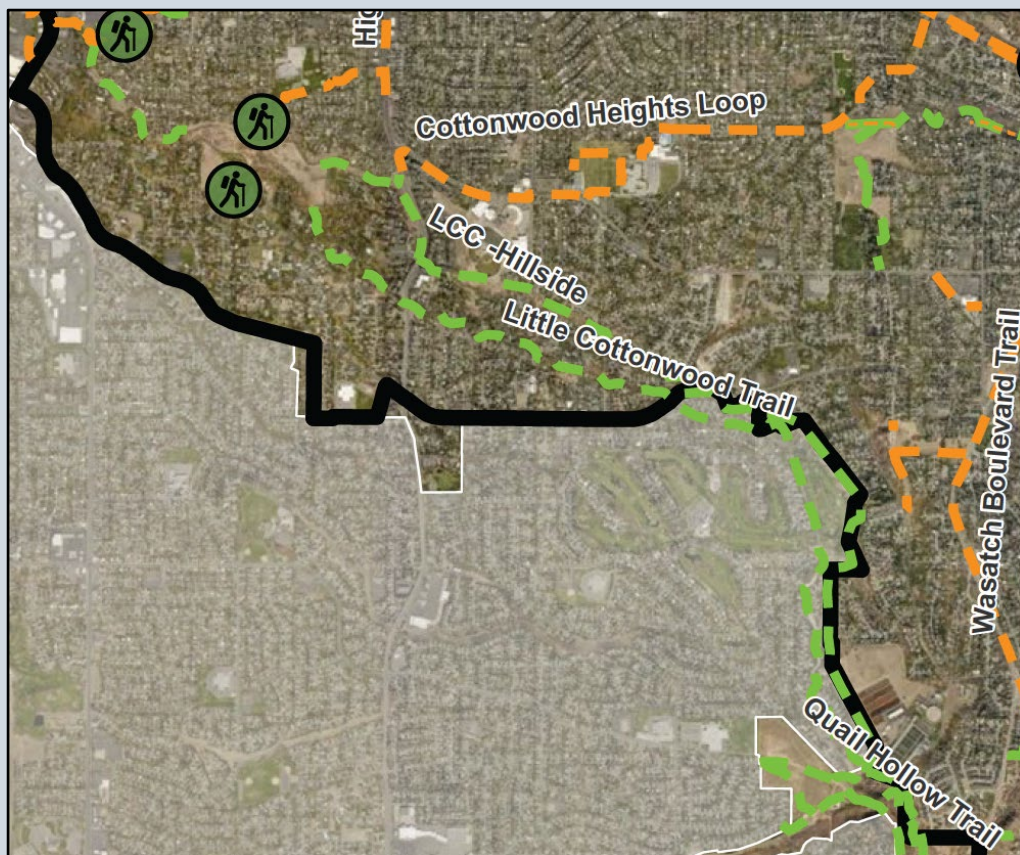
“The Big Cottonwood Canyon Trail is a tremendously popular trail that follows Big Cottonwood Creek from the base of Big Cottonwood Canyon to Holladay City. There is an opportunity for a similar trail to be built along the Little Cottonwood Creek from the base of Little Cottonwood Canyon all the way to Wheeler Farm in Murray. This proposed trail extends for over 6 miles through multiple jurisdictions, mostly along privately owned property. This concept will require additional research, planning, and significant public outreach in the future.”

Two possible alignments were identified, either closely following the creek or possibly following the hillside along the border of Crestwood Park and along the back of Brighton High School.

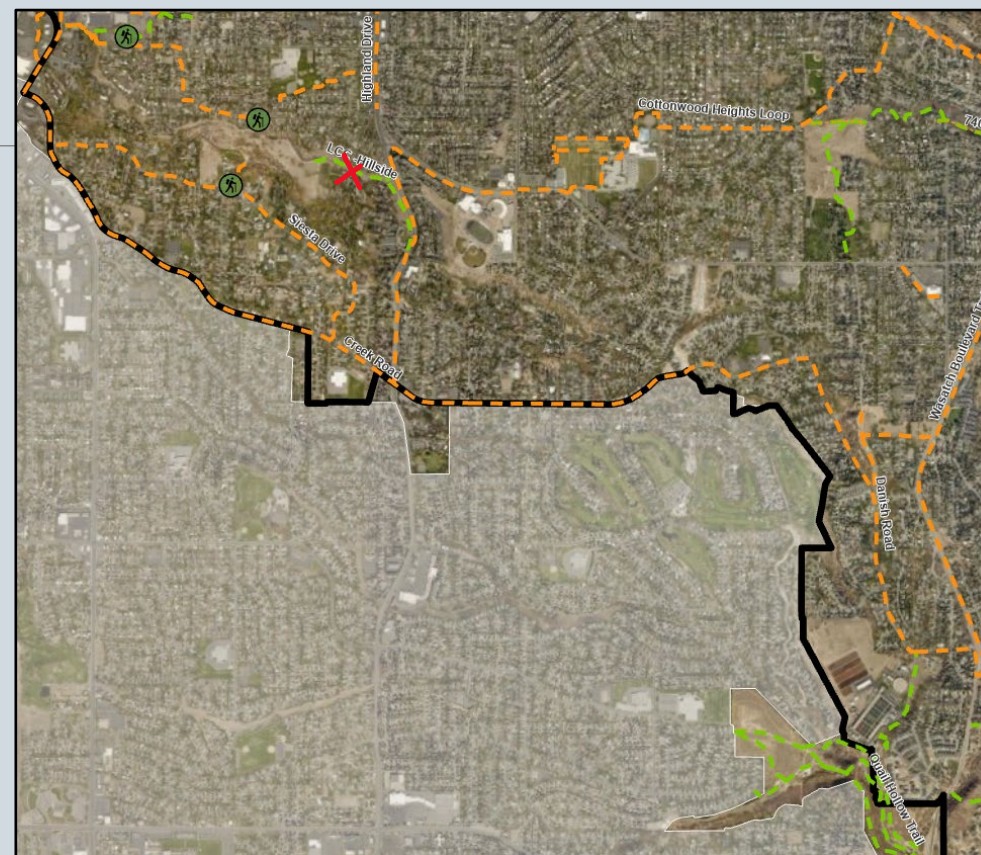
Little Cottonwood Canyon Trail - Alternative



- Based on recent public feedback, staff has identified alternative routes for future trails that follow existing public roads
- This alternative eliminates both Little Cottonwood trail alternatives (Creek and Hillside) but still accommodates the future vision of an interconnected trail system throughout the city



Existing Plan



Alternative