

# Inland Port Zoning Text Amendments



## WHY ARE WE HERE?

In the past three weeks, the City Planning Division gathered public input regarding concerns with potential inland port development. In response, the City is proposing zoning regulations to help prevent and mitigate impacts related to inland port development.

The topic posters summarize the general public concerns we received and the mitigation methods and regulations that we are proposing.

## WHAT DOES ZONING REGULATE?

- ✓ Zoning can regulate the types of uses allowed:
  - Permitted uses
  - Conditional uses
  
- ✓ It includes standards to address impacts related to:
  - Air quality
  - Sensitive lands
  - Infrastructure
  - Water quality
  - City Streets
  
- ✗ Due to state and federal laws, the City's Zoning Ordinance cannot:
  - Ban inland port uses without losing the ability to regulate them
  - Prohibit the temporary storage or transfer of natural resources
  - Override state/federal rules such as building code and vehicle emissions

## ADDITIONAL RESOURCES

- **Utah Inland Port Authority:** <https://utahinlandport.org/>
- **Utah State Legislature:** <https://le.utah.gov/>
  - **State Senate:** 801-538-1035
  - **House of Representatives:** 801-538-1029
- **Mayor's Office:** <https://www.slc.gov/mayor/>, 801-535-7704
- **City Council:** <https://www.slc.gov/council/>, 801-535-7600

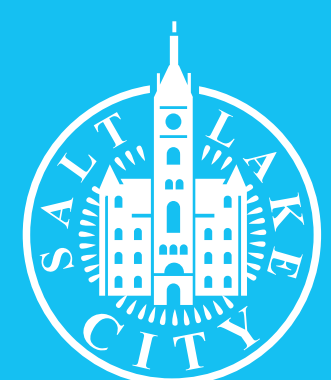
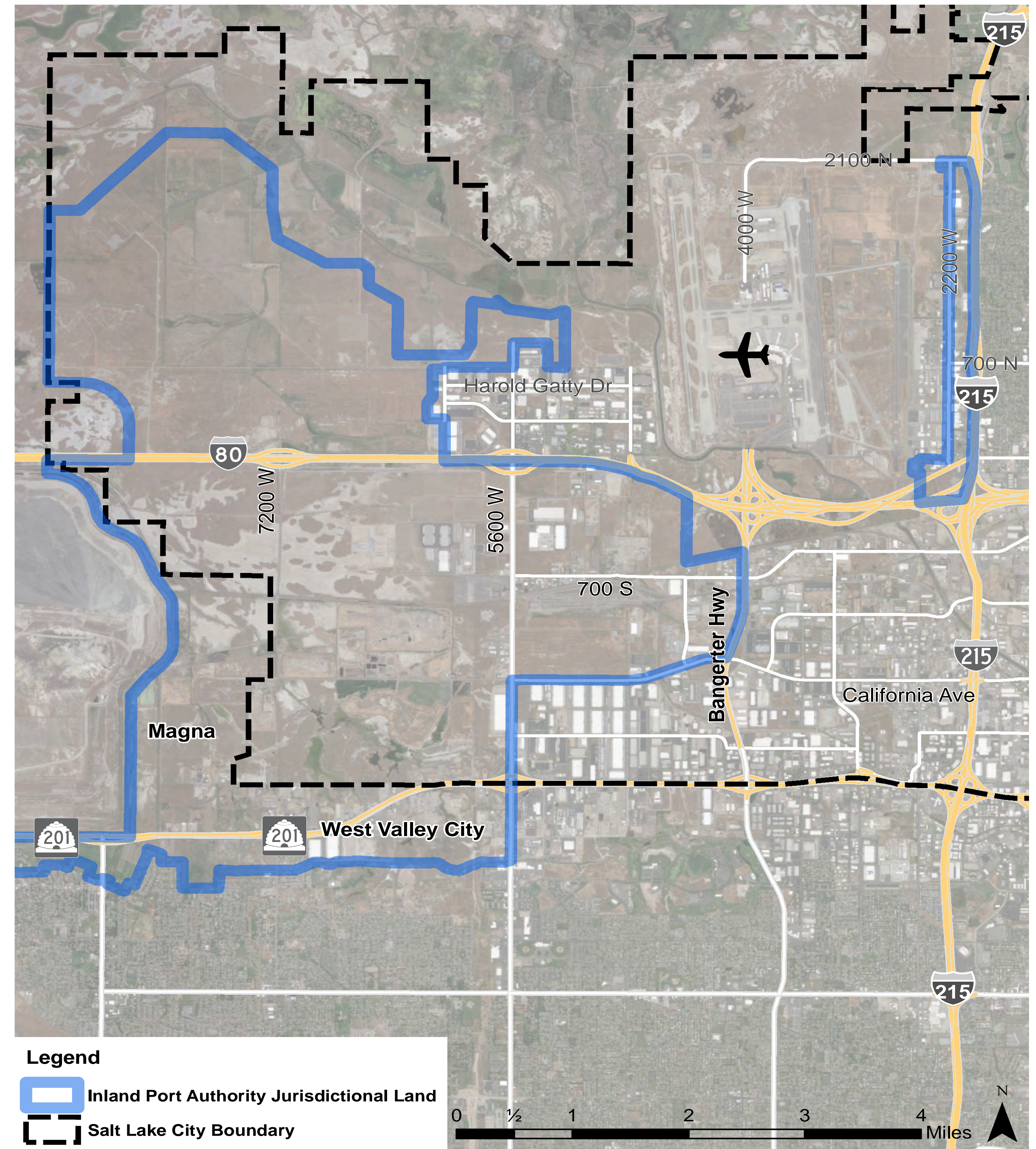


# PROPOSED ZONING OVERLAY

## WHAT IS THE CITY DOING TO RESPOND TO THE STATE INLAND PORT LAW?

Salt Lake City is amending our zoning ordinance to address the requirements and issues from HB2001. The proposed regulations will create a zoning “overlay area” that encompasses what the State has deemed the Inland Port Authority Jurisdictional Land. Within this overlay area, the City is proposing additional regulations to mitigate negative impacts from inland port uses, including environmental impacts.

## INLAND PORT AUTHORITY JURISDICTIONAL LAND



# PROPOSED ZONING OVERLAY

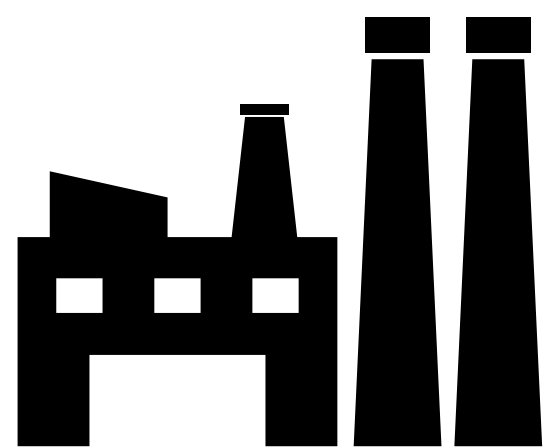
## ALLOW LIGHT INDUSTRIAL INLAND PORT USES



Allow for light industrial type uses typically associated with inland ports, such as:

- Warehousing/distribution
- Light manufacturing/assembly
- Food processing
- Research/office

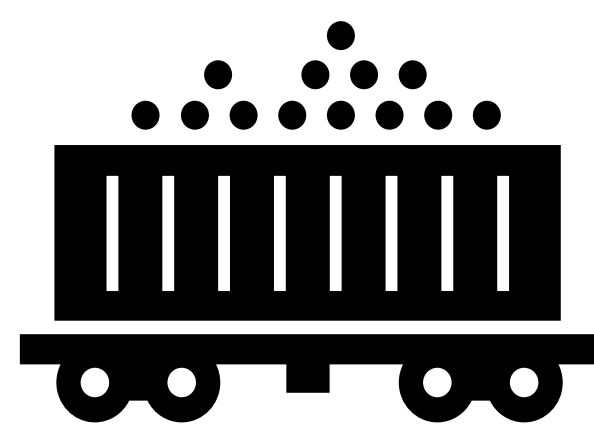
## PROHIBIT HEAVY MANUFACTURING USES



Prohibit very intense uses that aren't typically found with inland ports, such as:

- Refineries
- Hazardous Waste Incinerators
- Resource Mining

## NATURAL RESOURCE STORAGE/TRANSFER



Regulate natural resource and loose bulk material storage/transfer to minimize air quality impacts (such as dust) and impacts to water quality

## REQUIRE ENVIRONMENTAL IMPACT MITIGATION PLANS FOR CONDITIONAL USES



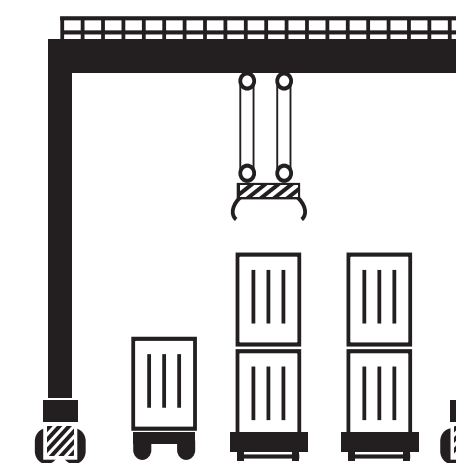
Require impactful uses to go through “Conditional Use” public process, which entails:

- *Environmental Impact Mitigation Plans*, detailing:
  - Impacts to adjacent properties
  - Air/Water quality impacts
  - Transportation/Utility impacts
  - Safety impacts
  - How impacts would be reduced
- Review and approval by Planning Commission
- Public notices and public hearings



Uses subject to Conditional Use process include:

- Rail freight facilities (inland port)
- Recycling processing centers
- Natural resource storage/transfer



## WHAT WE HEARD FROM YOU



### Concerns regarding:

- Potential for heavy industry in the area
- Potential for chemical/hazardous waste

## WHAT WE ARE DOING TO RESPOND



### Proposing City zoning rules to:

- **Prohibit** heavy industrial uses in the area, including:
  - Resource extraction (mining)
  - Hazardous waste processing/storage
  - Animal rendering
  - Explosive manufacturing/storage
  - Oil refineries
  - Chemical manufacturing
- Limit allowed uses to light industrial type uses, such as:
  - Warehousing
  - Light manufacturing/assembly
  - Food processing
  - Research/Office
- Require **Environmental Mitigation Plans** for more impactful “Conditional Uses”, such as:
  - Railroad Freight Terminal (Inland Port)
  - Recycling Processing Centers
  - Natural Resource Storage/Transfer

# AIR QUALITY



## WHAT WE HEARD FROM YOU



### Concerns regarding:

- Emissions (vehicles/factories)
- Traffic congestion/idling
- Dust pollution



### Comments regarding ways to protect air quality:

- Clean air policies
- Clean building tech (solar, wind, LEED)
- Transportation options
- Electric vehicles

## WHAT WE ARE DOING TO RESPOND



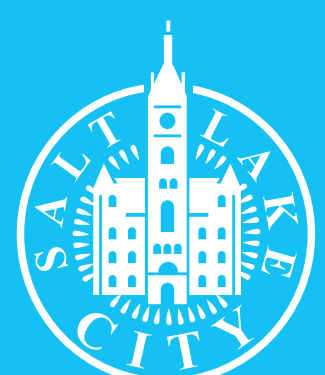
### Proposing City zoning rules to:

- Require *Air Quality Impact Mitigation Plan* for impactful “Conditional Uses,” including:
  - Emissions analysis
  - Dust control measures
- Require *Transportation Impact Studies and Impact Mitigation Plans* for intense “Conditional Uses,” including:
  - Analysis of traffic impact
  - Methods used to reduce congestion/idling
- *Prohibit* uses with significant air quality impacts, such as:
  - Refineries
  - Extractive (mining) industry

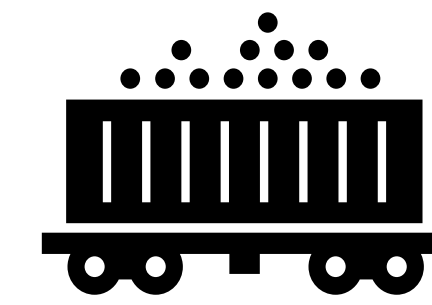
## EXISTING CITY REGULATIONS



- Maintain and enforce existing vehicle idling regulations



# NATURAL RESOURCES



## WHAT WE HEARD FROM YOU



### Concerns regarding:

- Coal storage and transfer
- Dust from coal and other loose products
- Petroleum product storage and transfer
- Uranium storage

## WHAT WE ARE DOING TO RESPOND



### Proposing City zoning rules to:

- Require *Environmental Mitigation Plan* for any use involving the storage/transfer of natural resources
  - Require review by Planning Commission for all natural resource storage/transfer uses
- Require all energy related natural resource storage (coal, oil, etc.) to be:
  - Located indoors or
  - If stored on railcars, be covered or treated with dust preventing material
- Buffer storage from residential uses and environmentally sensitive areas
- Limit storage to 30 days

## WHAT THE CITY CAN'T CONTROL



- Can't prohibit these materials from passing through the City due to Federal regulations
- Can't prohibit storage/transfer due to State law

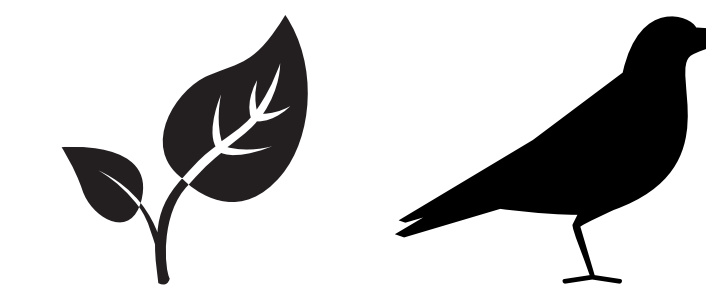
Train Icon by Luis Prado from the Noun Project



SALT LAKE CITY  
PLANNING DIVISION  
[www.sl.gov/inlandport](http://www.sl.gov/inlandport)

To provide feedback or to voice questions or concerns,  
Please contact Tracy Tran at: 801.535.7645 or  
[tracy.tran@slcgov.com](mailto:tracy.tran@slcgov.com)

# SENSITIVE NATURAL LANDS



## WHAT WE HEARD FROM YOU



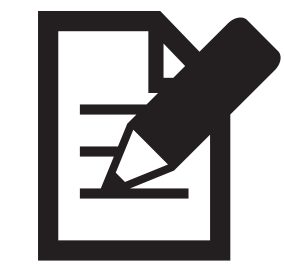
### Concerns regarding:

- Loss of or harm to wetlands, and birds and wildlife habitats from development

### Comments regarding ways to mitigate impacts, such as:

- Creating buffers
- Using native landscaping
- Limiting lighting
- Requiring environmental assessments

## WHAT WE ARE DOING TO RESPOND



### Proposing City zoning rules to:

- Require *Wetland and Wildlife Impact Mitigation Plans* for potentially impactful uses, such as:
  - Natural resource storage (oil, coal, etc.)
  - Railroad freight terminals (inland port)
- Require Planning Commission review and approval of *Mitigation Plans*
- Require all Federal and State permits before City approval
- Implement additional buffers from sensitive natural lands

## EXISTING CITY REGULATIONS



Maintain existing zoning rules established for the Northwest Quadrant, including:

- Requirements for native landscaping
- Environmental buffers
- Bird-friendly design





# INFRASTRUCTURE

## WHAT WE HEARD FROM YOU



### Concerns regarding:

- Increased demand on utility systems (water, sewer, electricity)
- Water consumption
- Increased utility rates and burden on taxpayers
- Stormwater runoff/management
- Seepage into groundwater/wetlands



### Comments regarding ways to mitigate impacts, such as:

- Drainage requirements
- Renewable energy use
- Growth boundaries

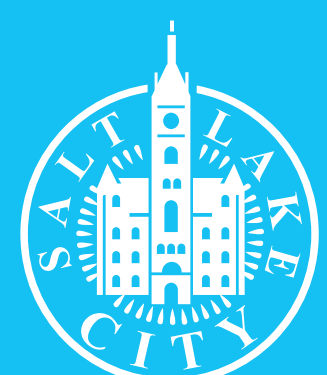
## WHAT WE ARE DOING TO RESPOND

### Proposing City zoning rules to:

- Require *Environmental Impact Plan* for impactful “Conditional Uses” to identify:
  - Potential impacts on water quality
  - Utility consumption
  - How development will mitigate any impacts with the best available technology
- Implement additional buffers from sensitive natural lands

## EXISTING CITY REGULATIONS

- All development is and will be required to meet Public Utility standards (*BMPs - Best Management Practices*) to manage stormwater and ensure water is treated before being discharged
- Maintain existing zoning rules established for the Northwest Quadrant, including requirements for native landscaping, environmental buffers, and growth boundaries
- Maintain requirement for developers to pay for infrastructure improvements related to their development



# TRANSPORTATION

## WHAT WE HEARD FROM YOU



### Concerns regarding:

- More traffic congestion
- More truck traffic
- More pollution from traffic
- More trains

## WHAT WE ARE DOING TO RESPOND

### Proposing City zoning rules:

- Require *Transportation Impact Study* for more impactful “Conditional Uses” to identify:
  - Impacts to roadways
  - Mitigation methods to address impacts

## EXISTING CITY REGULATIONS

- Maintain City requirement for traffic studies and mitigating improvements for high traffic developments

## WHAT THE CITY CAN'T CONTROL

- Can't regulate federal highways, vehicle emissions, or railroads due to Federal and State law



# TRANSPARENCY



## WHAT WE HEARD FROM YOU



### Desire for:

- An honest and transparent process
- To understand impacts of development
- To be part of the decision-making process
- Localized zoning control

## WHAT WE ARE DOING TO RESPOND

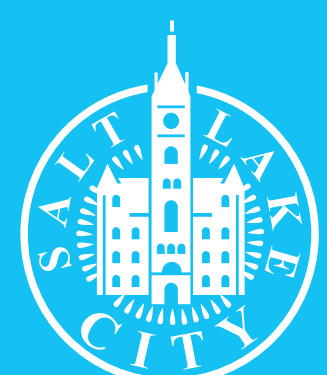


### Requested public input through:

- Three community open houses and meetings
- 280 Mailers
- Online survey with 480+ individual responses and 3,000+ comments
- Meeting with interest groups including:
  - Army Corps of Engineers
  - Wetlands and wildlife NGOs
  - Land owners
  - City Public Utilities, Sustainability, and Transportation staff
- Future public hearings with Planning Commission and City Council

### Proposing City zoning rules:

- More impactful developments will require “Conditional Use” approval, which include:
  - Public notices
  - Public open houses
  - Planning Commission public hearings and decisions





# NEXT STEPS

The City Planning Division will review additional public feedback and incorporate any additional necessary regulations into the proposed zoning.

## UPCOMING PUBLIC MEETINGS

The Planning Commission will be briefed on the proposed regulations on **September 12, 2018** and will hold a public hearing for feedback. No formal recommendation will be made by the Commission that day.

The Planning Commission will hold another public hearing for additional feedback and make a formal recommendation on the proposed changes on **September 26, 2018**.

The proposal will then be sent to the City Council for additional public hearings and a decision.

## UPCOMING MEETINGS/TIMELINE

