

SALT LAKE COUNTY

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Meeting Minutes

Tuesday, January 14, 2020

6:00 PM

Council Chambers, N1-110

County Council

1. CALL TO ORDER

Present: Council Member Shireen Ghorbani
Council Member Richard Snelgrove
Council Member Jim Bradley
Council Member Arlyn Bradshaw
Council Member Michael Jensen
Council Member Ann Granato
Council Member Steve DeBry
Council Chair Max Burdick
Council Member Aimee Winder Newton

2. PUBLIC HEARINGS AND NOTICES

- 2.1 Public Hearing to receive public comments regarding the [20-0023](#) Olympia Hills Planned Development Community, including: 1) amendment of the Southwest Community General Plan; 2) amendment of the Salt Lake County zoning ordinance to rezone property located at approximately 6300-8500 W. and 12400-13100 S. from A-2 (Agricultural) and M-2 (Industrial) to P-C (Planned Community); and 3) PC Zone Plan/Master Development Agreement.**

Mr. Todd Draper, Greater Salt Lake Municipal Services District (GSLMSD), delivered a PowerPoint presentation reviewing Application 30650 - Olympia Hills Planned Community (P-C) zone, the components of which include a General Plan amendment, a zone change, and a P-C Zone Plan/Master Development Agreement, all of which the GSLMSD staff recommended approval of. He also reviewed key dates and application facts. Olympia Hills is a request for a P-C zone for a 933-acre site in southwest Salt Lake County, located on U-111 next to Herriman City. It is envisioned to include housing, commercial, office, parks, and a planned 100-acre Utah State University education campus. The residential density will be a maximum of 6,330 units, which is 6.8 units per acre, and dwelling units will be dispersed throughout the project. He further reviewed the four steps of the Olympia Hills P-C Zone development process, as well as the County's role and the landowner's property rights.

Mr. Jake Young, Planning Program Manager, Office of Regional Transportation, Housing, and Economic Development, continued the PowerPoint presentation reviewing the proposed land use plan, and the

design standards, including place types and land use; street network; street types and design; parks, trails and open space; site design; buildings and architecture; landscape; and sustainability.

Ms. Helen Peters, Transportation Program Manager, Office of Regional Transportation, Housing, and Economic Development, continued the presentation reviewing the Traffic Impact Study; a map of the study area and data collection; the Olympia Hills proposed absorption rates for household units and commercial for the four phases; and the Community Structure Plans requirements, which is the next step of the P-C zone development process.

Mr. Ivan Hooper, Avenue Consultants, presented maps explaining the background mitigation measures that will be necessary to accommodate the traffic demand without development and with the project.

Mr. Bruce Baird, Legal Counsel, Olympia Hills Development, delivered a PowerPoint presentation reviewing the 13 concerns the Council wanted Olympia Hills Development to address and how this application was different than the first application. He also explained the difference between a master planned community and a piecemealed development, and the advantages to a master planned community in an area that is going to develop regardless. He asked that the Council vote to approve it in the following weeks, and also to allow him a few minutes at the end of this public hearing to address concerns.

Council Member Snelgrove asked how many schools would be needed over the course of the 25-year project, and where they would be located.

Mr. Baird stated he did not have an answer to that question, but Olympia Hills will continue to coordinate with the Jordan School District as part of the design process.

Council Member DeBry asked if Olympia Hills was going to address all the infrastructure and public safety issues that might arise with the amount of density.

Mr. Baird stated no one could possibly address all the issues at this stage that could arise. Olympia Hills has been working with the County and the

GSLMSD to make sure every infrastructure is sized appropriately to avoid problems. It will have to address things at each level and comply with law; otherwise, it will not get approval to build.

A motion was made by Council Member Jensen, seconded by Council Member DeBry, to open the public hearing. The motion carried by a unanimous vote.

Mr. John McDonald spoke in support of the proposed Olympia Hills Development project stating he has been doing feasibility studies for 30 years and believed that master plans worked. He also stated that this project could not be better. He did not know the developer, nor had he done any work for them.

The following citizens spoke in opposition to the proposed project because of concerns with the traffic, which is already gridlocked; the lack of commitment to fund roads and mass transit; the lack of access with only one way out, which would be catastrophic in an emergency, such as a wildfire; density that has already increased too rapidly; the idea this is going to add density twice that of Daybreak, yet the General Plan only planned for three units per acre; the lack of infrastructure to accommodate the 6,000 new units from this development; whether or not there will be enough water, and costs to residents if there is a need to build more water facilities, and the downstream effect this will have on residents; the potential need for two schools, and how that will impact taxpayers' costs; the lack of affordable housing for common people; the fact the Southwest Envisioning study has not been completed yet; how this will conflict with Kenecott; the loss of open space and quality of life, and the threat to plants and wildlife; and because some southwest city officials have just seen this proposal and need more time to understand it:

Mary Corporon

Sonia Salari

Scott Knight

Neil Spencer

Jeff Winegar

Troy Rushton

Kayleen Whitelock

Jared Henderson, Council Member, Herriman City

Trent Staggs, Mayor, Riverton City

Lawrence Horman

Lisa Brown who read a prepared statement on behalf of **Justin Swain** who represents a group of citizens

Mr. Baird stated Olympia Hills intends to comply with all fire and emergency access, and there will be multiple accesses to this site. Leaving this area as open space is not realistic. Olympia Hills will work with local governments to consider downstream impacts for sewer, water, roads, etc., and help solve problems already created, which no other developer has ever done. This project is not twice as dense as Daybreak, it may be 15 percent denser than Daybreak, but even then, the density is well-designed and reasonable. Schools will be developed, and schools are always paid for with property taxes, in general from new development. There is no reason to believe that taxes will increase based on this development. Kennecott will not cease its operations as a result of this development, and, in fact, has long-range plans to develop its property similar to this plan.

A motion was made by Council Member Bradshaw, seconded by Council Member DeBry, to continue the public hearing to January 28, 2020, at 6:00 p.m. at Copper Mountain Middle School. The motion carried by a unanimous vote.

ADJOURN

THERE BEING NO FUTHER BUSINESS to come before the Council at this time, the meeting was adjourned at 7:45 PM until Tuesday, January 28, 2020, at 4:00 PM.

SHERRIE SWENSEN, COUNTY CLERK

By _____
Deputy Clerk

CHAIR, SALT LAKE COUNTY COUNCIL