

Council Meeting of April 24, 2019

Consent Agenda Item No. 6.6

REQUEST FOR COUNCIL ACTION

SUBJECT: Resolution 19-80, a Resolution Supporting a Comprehensive Visioning Study for the Southwest Quadrant of Salt Lake County and regarding the proposed Olympia Hills Development.

SUMMARY: Adoption of this Resolution would indicate the City's support for a Comprehensive Visioning Study for the Southwest Quadrant of Salt Lake County regarding the proposed Olympia Hills Development.

**FISCAL/ASSET
IMPACT:**

There is no cost or financial impact to the City (revenue neutral), other than the funds referenced herein, which have already been contributed by the City towards the Comprehensive Visioning Study.

STAFF

RECOMMENDATION: Staff does not have a recommendation. This is a policy issue for the Council to consider.

MOTION

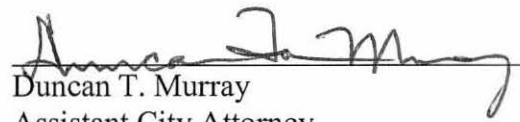
RECOMMENDED: "I move to approve Resolution 19-80, a Resolution Supporting a Comprehensive Visioning Study for the Southwest Quadrant of Salt Lake County and regarding the proposed Olympia Hills Development."

[OR a Motion to deny the Resolution.]

[OR approved as part of a Consent Motion.]

[Roll Call Vote required.]

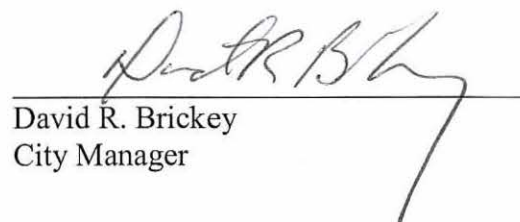
Prepared by:


Duncan T. Murray
Assistant City Attorney

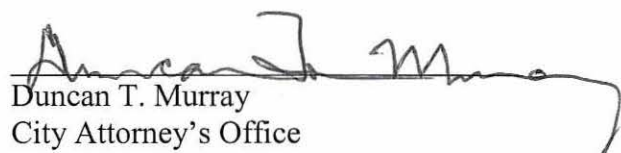
Recommended and Presented by:


Scott Langford
Development Services Director

Authorized for Council Consideration:


David R. Brickey
City Manager

Reviewed for Legal Sufficiency:


Duncan T. Murray
City Attorney's Office

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

RESOLUTION NO. 19- 80

A RESOLUTION SUPPORTING A COMPREHENSIVE VISIONING STUDY FOR THE SOUTHWEST QUADRANT OF SALT LAKE COUNTY AND REGARDING THE PROPOSED OLYMPIA HILLS DEVELOPMENT

WHEREAS, the Council supports reasonable and responsible growth and development;

WHEREAS, since 2000, 70% of the population growth in Salt Lake County has occurred in Bluffdale, Copperton, Herriman, Riverton, South Jordan, and West Jordan (collectively, the “Southwestern Municipalities”), representing an increase of about 160,00 people;

WHEREAS, the Council recognizes that the Southwest quadrant of Salt Lake County (the “Southwest Quadrant”) will continue to develop in response to Utah’s growing population because it is home to about half of the remaining undeveloped land within Salt Lake County;

WHEREAS, the Southwestern Municipalities have formed the Southwest Mayors Caucus to work together for the greater good of the Southwest Quadrant, including but not limited to ensuring responsible growth and development;

WHEREAS, the Southwest Mayors Caucus is working to secure \$250,000 for a first-ever comprehensive visioning study to make recommendations on how to better integrate roadway, active transportation, and transit to ensure responsible growth and development in the Southwest Quadrant;

WHEREAS, to fund the study, the Southwestern Municipalities have contributed a combined sum of \$25,000, Salt Lake County has granted another \$100,000, and the Southwest Mayors Caucus has submitted an application for the remaining \$125,000 to the Wasatch Front Regional Council;

WHEREAS, developers have proposed the Olympia Hills development for approximately 900 acres of unincorporated land located near 6300 – 8500 West and 12400 – 13100 South;

WHEREAS, as originally proposed, the Olympia Hills development envisioned nearly 9,000 units with a projected density of nine dwellings per acre, making it the densest housing development of its size in Utah and potentially adding a city the size of Herriman or Riverton to the Southwest Quadrant;

WHEREAS, on June 5, 2018, the Salt Lake County Council approved a zoning change needed for the Olympia Hills development to proceed, voting 7-1 to rezone the site from agricultural use to residential use;

WHEREAS, the Salt Lake County Council approved the zoning change over nearly unanimous opposition from Southwest Quadrant residents and the mayors of Copperton, Herriman, Riverton, and West Jordan over concerns about a lack of consultation with their communities and the impacts of such a large and dense development on the roadway and utility infrastructure and open space in the Southwest Quadrant, including but not limited to key roadways, like 126000 South, that are already at critical levels of use as a result of the significant growth the region has experienced in recent years;

WHEREAS, in response to public concern about the project, former Salt Lake County Mayor Ben McAdams vetoed the Salt Lake County Council's approval of the re-zoning change and the Council elected not to over-ride the Mayor's veto;

WHEREAS, as a result of former Mayor McAdams' veto, the Olympia Hills developers have revised their proposal and re-submitted plans to Salt Lake County to review;

WHEREAS, the revised plans now envision 6,500 households and slightly less than seven households per acre;

WHEREAS, the Olympia Hills developers are engaging in public outreach to explain their revised plans and held open houses on March 13 in Herriman and on March 14 in South Jordan to solicit feedback from residents of the Southwester Quadrant;

WHEREAS, the Council appreciates the efforts of the Olympia Hills developers to revise their plans and to solicit community input, but believes that the comprehensive visioning study called for by the Southwest Mayors Caucus must be completed before Salt Lake County and the Southwestern Municipalities can adequately assess or approve the revised Olympia Hills development; and

WHEREAS, the Council believes that large developments like the Olympia Hills development require robust and early collaborative dialog between the developers, the County, the Southwestern Municipalities, and residents of the Southwest Quadrant to ensure that such developments are evaluated properly and constructed responsibly.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THAT:

1. The Council declares its support for the Southwest Mayors Caucus' comprehensive visioning study and directs City staff to provide any and all assistance that may be needed to bring the study to fruition;
2. The Council appreciates Salt Lake County's grant of \$100,000 towards the study and respectfully requests that the Wasatch Front Regional Council approve the pending request for the remaining \$125,000 needed to complete the study;

3. The Council respectfully urges the Salt Lake County Council to refrain from approving any zoning or other changes needed for the proposed Olympia Hills development until the comprehensive visioning study has been completed; and

4. The Council urges the Olympia Hills developers and the Salt Lake County Council to engage in a collaborative dialog with the Southwestern Mayors Caucus and Southwestern Quadrant residents to ensure that the proposed development and any other large, high density developments are evaluated and approved properly and constructed responsibly.

5. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah, this 24th day of April 2019.

JIM RIDING
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC
City Clerk

Voting by the City Council:

"YES"

"NO"

Council Member Alan Anderson
Council Member Dirk Burton
Council Member Zach Jacob
Council Member Chad Lamb
Council Member Chris McConnehey
Council Member Kayleen Whitelock
Mayor Jim Riding

100

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