

## Appendix D - Highlands Community Input

July 22, 2014 (responses in red)

July 25, 2014 (responses in green)

**July 29, 2014 (responses in blue)**

- **Thirteen** owners provided input, representing **nineteen** lots.
- Responses have been taken directly from owner email input and have been summarized into various categories below.

### Should clustered development be key to retaining open space?

1. Yes, there are already many developments (Highlands, Trapper Ridge, Fairways, etc.) that are designated for single-family homes; future developments should be clustered for higher density to retain remaining open space.
2. Most important
3. It is in the long-term interest of the community to constrain development. Limiting the number of units that can be built in any given area raises the value of the remaining units that are or can be developed (conversely – if there are no limits and sprawl happens values never have a chance to rise and the quality of the natural beauty and recreational value of the area diminish). If there are no or few geographic limits (areas off limits because of water, steep grades, etc) and limited park land already in place then more limits should be created if for no other reason to constrain development. Open space also HELPS keep taxes from expanding (there is a balance to this obviously – too little development makes attaining a certain standard of municipal services difficult)
4. I would favor clustering if under one or two ownerships. It could be difficult with 5 owners. At best it would take some very creative implementation, to cluster 492 units and still be fair to 5 different owners. It could be done. In a situation such as this, I would anticipate that one or more owners will be seeking a density increase. To exceed 492 units would be a shame. If the County is inclined to increase density, a stern requirement to carefully examine all amenities should be implemented i.e. water, sewer, roads (requiring traffic studies, recreation etc.)
5. Limit population density. Retain/expand open space.
6. Yes
7. We do feel that clustered development is key to retaining valuable open space. Pristine open spaces with natural beauty, and insane average snowfall are the reasons people are drawn to this area. The valley does not really have a large historic/authentic mountain town to lure visitors. How things are developed is key. People will measure the future success of Powder Mountain, Snowbasin, Nordic Valley, and Wolf Creek development by how much open space is preserved. Another Park City like development eye sore will generate short-term profits for Developers but will not be in the long term best interest of the valley. Natural resources like Pineview Reservoir, unobstructed Mountain views, and wildlife conservation should trump maxing out development units.
8. It should definitely be a high priority.
9. **Yes, but should not be justification for increasing the number of units. Overall would like less units.**
10. **Developers of new clustered communities (where dwelling units are very close together) need to consider incorporating CC&Rs supporting a formal Home Owners Association (HOA) for these communities. There must also be procedures in place to ensure compliance with the CC&Rs to ensure owner unit maintenance and the aesthetics of the community remains intact.**
11. **All existing open space needs to be guaranteed to always remain open space (e.g., conservation easement, new type of county zoning).**

### Recreation – what is needed?

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### Desirable to retain current golf course? Need for further golf course development?

1. Wolf Creek golf course should be retained as it contributes to the appeal of the area. No additional golf course development is needed.
2. Imperative to keep course. No additional course needed. Needs clubhouse that is owned and operated by the course.
3. We have a wonderful golf course. It should be retained.
4. Keep current golf course; no need for another
5. Yes, retain current course. Absolutely need further course development.
6. we feel in the long term, area golf needs may be best filled by the future Snowbasin Development project. Why expand golf amenities only to have better quality and larger courses to compete against in the future?
7. Is the course currently getting enough play to sustain the expenses of keeping it up? The golf course and development of additional would be attractive to us to move there permanently or attract future homeowners.
8. I believe that the WC Golf Course is a vital part of WC and should remain so. (I heard that John Lewis bought it out...that should be good thing; also, since he lives in Elkhorn, and continues to develop properties at Moose Creek and the Retreat, he should be a positive force in obtaining a good comprehensive plan w/c includes them in the MHOA. We should have Highlands HOA meet with him and likewise with Summit in discussing the new plan, etc.
9. High priority to keep the current golf course, but doesn't seem that usage levels would require another course.
10. **Yes, absolutely.**
11. We do NOT need a second golf course and the current golf course needs to stay because it is a recreation asset to WC and the valley. The land that was allocated for the second golf course should be used for other types of recreational facilities (soccer fields, picnic areas with covered pavilions, etc.). We would not like to see more homes/town homes/condos built on the land that was reserved for the second golf course.

### Would a pool be beneficial?

1. No, I don't think a pool for Highlands is necessary.
2. Already three pools in the area. It would be nice if an arrangement for those non-entitled to use them could be managed through some type of special membership
3. I think a community pool should be strongly considered.
4. No, No
5. This would be our #1 long-term priority. Most premiere mountain/ski towns where we have skied have had very nice indoor year round aquatic facilities. An indoor 25 yard/meter 6-8 lane lap pool - not smaller, with steam room, hot tub and sauna would be huge for Wolf Creek. Skiers want to soak and to regenerate for another day on the slopes by the third or fourth day of a typical one-week ski vacation. An aquatic center with the above mentioned therapy amenities would just be such a plus for both residents and visitors.
6. No
7. I believe an indoor pool facility would be very beneficial to the community.
8. **Yes, both indoor and outdoor - should be >= 25m**

### Retain or improve walking and biking trails?

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1. Yes, most definitely. I think the walking and biking trails add to the appeals of Highlands.
2. Yes Pending financing
3. Walking and bike path development is nice, but NO motorized vehicle paths please.
4. Yes
5. Linking and improving hiking/biking trails will help development of the area's four-season image - a paved trail around the Reservoir would be awesome.
6. Yes
7. Yes
8. It is a great amenity to have the trails. I would like to see consideration made to a more suitable surface for biking. The current crushed stone is not stable enough for biking considering the steep slopes on many of the trails. The material needs to contain more fine material to hold the stone together.
9. **Yes, need sidewalk to Valley Market along SR158. Implement master trail plan. Trail connecting to Middle Fork should be above Highlands reservoir to minimize any horse trailer parking issues. Trailer parking should be considered - trail head at Pow Mow road (North edge of Wolf Creek or combine with Wolf Creek canyon trailhead.**

### Recreation areas – parks, soccer fields, outdoor concert areas, etc.

1. From my perspective, the Ogden Valley in itself is a great recreation destination. No additional infrastructure is needed. Snow Basin already offers a great outdoor concert venue.
2. Nice but who pays?
3. Park land and recreation are what draw people to places as well as good amenities
4. Outdoor Concert Area Would be Beneficial
5. Yes to further development to Parks and Concert areas
6. Yes but not sure about concert areas because of noise...GEM might work best to find an appropriate site.
7. **Yes.**

### Other...

1. Outdoor Summer Mountain Activities-Zip Line, Mountain Coaster, Etc.

### Community center or activities

1. Yes, that would be very good.
2. Sounds good, supported by county and Ogden Valley as a whole --- SENIOR CENTER!!
3. **Yes, combine with pools and fitness center.**

### Commercial areas – shopping, restaurants, etc.

1. I don't think additional shopping (over what we already have) is desirable. City of Ogden is only a few miles away. However, more good restaurants would be welcome as more residents move in to support the business.
2. Essential to continued prosperity of valley. But who will invest with population as is? If they build it will they come? Which is first the chicken or the egg?
3. Encouraging commercial district (downtown) with more shops and restaurants would be a

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significant benefit to the Eden area gaining visibility as a resort destination. In terms of planning create pedestrian zones and village squares surrounded by shops and restaurants as part of this planned commercial area. Make sure development is tasteful.

4. I question including commercial. There is ample commercial zoning in Eden. The one exception could be for restaurant(s).
5. Yes. The Area Needs A Destination Hotel With Convention Facilities
6. In my last visit to the area – it appeared to be lacking any shopping and restaurants – it would really support the area to have further development in this category. Consider looking at the development of restaurants and entertainment in the resorts at North Star and Squaw Valley, located in the North Lake Tahoe areas.
7. Yes, where appropriate.
8. Would prefer that future commercial development is done in the Eden “center” area (either near 4-way stop, or by original downtown). There is a need for further restaurant services.
9. **Shopping probably not - too close to Ogden. Decent restaurant would be nice.**

### Wildlife conservation

1. Yes, most definitely. The wildlife and natural appeal of the valley is what attracted us to the Highlands.
2. Must be a vital component of future development.
3. Yes
4. Yes, but not to the point where it would prevent further commercial development
5. Sure.
6. **Yes**

### Consider a transport hub to support projected Powder Mtn development?

1. I think availability of public transportation to Powder Mtn would improve the safety, convenience and attractiveness of the ski resort.
2. This is a must if Powder develops as planned
3. The Transportation hub for Powder Mt. is a good idea. It should first and foremost accommodate Wolf Creek.
4. Locate in Downtown Eden.
5. WE love the transportation hub to support Powder Mountain development.
6. Yes
7. Work with Summit
8. **Probably, but where does parking go - really ugly - combine with community center parking?**

### Transportation – roads and improvements

1. I think the roads around Pineview Reservoir could use wider shoulders and perhaps a bike path. Other than that, I think the roads in the valley are ok.
2. Development is clearly limited by the roads into the valley and this must always be considered in development plans
3. Yes
4. Finish the idea of a new connector road through Eagle's Nest to Elkhorn-Highlands. Also need a road from Liberty to Powder-Mtn Rd
5. Would like to see a road finished between Liberty and Powder Mtn road. This would provide huge benefits to reducing traffic through 4-way stop.
6. Another outlet to Powder Mtn road from the Highlands, Elkhorn area would be welcome. I believe that this was foreseen on original Master Plan.

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7. We need more roads. If they do allocate the remaining 492 units that were granted to Wolf Creek Resort, there are going to be a lot of people living in this area and there is only one major road for egress -- and that is the Powder Mountain road. In some sketches of the original Wolf Creek Master Development Plan, there were two additional roads. One that went from approximately the end of Snowflake road down towards River Road and another that came off of Powder Mountain road about 3/4 of a mile up from Valley Market and joined with the road that is at our 4 way STOP sign.

### Emergency preparedness

1. I don't know what is available in the valley. Adequate emergency medical response, fire and police protection are critical to the success of Wolf Creek and the valley.
2. Yes
3. Yes, but not really relevant to Master Plan, unless you want to show location of CERT sheds

### Impact to schools

1. Many of the homes are likely to be vacation homes - increase in school age kids not likely to be high

### What should not be considered within Wolf Creek?

1. Too much commercial development would ruin the natural appeals of Wolf Creek.
2. Apartment Complexes, Low Income Housing.
3. High Density Housing
4. Commercial franchise development would not be welcome in Wolf Creek. Maybe in Eden or Huntsville towns, it would be acceptable.
5. No franchises eg Burger King etc

### Other Comments

1. Severely limit light pollution
2. Well organized HOA's should be established for each project. One blanket HOA for all of Wolf Creek should be maintained.
3. I would like to see a walking/biking tunnel (or bridge) under Wolf Creek drive going from Elkhorn drive to the Club House. The road is full of traffic, and the tunnel would make a safe way for families and children to cross the road either on foot or walking their bikes below the street. This would be a great amenity to all those living on the Elkhorn road corridor, allowing us the ability to walk from our homes to the club safely.
4. Could a small parcel of land on the lake be purchased as a future Wolf Creek owners club/boat house? A lake front Wolf Creek owner's club house could feature fire pit, grills, beach, docks, Canoe/kayak, SUPS - just a thought.
5. I think a new agreement should include Elkhorn and Moose-Hollow as participants in the MHOA WC and in the planning (actually all the communities involved).
6. Seems to me that the golf course property for Eagle's Nest was a big topic at the Commissioner's meeting. It should remain part of the common ground allotment for Wolf Creek. I think it would be great idea to get Weber Co to support its development as a park. Maybe it could have a community pool; perhaps a par-3 course...other amenities

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- that would be available to the whole of Ogden Valley?
7. I am against the developers being called the "stakeholders" in these discussions. I believe they should be called Developers and the term "stakeholders" should be inclusive of the Developers and the property/home-owners (MHOA).
  8. A comprehensive review of the use of Pineview Reservoir needs to be made. Current usage levels seem unsustainable. Parking and maintenance needs to be addressed. Trash removal is a serious issue.
  9. Would like to see a review and possible changes made to a sign ordinance in the Eden and Wolf Creek area. Or, if there are regulations regarding signs, they need to be enforced. There are far too many "sandwich boards", flags, posters, etc. around the communities that do not promote a quality appearance.
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