

OLYMPIA HILLS WORKING GROUP SUMMARY PLANNING/DESIGN STANDARDS

Date: May 19, 2021

Time: 1:00pm – 3:30pm

Attendees: Blake Thomas, Michael Maloy, Clint Spencer, Chase Andrizzi, Wendy Thomas, Tami Moody, Troy Carr, Olympia Hills Development Team

The group opened the meeting discussing what design guideline parameters exist and would need to be set. A significant portion of the existing master development agreement (MDA) with Salt Lake County includes detailed design guidelines specific to the Olympia Hills project. Herriman City's code has many of these elements already built in, so the group discussed crafting the new MDA with Herriman City referring design standards to City code as much as makes sense. This would allow flexibility as architectural trends change and building technology updates over time. However, the group discussed that there are some aspects which might make sense to lock in an MDA up front, such as a square footage standard, to ensure consistency across the project. The group agreed there will be a sub-group to identify which individual standards should refer to City code or state statute versus being identified specifically in the MDA. The group also discussed referring to verbiage in the County MDA for particulars of terminology for place types within the project (town center, village, etc.).

The group discussed making the Olympia Hills project a good example of water efficiency and Localscapes standards, especially as the City has recently adopted water efficiency standards for new development.

It is expected that active lifestyles will be a big component of the project plan. The group noted that most of the existing Olympia Hills open space plan lines up well with the City's parks, trails, and open space master plan. The project proposes a trailhead at its westernmost edge to act as a focal point and gateway to Butterfield Canyon. The City's active transportation plan (currently in the draft review process) doesn't factor in Olympia Hills. The group discussed the options of either revising it to include the project area or to make an additional Olympia Hills-specific plan. That will be addressed at a later time.

The project is currently designed to focus the highest density and commercial uses near the intersection of 12600 South and U-111 and along other major transportation corridors, while areas near existing Herriman neighborhoods would see lower density. Regarding streets, the group discussed the need to identify a public street standard, a private street standard, and a commercial area standard. This topic will blend with the infrastructure working group.

For a timeline, the group discussed a target date of June 21st to have the MDA, design guidelines, and potential annexation petition substantially done and ready for public review. This is intended

to prepare the design standards materials for a Planning Commission meeting on July 1st and allow ample time for feedback and any revisions. Under the proposed timeline, the City Council would have an opportunity for official action as early as September 8th, allowing for four City Council meeting discussions before the October 29th annexation filing deadline.