



G R E A T E R S A L T L A K E

Municipal Services District

Frequently Asked Questions (FAQ) - Olympia Hills Revised Application

What is Olympia Hills?

Olympia Hills is a request for a Planned Community Zone (P.C.) of 933 acres of land in Southwest Salt Lake County. The proposed development is a master planned community include housing, commercial, office and a 100-acre Utah State University agricultural campus.

Where can I find the Application and documentation related to Olympia Hills?

You can find the documentation related to Olympia Hills at www.olympiahillsrezone.com. The revised application and original application can be found at <https://slco.org/development-services/olympia-hills/>

What is a P.C. Zone?

P.C. stands for a Planned Community. The P.C. Zone is intended for large master planned community developments. Salt Lake County is interested in a P.C. zone, because it allows for larger communities to be master planned and include features such as parks, open space, planned transportation system and other items to be addressed within a conditioned approval. Under a P.C. Zone, a Developer would submit a Community Structure Plan (CSP) at each phase, which provides additional opportunities for public input.

What is a Community Structure Plan (CSP)?

A CSP is a request of the Developer made at the time of design of each phase of the development. Each CSP will outline the specifics of the phase including transportation planning (streets, transit), site proposals, housing types, parks, trails and other considerations. Each CSP would be submitted and reviewed by Staff; the County Planning Commission will agenda the CSP and the public can provide input prior to any approvals.

What is the residential density of Olympia Hills?

The P.C. Zone does not set a density on the property. The proposed Master Development Agreement establishes the terms and conditions for the development and is proposed by the Developer at a maximum residential unit count of 6,330. The calculation of 6330 units divided by 933 acres equates to 6.8 units per acre.

When will traffic impacts be evaluated?

Salt Lake County required a Traffic Impact Study (TIS) at the time of Olympia Hills' application to evaluate the impacts of traffic generated by the development. The TIS looks at the number of trips generated by the site based upon the various types of development in the developer's plan (residential, multi-family, retail, commercial) and size of development (number of units, square footage). As part of the TIS, recommended roadway improvements have been identified and the maps and list of improvements can be viewed at www.olympiahillsrezone.com. Before each phase of the project is approved, a Community Structure Plan (CSP) must be submitted with an updated TIS to determine the traffic impact of the phase being built. In summary, the TIS establishes the mitigation needed where off-site impacts require improvements beyond those otherwise needed. The ITS helps to determine the assessment of developer contribution to off-site roadway facility improvements.

Will the development be built at once?

It is expected that the development will be built in phases over the next 20-30 years.

Will there be jobs and employment opportunities along with housing?

The standards and developer documents plan for town centers, village centers and commercial areas. These areas encourage and in some cases require commercial/jobs in specific office areas. The development has been planned to provide opportunities for the creation of job centers.

Will there be parks in the community?

The Olympia Hills Design Standards Document requires the developer to provide 5-acres of parks per 1,000 residents. The design standards also require the development of a 50-acre regional park, (4) 10-acre community parks and smaller parks as well. Parks are required a maximum of ¼ mile walking distance from every dwelling unit.

Will there be trails in the community?

The Olympia Hills Design Standards Document requires the Developer to provide a trails master plan as part of the project. Its anticipated that there will be multiple trails connecting parks, schools, town and village centers, neighborhoods, USU campus, and other important destinations.

Will there be affordable housing?

Through the Master Development Agreement (MDA) the developer has agreed to reserve a minimum of 10% of the housing units for low to moderate income residents who make between 0-80% of the Average Median Income (AMI). The MDA also requires the development to provide an additional minimum of 5% housing for workforce who make 80-120% AMI.

Will there be sufficient infrastructure for water and sewer?

The developer is responsible for agreements related to water and sewer services. SLCo will require that these services are in place prior to issuing a building permit. Water and Sewer services have rates and impact fees that are determined by the agency providing the services. SLCo has received letters from potential service providers that indicate capacity and a willingness to service the area.

What opportunities have been and will be provided for public input?

The County Council are providing two opportunities for public input. Public Hearings have been noticed for **January 14th at 6:00 PM** and **January 28th at 4:00 PM**. Both meetings will be held at the County Government Center located at 2001 South State Street in the Council Chambers.