



Land Development Fact Sheet

What is unincorporated land?

Not all land falls within a city or town's boundaries. Land that is with a county but not within a city's boundaries is considered *unincorporated*.

Who can approve or deny land development?

Within a city's boundaries, the *city council* has the ability to approve zoning and master development agreements (contracts between the city and a land developer, generally used for large planned development areas). Within unincorporated county areas, the *county council* has that same zoning and agreement approval power.

Property owners have rights to develop their land as long as it complies with the area's laws and zoning rules.

Can the City stop development from happening?

Yes and no. The city council has the ability to adjust zoning rules for all the areas within their city's boundaries. Zoning allows and restricts different development patterns within the zone area, depending on land uses—residential, agricultural, commercial, industrial, and so forth.

When a property owner proposes developing their land, it must comply with the zoning restrictions for the area. When the development is within the zoning rules, the city cannot stop the development.

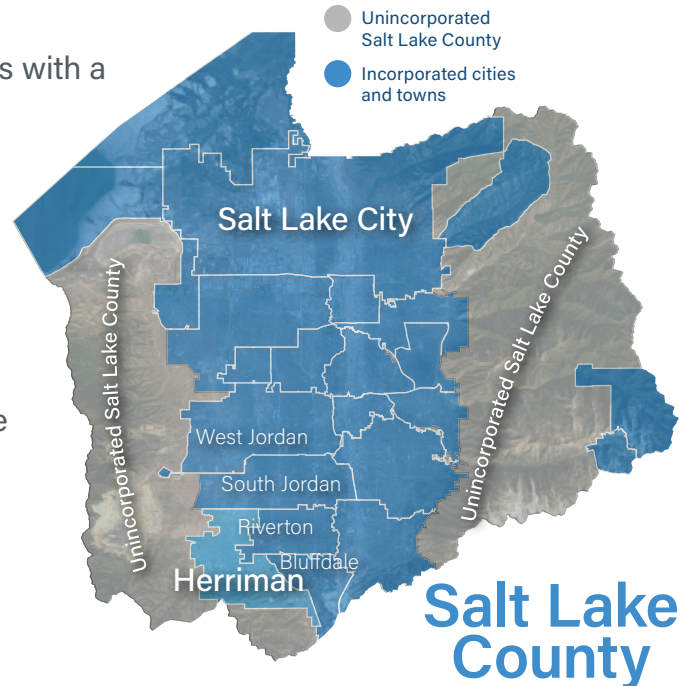
What is annexation?

If a piece of land is not within a city's boundaries and the property owner wishes their land to become part of that city, they may apply for *annexation*. Annexation happens when a property owner and a city agree to add the piece of land into the city's boundaries. The city's boundary line is the officially changed to reflect the annexation. The annexed piece of land is then subject to the laws and ordinances of that city.

How does the City pay for new roads and water lines?

New infrastructure is primarily paid for by *impact fees* from the developer. When new development happens, the City charges the developer impact fees that help offset the required cost of new roads, water lines, parks, public safety, etc. that will service the new area. The City can only charge impact fees to property that is within the city's boundaries. The idea of impact fees is that existing residents shouldn't have to pay a substantial amount of the costs for new infrastructure when it is being constructed due to new development.

If a new development is *not* annexed into a city's boundaries but still heavily impacts the city, the city has no mechanism to pay for its increased infrastructure needs.

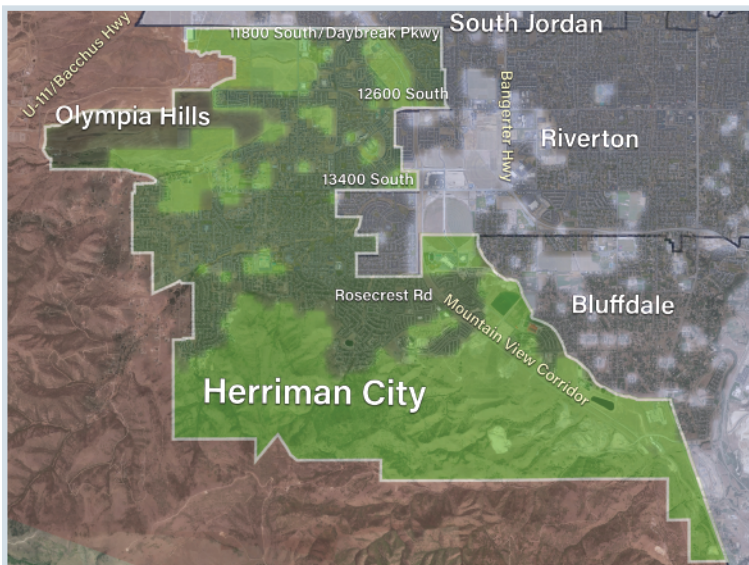


How does this relate to Olympia Hills?

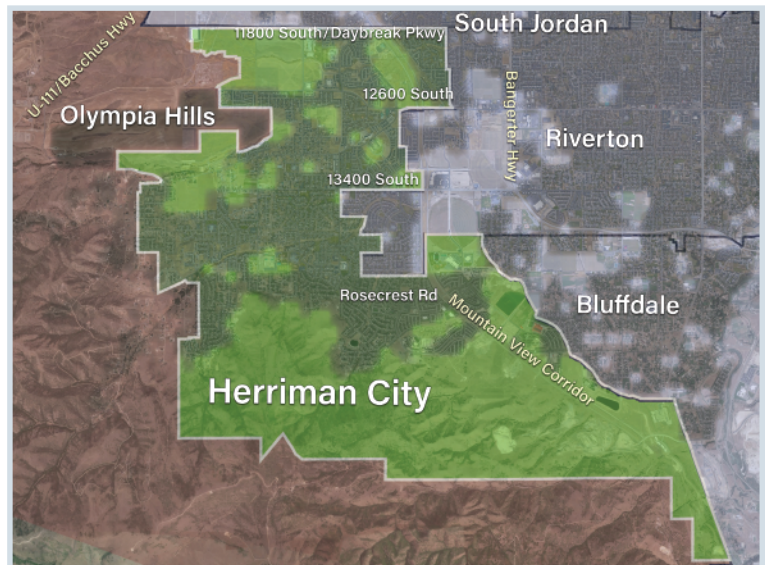
Olympia Hills was approved by the Salt Lake County Council in 2020 as a development on land in unincorporated property next to (but not in) Herriman. At that time, Herriman City had no authority to approve or deny the development even though Olympia Hills will have significant impacts on Herriman City. New traffic will use Herriman roads and other infrastructure. However, because the land is currently outside the city boundaries, the City would not be able to collect impact fees to help offset the new, significant costs. If the property was to annex into Herriman, the City could collect fees to help fund infrastructure expansion and improvement to provide for the new growth. Additionally, the City could then have a say in visual and practical design standards that would assist the new community in blending well with the existing parts of Herriman.

City Council members and City staff have been meeting with the Olympia Hills development team to explore potential annexation and how to best blend the project with existing Herriman, accounting for infrastructure needs, finances, and other factors. On May 24th, the development team filed an official *notice of intent* to annex, which officially starts a public process for the City, its residents, and the property owner to decide if the development should ultimately be inside or outside Herriman boundaries. The process will last several months. Regardless if the development is annexed into Herriman, it has been approved in Salt Lake County and could be constructed outside Herriman City limits.

If Olympia Hills is annexed into Herriman



If Olympia Hills remains in Salt Lake County



● Populated areas ● Unincorporated Salt Lake County ● Herriman City boundary ○ Neighboring municipality