

SALT LAKE COUNTY

*2001 So. State Street
Salt Lake City, UT 84114
(385) 468-7500 TTY 711*



Meeting Minutes

Tuesday, January 28, 2020

6:00 PM

12106 South Anthem Park Blvd, Herriman, Utah

Copper Mountain Middle School

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 HEARING

Mr. Todd Draper, Greater Salt Lake Municipal Services District, Planning & Development, delivered a PowerPoint presentation on what Olympia Hills Development is, its proposed location, density, the proposed land use plan, design standards, and the steps the development would have to follow for approval of each phase.

Mr. Ivan Hooper, Avenue Consultants, continued the PowerPoint discussing the traffic impact study, the study area, data collection absorption rates, and mitigation measures.

Mr. Draper concluded the PowerPoint presentation stating the Council will be considering approval of three applications: a general plan amendment, a zone change, and a P-C zone Master Development Agreement. The GSLMSD planning staff is recommending approval of all three components.

Mr. Bruce Baird, Legal Counsel, Olympia Hills Development, stated the developers of the proposed Olympia Hills Development have addressed all 13 concerns the Salt Lake County Council had regarding this development, as well as concerns of nearby residents. The project has specific requirements to address regional transportation solutions and the impact on water. This project provides for affordable housing so people can live there. The developers have also worked with the Jordan School District on the impact this development would have on schools in the area. People who move into this development would help pay for the needed schools.

Mr. Justin Swain, Utah for Responsible Growth, delivered a PowerPoint presentation stating the residents in the area support developments if they are done right. He reviewed concerns the residents have with this development, which include the Southwest Community Land Use Plan, which calls for no more than five units per acre, not the higher density of this proposal; the live, work and play concept; the Master Development

Agreement; transportation; environmental impacts; affordability; density; and possible solutions.

- 2.1 Public Hearing to Receive Public Comments Regarding the 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.** [20-0026](#)

Council Member Burdick opened the public hearing.

The following citizens spoke in opposition to the proposed project expressing concern because of increased taxes, the high density of the project, infrastructure not in place, increased volume of traffic, utilities, lack of public transit, impact fees, air quality, setting of precedent for other unincorporated areas, opposition by surrounding cities, emergency evacuation issues, and possibility of mining operations.

Citizens also noted the need for open space and affordable and senior housing. The development is inconsistent with the Southwest General Plan and it allows the developer to walk away from the project at any time. Council Members should wait for the Southwest Visioning Study and listen to residents before voting on this issue.

Jeff Winegar

Julie Holbrook

Trent Staggs, Mayor, Riverton City

Tracy Avery

Melissa Hodges

Teddy Hodges

Clint Smith, Herriman, Council Member who read a prepared letter signed by every member of Herriman City Council

Edward Staley

Jared Henderson, Mayor Pro Tem, Herriman

Emily Berbert

Steve Shields, Herriman, Council Member

Steve Sloesigner

Emily Johnson

Vickie Macias

Nathanael Swift

Jessica Ledbetter

Bruce Inglery

Robert Paxton

Michael Tomer

Neil Spencer

Cory Burga

Tim Jarvis

Scott Watson

Dan Koayman

Steve Garrett

Lisa Brown

Matt Ownby

Mike Firpo

Brent Turley

Candice Pierucci, Utah House of Representatives

Keith Breinholt, Riverton City, Transportation Committee

Brent Barwick

Jane Rollins

Sonia Salari

Denise Christiansen who read a prepared statement on behalf of Daryl Robinson, elected member of the Jordan Board of Education

Antoinette Billings

Richard James

Tina Burgen

Bennion Gardner

Mr. Felix Mondragon stated he was not sure where he stood on this proposal and wanted to learn more about it. He cautioned the Council to be wise in approving this, traffic is already terrible and affordable housing is needed.

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

ADJOURN

THERE BEING NO FURTHER BUSINESS to come before the Council at this time, the meeting was adjourned at 9:00 PM until Tuesday, February 4, at 4:00 P.M.

SHERRIE SWENSEN, COUNTY CLERK

By _____
DEPUTY CLERK

By _____
CHAIR, SALT LAKE COUNTY COUNCIL