

**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



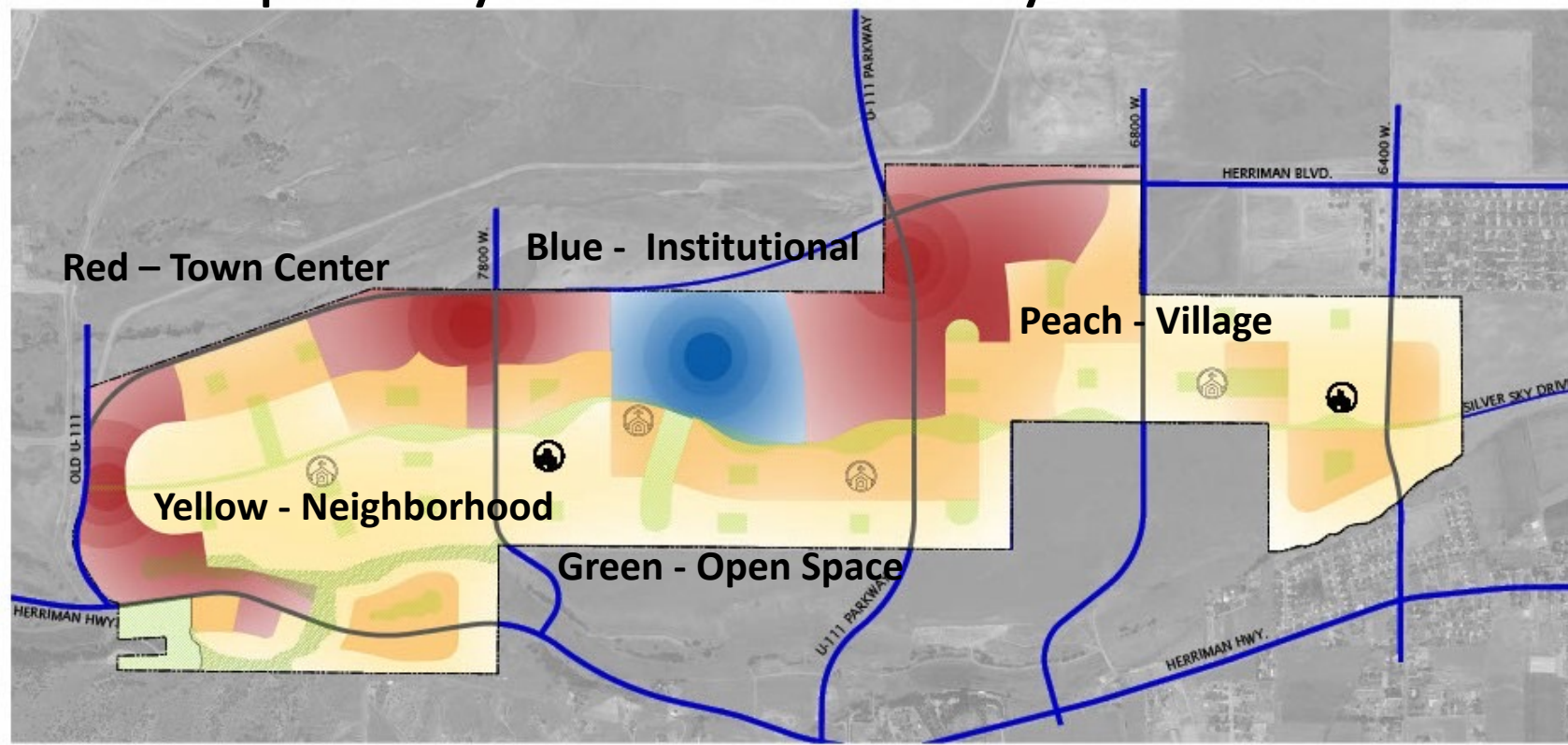
# What Has Changed Since 2018

- 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

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- **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

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- 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)

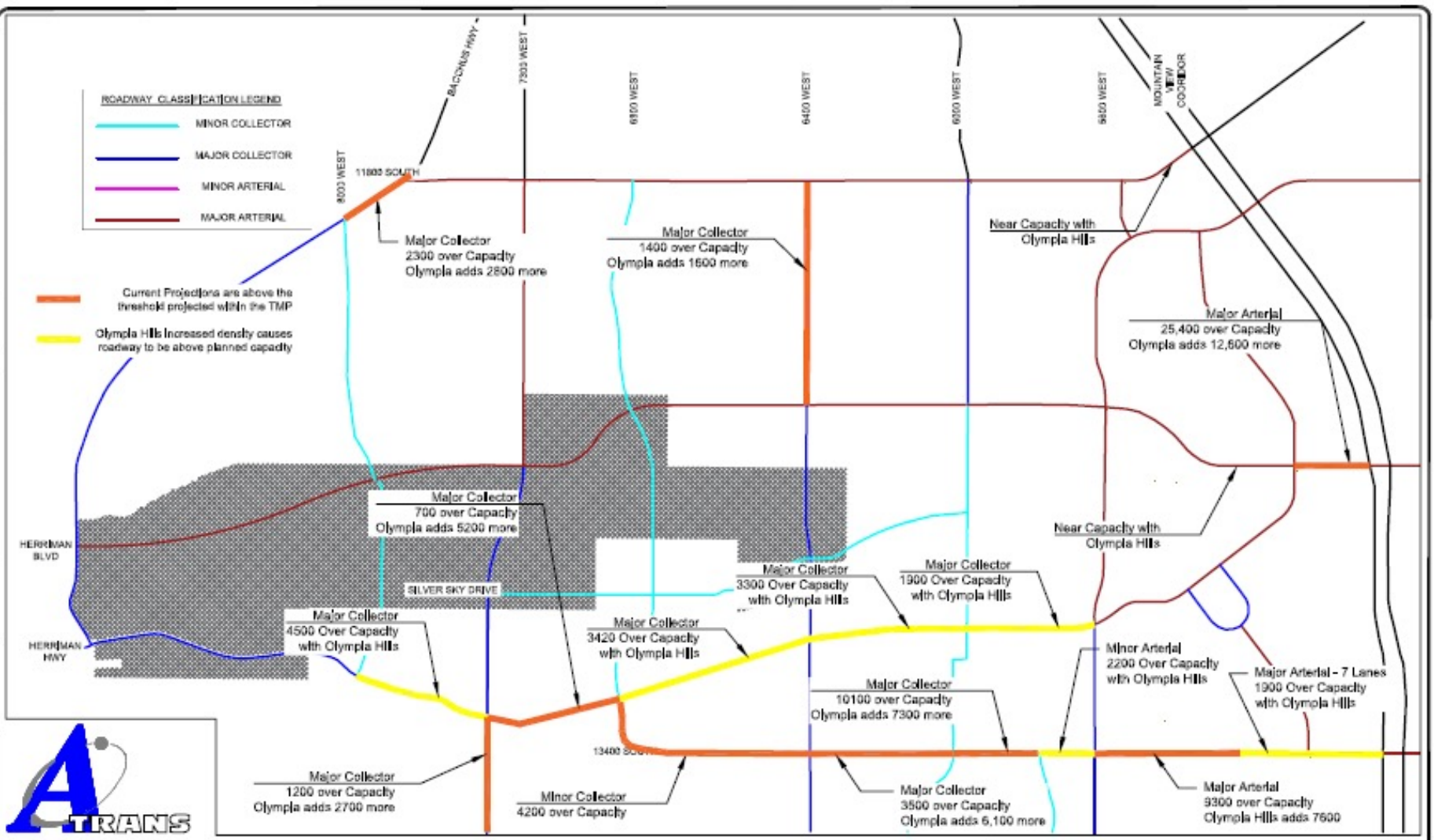


Figure 4

Roadway Capacity Deficiencies

# 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





Bonneville Research