

**Comments Received During the June 13, 2013
Presentation of the Draft Growth Scenarios to
Representatives from Murray, Holladay, Cottonwood
Heights, Midvale Cities and the Millcreek Township**

Comment	WFRC Response
Our cities are landlocked and will have to use infill for growth.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
“At some point we hit a tipping point where traffic congestion forces other alternatives.”	WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.
Shifting demographics are changing housing demand levels	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Lots more PUDs are being proposed in the Millcreek area.	As above
There is still resistance to higher density. There is less such to small lot single family homes.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
There is a desire for condos / town homes so people can age in the local area.	As above
How do we differentiate between an urban center and other less dense centers?	The map legend details the various density levels.
The mouth of Big Cottonwood Canyon is under represented in development potential.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
There will be more mixed use near the Cottonwood Corporate Center	As above
Economic reality is forcing other housing choices (beside single family homes).	As above
Higher density is driven by transit availability.	WFRC believes the TODs attracted to the various rail / BRT stops are a natural and healthy result of the community’s investment in the transit system.
Development is driven by available financing which is loosening up.	This can only increase the level of development in the near future. The 2040 Vision will quickly a useful tool in absorbing that growth.
The Main Street extension is critical to future development in Murray.	As above WFRC will take this comment into consideration as it develops the draft 2015-2040 RTP update.

Comment	WFRC Response
The growth at the mouth of the canyons will be greater than shown on the maps.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
Development near the Intermountain Medical Center will probably be close to that shown in Scenario 4.	As above
The urban center shown on Scenario 4 at 4500 South and 700 West should be downgraded to a town or village center.	As above
There should be an urban center on the west side of the Intermountain Medical Center.	As above
900 East from 7000 South to 6000 south (approximately) should be shown as a boulevard community / village center.	WFRC will refine its maps accordingly.
There is 400 acres available for mixed use development on the north side of the mouth of Big Cottonwood Canyon.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.
There are 100 developable acres east of I-215 at approximately 5800 South.	This is the Old Mill Golf Course.
The gravel pit at the mouth of Big Cottonwood Canyon could be re-developed to an urban or metro center within ten years.	WFRC will take the comment into account as it develops a preferred growth scenario on which to base the draft 2015-2040 RTP update.