

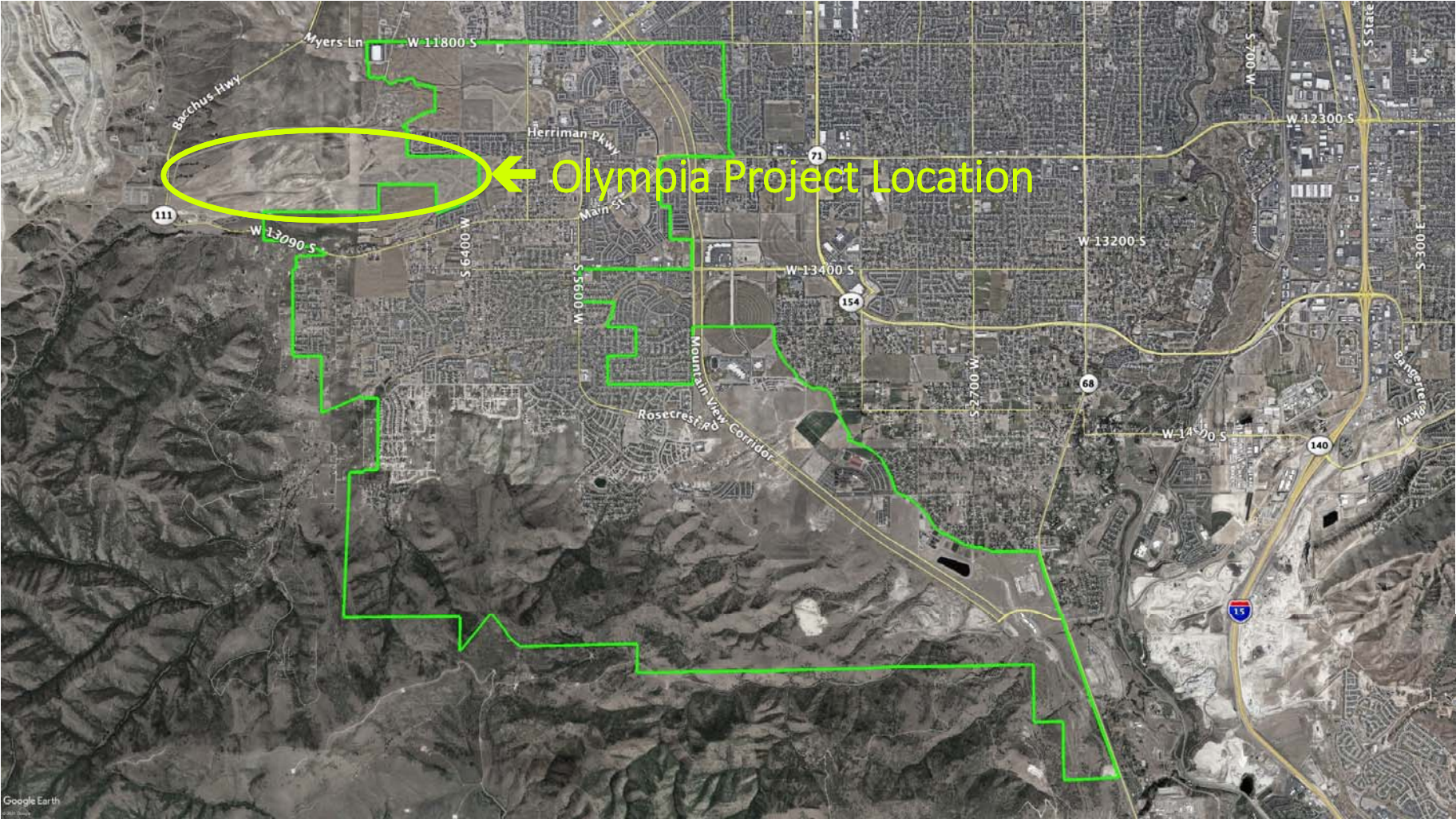


# Olympia Master Development Agreement Amendment

Planning Commission Meeting  
January 18, 2022



# Vicinity Map



# Background

- Olympia MDA executed November 16, 2021
  - Planned Community
  - 933 Acres
  - 6330 Residential Dwelling Units
  - Secured local and regional parks and open space
  - Identified commercial nodes in key locations
- First Amendment to the MDA executed September 1, 2022
  - Formalized storm water discharge rates in accordance with Salt Lake County

# Proposed Second Amendment to MDA

- 1 of 4
  - Delete in its entirety § 2.18: Secondary Water
    - ~~Master Developer shall install secondary water infrastructure within the City's water zones 3 and 4 as required by the City's Vested Laws. The Administrator may modify these requirements, pursuant to the Administrative Modification procedures of Section 7.1, where there are similar or equivalent means and costs of providing water service in zones 3 and 4.~~

# Proposed Second Amendment to MDA

- 2 of 4
  - Modify § 2.10.1: Intersection of 12600 South and U-111 within the Planned Community.
    - *If at least ~~half~~ **one-quarter (1/4)** of the intersection of 12600 South and Relocated U-111 is ~~aligned~~ **located** within the Planned Community, then Master Developer shall develop commercial uses, as permitted by the Design Guidelines, as follows.*

# Proposed Second Amendment to MDA

- 3 of 4
  - Modify § 5.3.1: ~~One-Time Contract Fee~~ **Security for Public Infrastructure Districts.**
    - *The Parties hereby acknowledge that the collateral for securing public financing through the Public Infrastructure Districts shall be the One-Time Contract Fee **and/or such other security as may be provided by the Governing Documents of the Public Infrastructure Districts.** ~~Special Owner shall not be required to pay the One-Time Contract Fee so long as the School District Property is developed for school purposes.~~ The Parties acknowledge that the One-Time Contract Fee contemplated hereunder is not being assess as an “impact fee” as that term is defined in Utah Code Ann § 11-36a-102(9) (2021).*

# Proposed Second Amendment to MDA

- 4 of 4
  - Add § 7.2: Special Owner Consent Provision
    - Special Owner shall not be required to execute any Amendment to this MDA that does not affect the School District Property.

# Summary of Proposed Second Amendment to MDA

- 1) Remove requirement to install secondary water in development
- 2) Modify Commercial Development Requirements based on configuration of 12600 South/U-111 Intersection
- 3) Modify security requirement for PID to allow for options besides the One-Time Contract Fee
- 4) Allow future amendments to not obtain approval from the Special Owner if their property is not affected by the amendment.  
*(JSD Board already approved on 12/13/22)*



# Land Development Code Amendments

Code Clarifications and Technical Corrections to Improve Administration and Enforcement

Planning Commission Meeting

January 18, 2023





# “Boxcar Bill”

## Zoning Amendments

- ▶ Definition of Title 10 terms
- ▶ Double fencing exception
- ▶ Fence maintenance requirement
- ▶ Parking space design
- ▶ Recreational vehicle parking and storage standard
- ▶ Parking surface clarification
- ▶ Illuminated sign proximity standard
- ▶ Outdoor lighting provisions regarding glare
- ▶ Internal accessory dwelling unit business license requirement
- ▶ AMSD Auto Mall landscape reduction correction













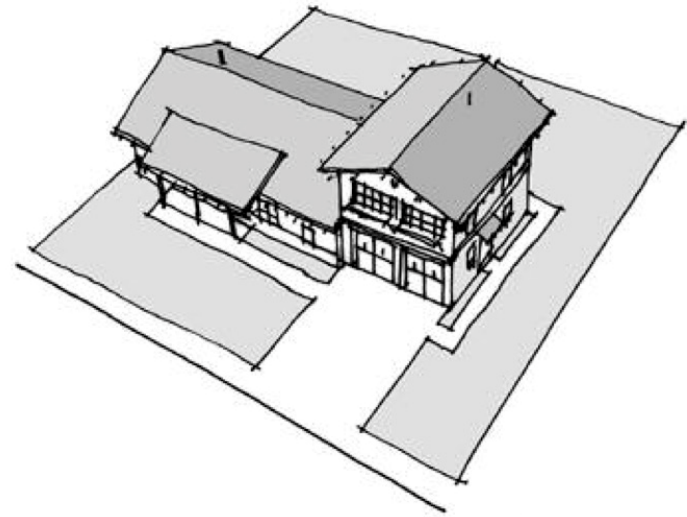
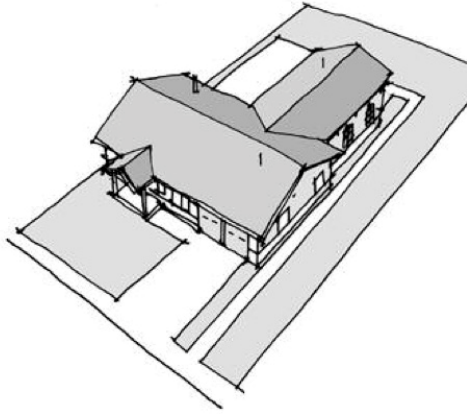
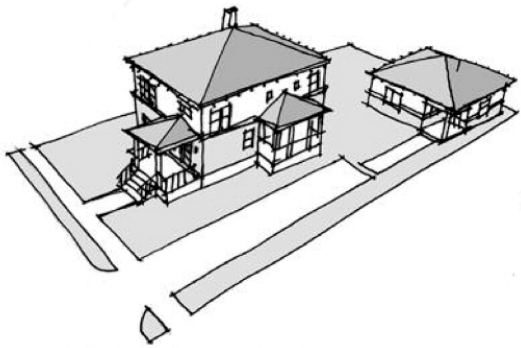


# Recreational Vehicle Alternatives

## ▶ Consider community values:

- ▶ Does City Code properly balance private property rights between neighbors?
- ▶ Does City Code properly balance private property rights with the public interest?
- ▶ If the City restricts recreational vehicle storage, should the City allow more personal storage businesses in commercial zones?
- ▶ Should the City allow recreational vehicle storage as a home occupation?
- ▶ Should the City allow recreational vehicle storage on driveways in front of homes? Unless an additional parking pad (or pads) is required, this would likely displace required parking.
- ▶ Should the City require recreational vehicle storage behind a solid fence in the side or rear yard of a home?
- ▶ Should the City limit the size of recreational vehicle storage on private property? Or the quantity?
- ▶ Should the City require recreational vehicle storage on hard surfaces only?
- ▶ Should the City require recreational vehicle storage within enclosed structures?







## Recommendation

- ▶ Conduct a public hearing
- ▶ Discuss the proposed amendments
- ▶ Motion to approve (with or without additional amendments)
- ▶ Forward recommendation to the City Council for final decision