

From: [Audrey Pines](#)
To: [Andrew Hulka](#)
Subject: [EXT:]Sensitive Land Ordinance Comment
Date: Wednesday, July 13, 2022 11:18:13 AM

Dear Planning Commission,

We feel the commission is getting close to sound revisions on the SLEDS changes that will prove productive to homeowners and reasonable development.

However, this letter is in concern to the sensitive slopes ordinance changes.

We appreciate you addressing the slopes in the last meeting but we still have concerns with the changes.

We feel things need to be spelled out more clearly; what studies will be done, what will be allowed to be built or development allowed... on a sensitive hill.

Why is there a difference for above Wasatch Blvd to below Wasatch Blvd.... A steep sensitive hillside is a steep sensitive hillside regardless of the roads.

How was "2" acres selected as a exemption limit? (Previous drafts has 1/4, 1/2 and 1 acre). For example, Dover Hill could be a Mile Long under a 2 acre distinction (we realize that new SLEDS will not apply to an "Ivory Homes" development on Dover Hill).

How will future homeowner changes to hillsides be governed long after the initial plats developer has finished?

This can develop into problems that arise years down the calendar leaving the land and homeowners with no one to help them, with property caving in, home owners battling each other and one person losing a great amount of money. Many times an improperly stabilized hill does not cave in for years to come or a home owner makes changes that were not approved. Years after no one wants to take responsibility.

The ordinance also states that a home or land owner will be compensated for any loss or damaged mature landscaping, including Trees. What is the timeline/limit to make this determination? Steep sensitive hillsides were never allowed to be developed, so extensive root damage within the hill was never an issue under existing SLEDS.

The problem's here are; it can take a long time for large trees/plants with damaged roots to die from the hillside roots being disturbed. Large tree stumps/root balls can be very expensive to remove and replace. This alone is a great expense and work, not to mention a new tree and shrubbery do not compare in value to a mature landscaping & trees.

How do you put a price on this and how can you establish if damage at the time of the hillside disturbance. Again, homeowners left holding the bag.

Is there still going to be any additional setback from the sensitive hill, or property line on a sensitive hill?

Unfortunately, Slopes or hills can be very tricky when developing and there is a reason they are deemed "sensitive", especially when they are surrounded by quake lines.

It seems there are too many unanswered questions and the chances are obvious that many land and home owners are going to end up with a lot of problems on their hands for many years to come. The safety and security both physically and financially of the residence should come first and the ability of new and old neighbors to live peacefully along side of each other. Communities need the Planning Commission to set guidelines for this to happen

We think the sensitive slope "exemptions" portion should be removed from the Sensitive Land Ordinance changes and this should remain as it now stands. There is not a huge amount of land that cannot be developed.

Thank you for your time,
Audrey & Tony Pines
CH Residence

From: [Audrey Pines](#)
To: [Andrew Hulka](#)
Subject: [EXT:]Sensitive Land Ordinance
Date: Wednesday, July 27, 2022 3:48:19 PM

Dear Planning Commission and City Council,

Thank you for having the CH citizens sit in on your meeting on Sensitive Land Ordinance updates.

I have some of comments and questions concerning the Sensitive Land Ordinance;

I believe it was a planning commissioner who stated a couple of times that a 35' home can be built any where in CH, he left off, except on sensitive land, then it is 30' from existing grade, please let me know if I am misinformed on this.

2nd, In my opinion, the sensitive steep slopes should be removed from the update and leave it as is now. One of the Commissioners also stated his concern that it leaves neighbors and property owners to fight against each other. Many things are still unclear; why they keep extending the size of the hill or slope, how property owners will be properly reimbursed for mature landscaping that is destroyed and replacement costs, who is responsible if the hill caves in or soil erosion. The size of the retaining wall is stated but what type of a structure can be built on the developed? What are the set back? What about landfill?

It's been stated, the purpose to change the ordinance is so the sensitive steep hills can be developed more easily. As it stands now, retaining walls can be built on a sensitive hill with proper inspection and building guidelines, as it is and it keeps the protections in place for property owners.

Last, the top of Brighton Point drive is being changed to sensitive Land in the updated ordinance, why is it being changed? It is an old neighborhood and there has never been earthquake damage or any other problems with drainage. Under the new ordinance, if someone wants to expand their garage to meet the edge of the current home structure, say to add a charging station, does the driveway have to be trenched? To add a covered patio or porch, does the yard, walkway have to be trenched?

Thank you so much for your help on these points,
Audrey Pines

From: [Mike Johnson](#)
To: [Andrew Hulka](#)
Subject: FW: [EXT:]affordability in the general plan
Date: Monday, July 25, 2022 8:49:22 PM

FYI – See below comment. Can you plan to share this with the Commission as written comment next Tuesday?

Thanks,

Mike Johnson
Community & Economic Development Director
Cottonwood Heights

From: Eric Despain [REDACTED]
Sent: Wednesday, July 20, 2022 6:36 PM
To: Mike Johnson <MJohnson@ch.utah.gov>
Subject: [EXT:]affordability in the general plan

Hi Michael,

Please share my thoughts with members of the planning commission.

My daughter, a successful esthetician married to an IT engineer, can not locate within our city due to financial conditions.

Should we consider this as the commission steers the city to drive our children to west Jordan and similar? Wonderful cities, by why not here?

Eric