



File # 30650

General Plan Amendment/Rezone/PC Zone Plan Summary

Public Body: Salt Lake County Council

Current Zone: A-2 (Agriculture), M-2 (Industrial)

Proposed Zone: P-C (Planned Community)

Property Address: approximately 6300-8500 West and 12400-13100 South

Planner: Todd A. Draper, AICP

Applicant Name: Doug Young on behalf of Olympia Development LLC

EXECUTIVE SUMMARY

Olympia Hills is a 933 acre Planned Community development that is proposed for an area of Southwest Salt Lake County. The revised application is to rezone the property from A-2 (Agricultural)/M-2 (Industrial) to PC (Planned Community).

The development is intended to have a mixture of residential types (single family, townhomes, condominiums, apartments and other dwelling types). The property would also have commercial/office uses, and a 100-acre Utah State University Extension project called the Bastian Agricultural Center. The revised application request is to have a maximum number of residential units of 6,330. While a PC zone does not impose a direct density on the property (just a maximum number of dwelling units), the maximum number of dwelling units of 6,330 divided by acreage of 933 acres, results in a maximum of 6.8 units/acre.

The original application for the Olympia Hills development was heard and approved by the Salt Lake County Council in May and June of 2018. The original application requested a maximum number of residential units of 8,765, or a maximum of 9.4 units/acre. The approval was followed by concern from residents, and the three ordinances approving the proposal were vetoed by then Mayor Ben McAdams.

After the veto of the ordinances, Salt Lake County Council conducted a Growth Summit, a series of presentations from various experts on subjects of concern raised by residents about the original application. After conducting the Growth Summit, the County Council passed Resolution 5577 on May 21, 2019, stating findings of facts related to the veto and establishing parameters for how Salt Lake County would process a revised application. An administrative zoning determination was also submitted

which provided concurrence from the County Zoning Administrator with the County Council resolution. Salt Lake County also prepared an Oquirrh View Existing Conditions Report to document the existing conditions in the surrounding area.

Olympia Land LLC ("the Applicant") submitted revised application materials on July 2, 2019. Mayor Wilson directed Salt Lake County Planning and Development Services and other County staff to review the application, address public concerns, and comply with County Council Resolution 5577.

In addition to conducting the Growth Summit and preparing of the existing conditions report, Salt Lake County has partially funded and is participating on the Technical and Stakeholder committees of the Southwest County Vision Study (SWCVS). The SWCVS is evaluating growth strategies for jurisdictions to implement and will be concluded at the end of 2020. There have been many requests for Salt Lake County to address Olympia Hills' application after the SWCVS is completed. Salt Lake County is required by State law to timely process the revised application, so postponing consideration of the revised application until the end of 2020 is not an option.

As part of the Salt Lake County application review process, consultants were hired by the County, which were reimbursed by the developer pursuant to County ordinance. These consultants provided an independent review of the Olympia Hills revised application and made recommendations to County. The independent consultants were hired through a Request for Proposals (RFP) process as outlined through the Salt Lake County procurement policy. Competitive proposals were received, and a contract was awarded to Landmark Design for independent review of the Olympia Hills development application. Landmark Design has been part of the review, analysis, negotiation, and recommendations of this application. In addition to the independent planning consultant, Salt Lake County required at the developer's expense, an independent review of the developer-prepared Traffic Impact Study. Salt Lake County has an existing contract with Avenue Consultants through the Engineer on-call pool. Avenue Consultants reviewed the Traffic Impact Study and made recommendations to the County regarding the process and level of analysis used by developer's traffic engineers.

The revised application has been a unified approach with coordination of the Greater Salt Lake Municipal Services District (MSD), independent consultants, and various departments throughout Salt Lake County. Staff focused efforts on review of traffic impacts and mitigation, design standards, regional compatibility, sustainability, parks, trails, open space, and affordable housing. Three ordinances (General Plan amendment, PC Zone approval, and PC Zone Plan/Master Development Agreement approval) are required. The Master Development Agreement (MDA), and the accompanying Design Standards (DS) will describe the general conditions and requirements of the development. There was a direct effort within both the MDA and the DS to address the concerns from Mayor Wilson, County Council Members and residents.

The County Council will need to establish public hearings to receive feedback on the revised application. The recommended public hearing dates are January 14, 2020 and January 28, 2020 and both would be in conjunction with the 4:00 pm County Council meeting. Once the Salt Lake County Council has set the hearing dates the current documents related to the revised application will be added to the project website (www.olympiahillsrezone.com) for review by the public. These are anticipated to be available on December 19, 2019. Salt Lake County, MSD staff, and consultants will present the review of the revised application to the Salt Lake County Council Committee of the Whole on January 7th, 2020.