Bonneville Study Update Regarding Olympia Hills Impacts on Quality of Life
What Has **Not** Changed Since 2018

- Herriman’s 2025 General Plan
- Herriman is continuing to grow fast
- 3,342 new dwelling units added
- Herriman’s key staff
- Salt Lake County mayor
- Herriman residents’ quality of life concerns
What Has Changed Since 2018

• COVID-19 pandemic
• Online shopping
• U.S. President
• Utah Governor
• Salt Lake County Council majority
• Herriman Police Dept
• Herriman Interim City Manager
• Herriman City Attorney
• Reorganization of City Administration
What Has Changed Since 2018

• Salt Lake County adopted Olympia Hills master development agreement (MDA) 6.8 RDUs/acre
• Hales Engineering Olympia Hills amended traffic study 6.78 RDUs/acre
• City Finance Director’s Olympia Hills financial report 6.6 RDUs/acre
What Has Changed Since 2018

• Adopted new Herriman City planning documents
  • 2020 Transportation Master Plan
  • 2020 Water Master Plan
  • 2020 Storm Drain Master Plan
  • 2020 Parks, Recreation, Open Space and Trails Plan
• 2020 Economic Development Plan
• General Plan update (in progress)
What Has Changed Since 2018

Olympia Hills Master Development Agreement (MDA)
2020 adopted by Salt Lake County
What Has Changed Since 2018

• Salt Lake County Adopted MDA
  • Village (9-20) units decrease from 2,485 to 1,795
  • Town Center (20+) units decrease from 4,783 to 3,453
  • Bastian Agricultural Center – USU reserve increase from 62.1 acres to 100 acres
  • Designation and assignment increased to 100 acres to the Jordan School District
  • Salt Lake County Adopted a Planned Community (PC) Zoning Entitlement
What Has Changed Since 2018

• Salt Lake County Adopted MDA
  • Added proposed trailhead
  • Established design standards attached to PC zoning district, including building heights
• More office (1,394,000 sq ft) and retail (381,000 sq ft)
  • 6 times more retail and office acres
  • 11 times more jobs
What Has Changed Since 2018

- City Finance Director’s Olympia Hills Financial Report
- 12 years and 6.6 RDUs/acre
  - Impact fees: $61,201,231
  - Building permits: $31,356,642
  - Operating revenues: $14,949,588
  - Operating expenditures: $12,042,862
  - Cost balance: $2,906,726

Notes:
- Detailed capital facilities plans are needed for cost estimates
- Bonneville Research concurs with these estimates
What Has Changed Since 2018

• Olympia Hills (approved MDA)
  • Will generate 2.38 times more traffic than the current Herriman General Plan
  • Four major sections of Herriman Main Street/Highway will be between 4,500 and 1,900 vehicles/day over capacity
  • Two major sections of 13400 South will be between 2,200 and 1,900 vehicles/day over capacity
What Still May Change Since 2018

• New Herriman General Plan
  • Herriman is considering adopting a “Master Planned Community” overlay zone
  • If Herriman annexes Olympia Hills, this new Planned Community zone would preclude any Salt Lake County approvals
What Still May Change Since 2018

- Herriman Main St./Highway, 13400 South, U-111 Highway, and three other City roadways already have capacity deficiencies that range between 700 and 25,400 vehicles/day over capacity.
- Olympia Hills will worsen these roadway deficiencies by amounts ranging between 2,700 and 12,600 vehicles/day, respectively.
- Detailed traffic information is now available for comparisons.
Conclusion (Transportation)

Q: Can Herriman maintain its traffic standards if it annexes Olympia Hills?

A: Yes, with capital revenues for identified roadway capacity changes.

- 12600 South – 7-lane major arterial
- 13400 South – 7-lane major & 5-lane minor arterials
- Four other roadways – 5-lane minor arterials
Conclusion (Transportation)
Conclusion (Financial)

Q: Can Herriman Afford to Annex Olympia Hills?

A: **YES**, there will be sufficient revenues to cover operational expenses.

- Municipal government exists to provide services to urban populations and to regulate them in an orderly fashion
Conclusions

Q: Can Herriman maintain its quality of life if it annexes Olympia Hills?

A: Yes, with sufficient capital revenues available for additional transportation, recreation, environmental, and community gathering spaces or facilities.
Conclusions

Q: Can Herriman Afford not to Annex Olympia Hills?

A: **NO!**

• Only by annexation can Herriman have a **voice** and the **revenues** needed to mitigate impacts on:
  • Transportation
  • Parks
  • Public facilities
  • Public services
Summary of Conclusions

Development of lands to the west of Herriman is happening!

• Only by annexation can Herriman 1) have a voice in the development, and 2) have the revenues needed to mitigate impacts on transportation, parks, public facilities, and public services