



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Tracy Tran, 801-535-7645 or tracy.tran@slcgov.com

Date: October 11, 2017

Re: PLNPCM2017-00655 – Northwest Quadrant Re-zone (*Phase 3 of Northwest Quadrant Zoning Amendments*)

Zoning Map Amendment

PROPERTY ADDRESS: Northwest Quadrant
PARCEL ID: N/A
MASTER PLAN: N/A
ZONING DISTRICT: Various

REQUEST: The City Council formally requested that the Salt Lake City Planning Division write zoning regulations for the Northwest Quadrant that will implement the vision and goals of the recently adopted Northwest Quadrant Master Plan. This petition would re-zone parcels zoned AG (Agricultural) and OS (Open Space) to M-1 (Light Manufacturing), remove the Lowland Conservancy overlay from the Northwest Quadrant, and rezone a split-zoned parcel from AG and OS to AG.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed zoning map amendments meet the intent of the City Council's direction, standards for a zoning ordinance amendment and staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2017-00655 to the City Council.

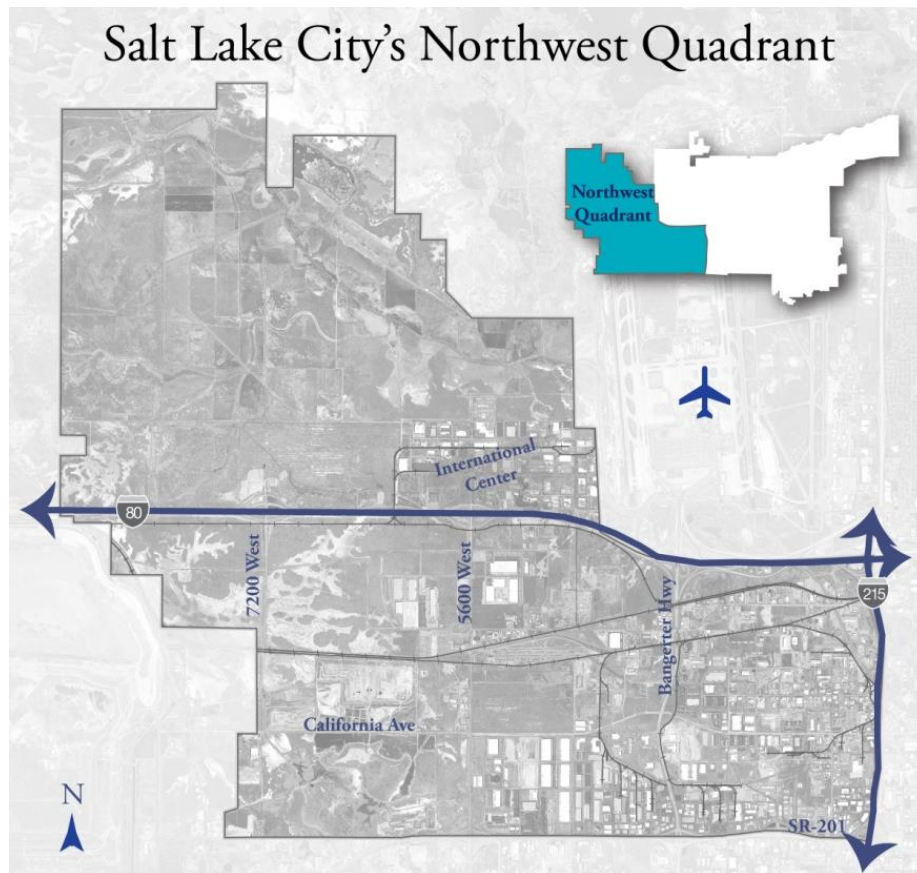
ATTACHMENTS:

- A. [Proposed Map Amendments](#)
- B. [Analysis of Standards](#)
- C. [Public Process and Comments](#)
- D. [Department Comments](#)

BACKGROUND:

The [Northwest Quadrant Master Plan](#) was adopted on August 16, 2016. The master plan establishes the vision and goals for the Northwest Quadrant that will guide future development in this area. The Northwest Quadrant of the City includes the area west of the Salt Lake International Airport and I-215 and north of SR-201 to the northern and western City boundaries.

The master plan balances industrial development with wildlife and natural resource protection. Much of the land north of I-80 and west of the International Center is vacant and is currently zoned AG (Agriculture), OS (Open Space), and M-1 (Light Manufacturing).

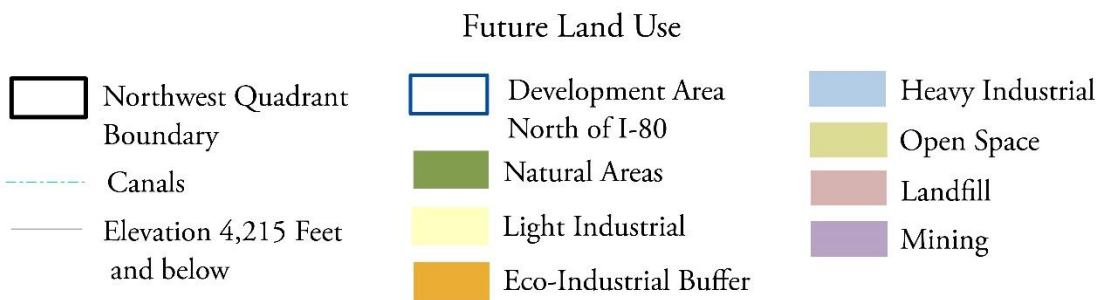
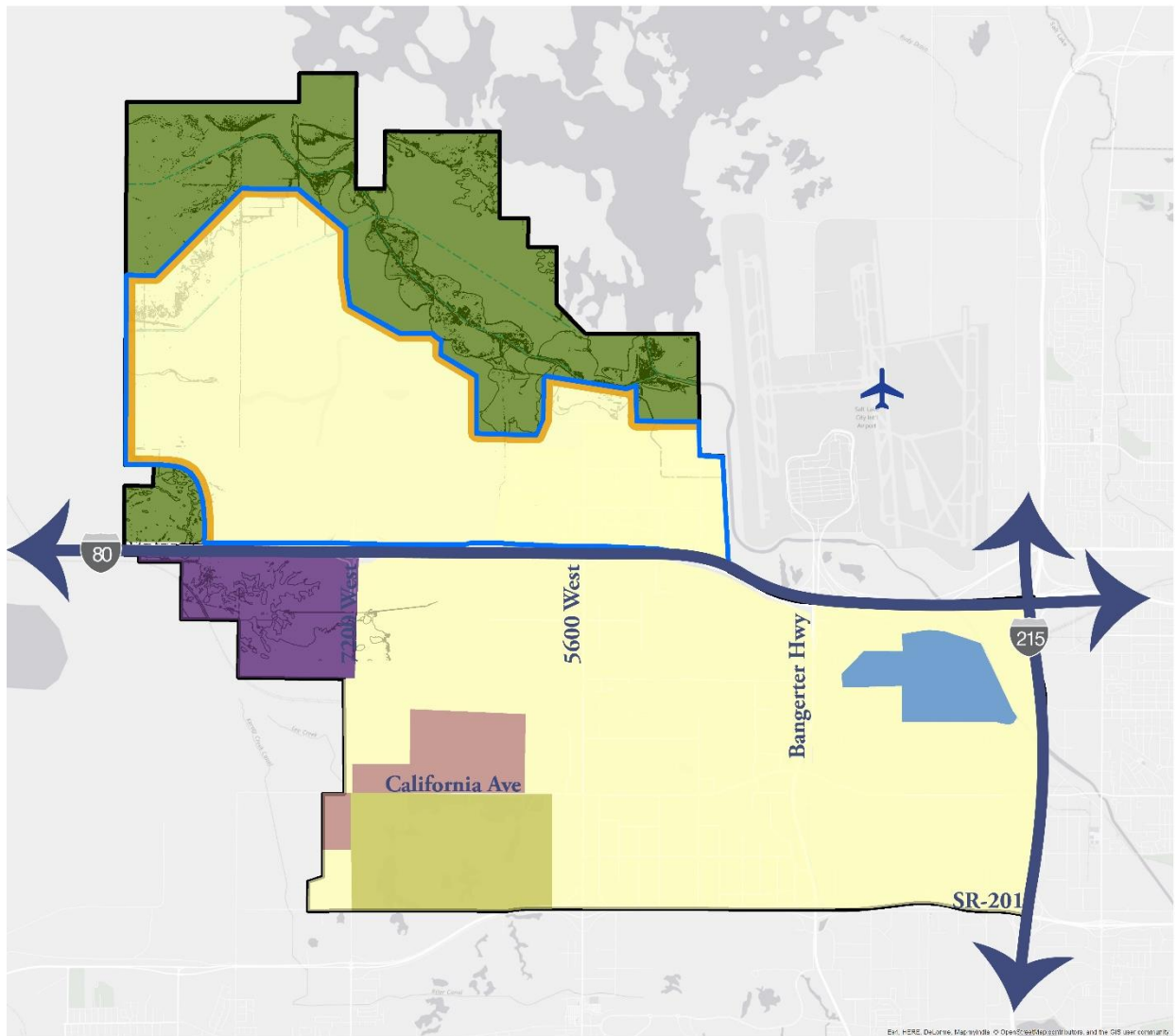


Here are a few key points from the Northwest Quadrant Master Plan:

- Creation of a development line north of I-80 that delineates where development should occur (development area) and which lands should be preserved (natural area).
- An Eco-industrial buffer that is a transition area between the development area and the natural area.
- Over 4,000 acres of natural areas will be preserved north of I-80 with no development activity and no public roads or trails.
- Approximately 5,000 acres of developable acres north of I-80.
- The Northwest Quadrant as a job center with prime access to interstates, heavy rail, and the airport.
- Light industrial uses north of I-80 with additional development standards for the areas abutting the natural areas.
- The area south of I-80 will remain as is with a majority of land designated as light industrial
- No residential uses in this area

The future land use map from the Northwest Quadrant Master Plan can be found below:

Northwest Quadrant Future Land Use Map



PROJECT DESCRIPTION:

On September 13, 2016, the City Council adopted a legislative action requesting that the Planning Division develop zoning regulations for the Northwest Quadrant that is consistent with the Northwest Quadrant Master Plan that was adopted on August 16, 2016. The Northwest Quadrant Master Plan envisions the Northwest Quadrant to be an area that balances the environmentally-sensitive Great Salt Lake shorelands and light industrial development. The subject zoning map amendment is the third phase of a series of zoning amendments in the Northwest Quadrant.

Northwest Quadrant Zoning Amendments

Phase 1 – Northwest Quadrant Agricultural (AG) Zoning Text Amendment

Planning Staff initiated the first phase of implementation measures earlier this year. On March 8, 2017, staff presented the first phase of the NWQ zoning text amendments (PLNPCM2017-00001), which included the following changes to the AG (Agricultural) zoning district:

- Remove residential uses,
- Ensure the continuation of agricultural uses, and
- Permit a “Duck Hunting Club” use (which is currently an existing use in this district).

The City Council adopted these zoning amendments on September 5, 2017.

Phase 2 – Northwest Quadrant Overlay and M-1 Text Amendments

The second phase focused on writing the zoning regulations for the area north of I-80 and west of the International Center, which include

1. Amending the M-1 Zoning District regulations and land use tables
2. Creating a new Northwest Quadrant Overlay that addresses the Development Area, Eco-industrial Buffer, and Natural Area
3. Amend the Lowland Conservancy Overlay boundaries within the area identified as “natural area.”

This phase is currently being reviewed by City Council. A City Council public hearing was heard on October 3, 2017.

Phase 3 – Northwest Quadrant Re-Zone (Current Phase)

This third phase re-zones the base zoning from AG (Agricultural) and OS (Open Space) to M-1 (Light Manufacturing) and it removes the Lowland Conservancy Overlay from the Northwest Quadrant. Once the re-zone is complete, the re-zoned parcels could be developed for light manufacturing-type uses.

In addition, as part of the public process of this petition, a property owner who owns property within the Natural Area provided comments about the issues with his split-zoned property (Parcel# 07-22-300-006-0000). The subject property is currently under a conservation easement and has historically been used for hunting. The western portion of this property is zoned AG and the eastern portion of his property is zoned OS. He has

requested that his entire property be zoned AG to avoid issues with a split-zoned property. The previous zoning amendments included changes to allow for hunting to occur on his property. Staff has included this re-zone within this phase of the zoning amendments.

These subject zoning map changes implement the vision and goals of the Northwest Quadrant Master Plan.

The maps of these re-zones can be found in Attachment A.

KEY ISSUES:

Issue 1: Lowland Conservancy Overlay (LCO) and Drainage

The mapped areas of the Lowland Conservancy Overlay (LCO) cover approximately 866 acres of the development within the Northwest Quadrant and restricts activities within and near these mapped areas.

Purpose of LCO

According to the zoning ordinance, the purpose of the LCO is “to promote the public health, safety and general welfare of the present and future residents of the city and downstream drainage areas by providing for the protection, preservation, proper maintenance, and use of the city’s watercourses, lakes, ponds, floodplain and wetland areas. The requirements of this district shall supplement other applicable codes and regulations, including state and federal regulations and the Salt Lake City floodplain ordinance.”

One major issue of this overlay is that the areas mapped as part of the LCO do not fulfill the purpose of protecting, preserving, and maintaining “the city’s watercourses, lakes, ponds, floodplain and wetland areas.” The current mapped areas within the developable area of the Northwest Quadrant of the LCO map out many dry areas that do not contain any of the above. Also, there are minimal wetlands within the developable area of the Northwest Quadrant and any designated wetland already would be protected through the Army Corps of Engineers. Some of the property owners have also completed their own jurisdictional delineations to show where wetlands are located and the delineations shows very few parts that were within the mapped portions of the LCO.

Agreement among Property Owners and Environmental Groups

In addition, the agreement among property owners and environmental groups in the area involved the potential to develop portions of land north of I-80 in exchange for the conservation of nearly 4,000 acres of natural area that would address important wildlife and habitat areas. Through this agreement, significant low-lying areas would be protected. These important lands are being protected through the proposed Natural Area subarea of the Northwest Quadrant Overlay (currently pending City Council adoption).

Staff verified this information in a meeting held a few months ago. At that meeting, the LCO was brought up and the NGOs did not see a reason why the LCO should remain and they mentioned that the most important areas were being protected within the undevelopable natural areas. Maintaining the LCO as is would restrict an additional 866 acres of development to occur within the developable area. Not only

is the overall size of the overlay an issue, but the configuration of the overlay bisects many portions of private property, which leaves it more difficult to develop.

Dealing with Drainage

Other conversations regarding the LCO have mentioned the LCO as a tool to designate areas for water drainage; however, the LCO is currently located within the zoning ordinance regulations and drainage issues should be handled through Salt Lake City's Department of Public Utilities utilizing best management practices specific to the proposed development. The Salt Lake City's Department of Public Utilities has no objection to removing the mapped boundaries of the LCO or the re-zone to M-1 within the Northwest Quadrant. Initially, as a part of the state prison development, the State began a Drainage Master Plan. However, since then, the State has decided there is no benefit to complete the plan as they will not be constructing the drainage infrastructure backbone. Public Utilities is currently looking to hire a consultant to complete that study. Regardless, the LCO within the zoning ordinance does not address drainage. Any property owner who will develop their land would be required to work with Public Utilities to meet the requirements for drainage.

For this phase of zoning amendments, staff is proposing to remove the remainder of the boundaries of the LCO from the Northwest Quadrant. In the previous phase of Northwest Quadrant Zoning Amendments, the mapped portions of the LCO within the Natural Areas Overlay were removed; however, those LCO regulations were moved to within the Natural Area Overlay section to ensure the natural area would still be protected.

In Summary, staff is proposing to remove the Lowland Conservancy Overlay (LCO) for the following reasons:

- There are already methods that protect important low areas such as wetlands through the Army Corps of Engineers;
- Leaving the LCO mapped as is will impact developable land;
- Lands that should be conserved are already protected within the Natural Areas of the Northwest Quadrant;
- Many areas where the LCO is mapped to protect watercourses or wetlands do not actually include any of those water features; and
- Zoning is not the appropriate tool to impose regulations related to drainage from new development in this area.

Issue 2: Complexities and Unknowns

At the last Planning Commission meeting, staff mentioned that we would re-evaluate the LCO once the City has a drainage plan for the area. At the time of the last Planning Commission, there was uncertainty surrounding how properties would drain, the phasing of development, and how exactly that would be evaluated. The Administration has continued to meet to discuss these issues. Through these discussions, we have determined that these issues will be addressed as development occurs, as all projects will need the approval from the City's Department of Public Utilities and will need to use best practices to comply with the drainage master plan and other engineering standards employed by Public Utilities. Because of that, it is not necessary to wait for the drainage plan while zoning and land use issues are addressed. As stated in the discussion within Issue 1, zoning is not the appropriate area to deal with these issues.

Originally, the state was funding a drainage master plan for the Northwest Quadrant, but due to the complexities in planning for utilities in the area and budget constraints, the State did not fund the remainder of the drainage master plan. The City's Department of Public Utilities is currently working with a consultant to complete the drainage plan.

The administration and City Council would like to provide assurance to the property owners that property owners can proceed with planning for development. Removing the LCO and rezoning properties to M-1 provides the necessary assurance to property owners that they can start planning for light industrial development on their properties. Currently, there are also discussions and studies being completed to look at placing an inland port within the Northwest Quadrant. Many people have been interested in the idea of the inland port within the Northwest Quadrant due to the amount of available land along with proximity to rail, freeway, and the airport.

As more work is done within the Northwest Quadrant, additional amendments may be required as more is known about development and a potential inland port within this area.

Issue 3: Split zoned parcels – existing uses

During the outreach portion of this process, one of the property owners who owns land within the Natural Area of the Northwest Quadrant has requested that half of his property be re-zoned so that the parcel can fall under one zoning district. The subject parcel is currently split-zoned Agricultural (AG) and Open Space (OS). The western portion of his property is zoned AG and the eastern portion of this his property is zoned OS. The property owner is requesting to re-zone the entire parcel to AG. The subject property is under a conservation easement and has been used historically for hunting.

In the previous phases of the Northwest Quadrant Zoning Amendments, changes were made to the AG zone and to the Natural Area overlay to ensure these uses would be allowed to continue. Staff has included the re-zone of this property within this phase of zoning changes so that his property falls under one zoning designation and the property owner can continue to use his property without any zoning issues. This change would implement the vision and goals of the Northwest Quadrant Master Plan.

DISCUSSION:

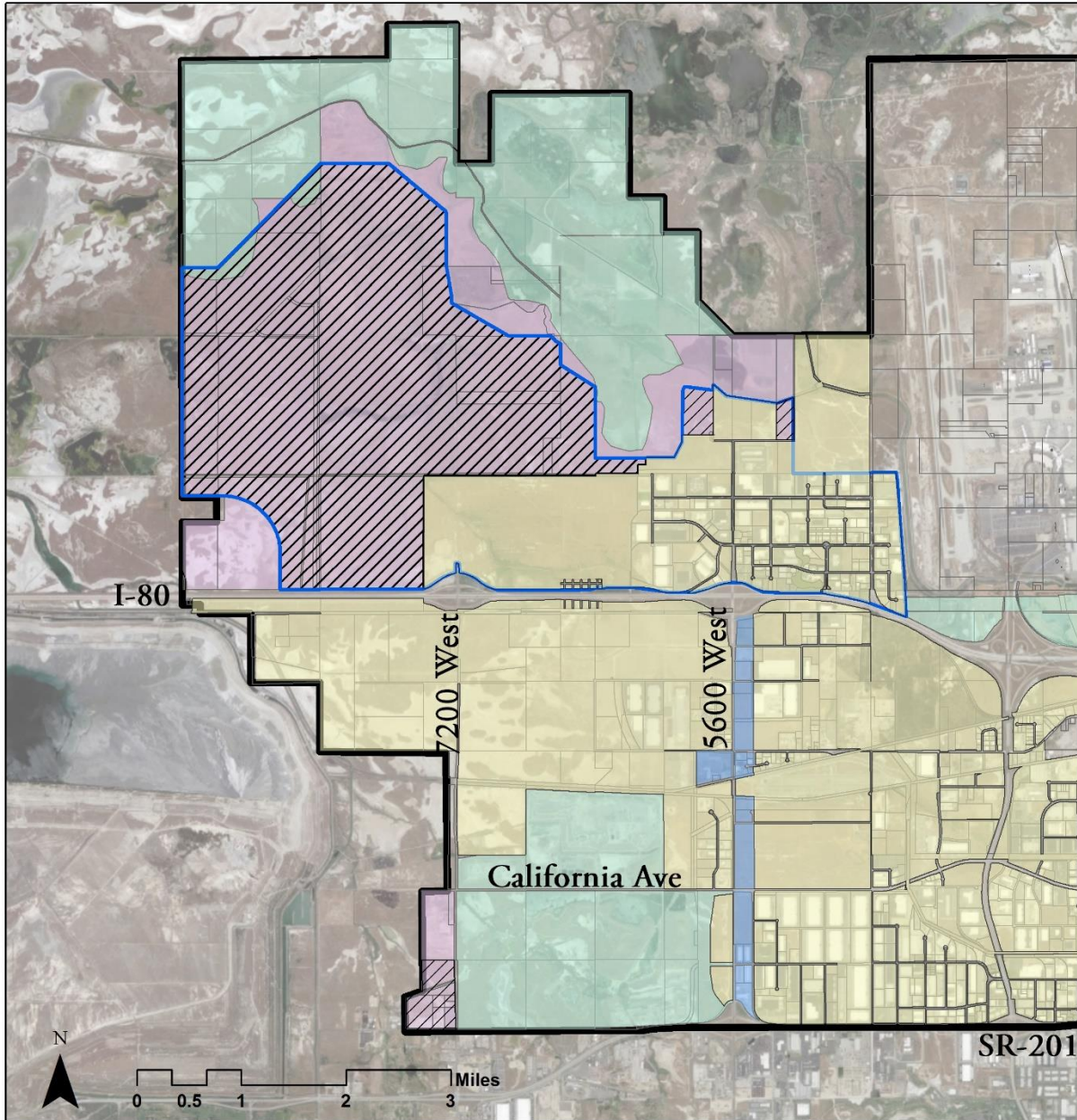
The City Council has recommended that staff write zoning regulations for the Northwest Quadrant. The State is currently in the process of building a new state prison in this area. The new prison facility will require new infrastructure (utilities, roads) to be built. This new infrastructure will create development pressure as many of these undeveloped properties may soon be close to infrastructure. If the ordinance is not changed, the vision and goals of the Northwest Quadrant Master plan will not be carried out for future development.

NEXT STEPS:



The Planning Commission's recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.




ATTACHMENT A: PROPOSED MAP AMENDMENTS



Proposed Areas to be Re-Zoned to M-1 (Light Manufacturing) Zoning District



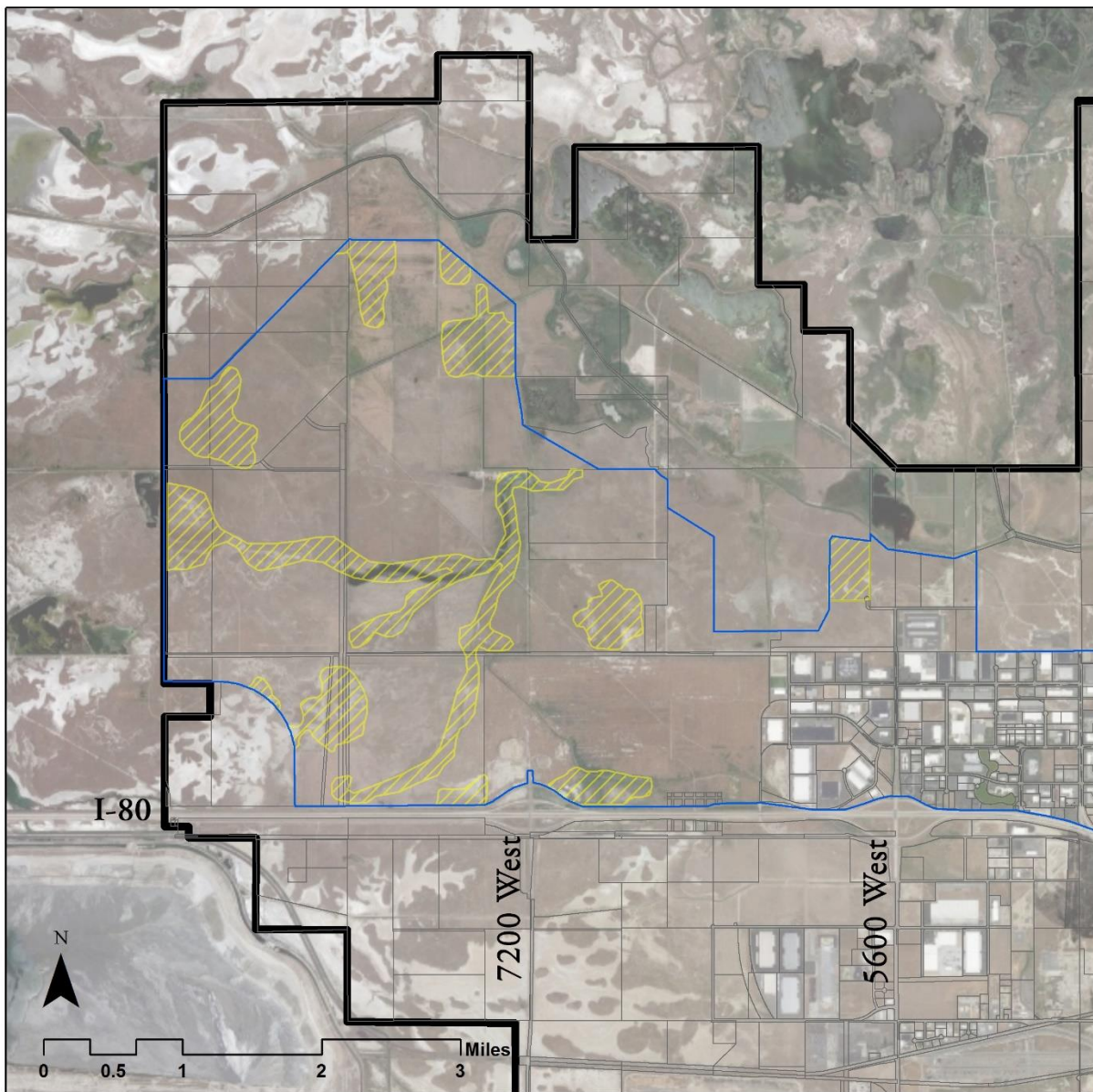
Legend

-  Areas to be Re-Zoned to M-1 (Light Manufacturing)
-  Developable Area North of I-80




-  Properties Zoned OS (Open Space)
-  Properties Zoned AG (Agricultural)
-  City Boundary

-  CG Zoning District
-  M-1 Zoning District

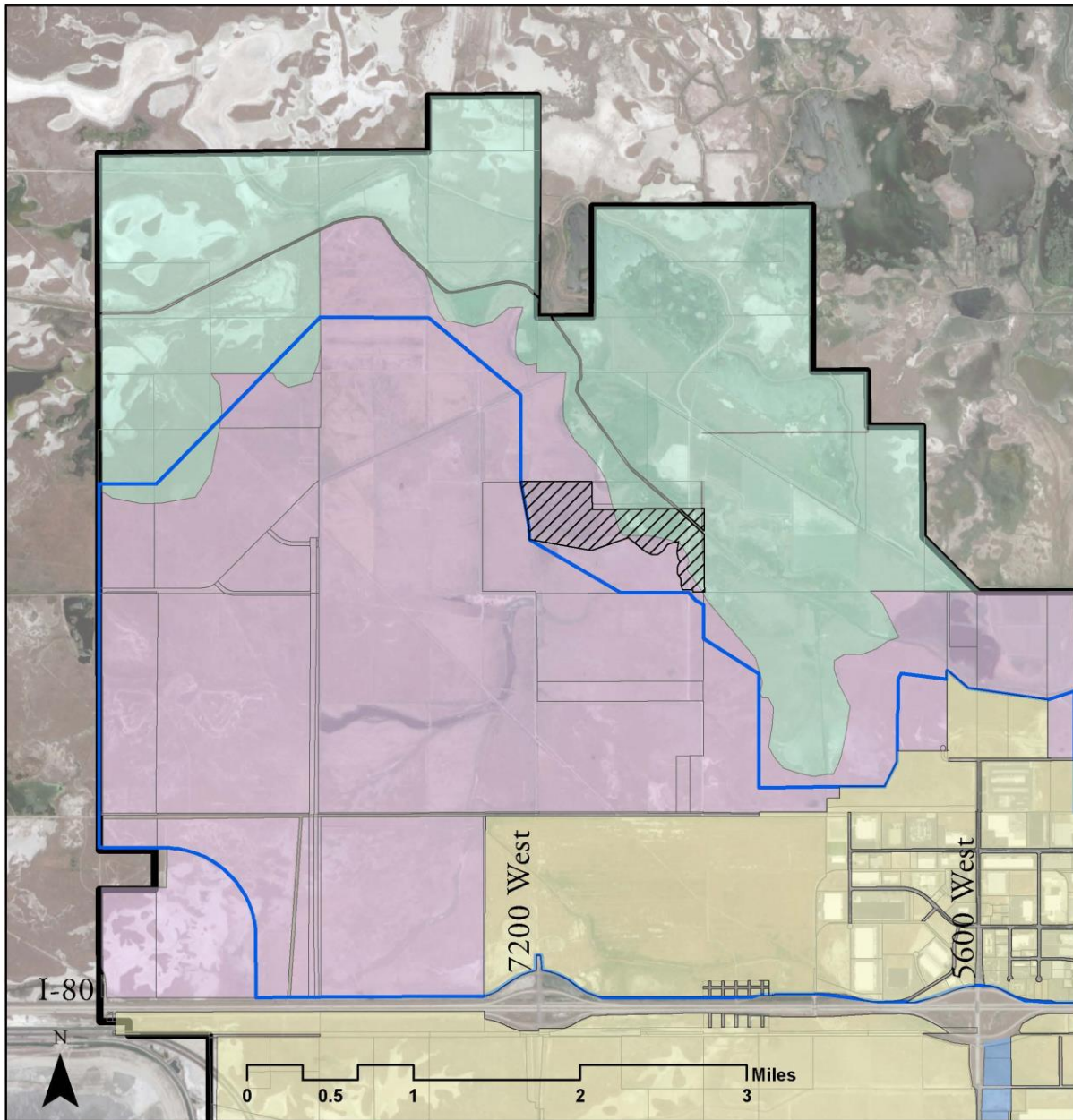
Proposed Removal of Lowland Conservancy Overlay District from the Northwest Quadrant



Legend

-  Developable Area North of I-80
-  Proposed Removal of Lowland Conservancy Overlay
-  City Boundary

Split-Zoned Parcel to be Re-Zoned to AG (Agricultural) Zoning District



Legend

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|--|------------------------------------|---------------------|
| Parcel to be Re-Zoned to AG (Agricultural) | Properties Zoned OS (Open Space) | CG Zoning District |
| Developable Area North of I-80 | Properties Zoned AG (Agricultural) | M-1 Zoning District |
| City Boundary | | |

Parcel ID of subject parcel: 07-22-300-006-0000

ATTACHMENT B: ANALYSIS OF STANDARDS

As per section 21A.50.050, a decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard.

In making a decision concerning a proposed map amendment, the City Council should consider the following:

Factor	Finding	Rationale
1. Whether a proposed map amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;	Complies	<p>The Northwest Quadrant Master Plan's vision for the Northwest Quadrant balances light industrial development with nearby sensitive lands. The Northwest Quadrant Master Plan contains the concept of a development line that delineates where development should occur (development area) and where it should not (natural area). The plan also includes a 400 foot area that acts as a buffer between the development area and the natural area (eco-industrial buffer).</p> <p>The Northwest Quadrant Master Plan's future land use map for the development area (including the eco-industrial buffer) north of I-80 calls out light industrial as the proposed use. The master plan states "light industrial areas include uses that produce little or no pollution but require a lot of land. Uses such as warehousing, manufacturing, food production, assembly, and other similar uses are commonly found in the light industrial areas. Uses that require outdoor storage of new, clean materials are generally acceptable. Light industrial areas also include support services, such as restaurants, limited retail, fuel centers, and other uses necessary to support the light industrial uses."</p>

		<p>The plan also highlights existing agricultural uses that are currently in place and supports the continuation of these historic uses in the Northwest Quadrant.</p> <p>The Northwest Quadrant Master Plan contains the following goals that are applicable to the subject zoning amendments:</p> <ul style="list-style-type: none"> • Encourage a resilient and diversified economy • Support quality jobs that include non-polluting and environmentally-conscious high-tech and manufacturing sectors • Promote industrial development that is compatible with the environmentally-sensitive nature of the area <p>Policy NA-5.3 of the Northwest Quadrant Master Plan supports reviewing the LCO, which states: “Review the lowland conservancy overlay district and consider modifying its boundary where it makes sense.”</p> <p>The proposed amendments also implement the following goals stated in the master plan:</p> <ul style="list-style-type: none"> • Support the continuation of agricultural uses in area • Preserve areas for future office, industrial, manufacturing, research or distribution uses • Expand the regions’ economic base by supporting business recruitment,
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		<p>development, and job creation.</p> <ul style="list-style-type: none"> • Promote economic viability and equity. • Develop an eco-industrial park development strategy for the area north of I-80. <p>One of Plan Salt Lake's Guiding Principles includes "A balanced economy that produces quality jobs and fosters an environment for commerce, local business, and industry to thrive. In addition, Plan Salt Lake identifies the following initiatives within the Economy section of the plan: "Support the growth of the industrial areas of the City."</p> <p>The proposed re-zones to M-1 and removal of the Lowland Conservancy Overlay within the development area and re-zone of a split-zoned parcel to ensure the continuation of an existing use within the natural area are consistent with City purposes, goals, and policies.</p>
<p>2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>Complies</p>	<p>The purpose statement of the zoning ordinance states "The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted master plans of the city" (21A.02.030).</p> <p>The proposed change helps implement the adopted Northwest Quadrant Master Plan, which furthers a purpose of the zoning ordinance.</p>

3. The extent to which a proposed map amendment will affect adjacent properties;		<p>The re-zoning to M-1, removal of the Lowland Conservancy Overlay (LCO) from the Northwest Quadrant, and re-zone of the split-zoned parcel will only impact the properties located within the Northwest Quadrant. The intent of many of the amendments is to provide a space where light industrial development can occur while protecting adjacent natural open space lands.</p>
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	<p>Complies</p>	<p>The second phase of Northwest Quadrant Zoning Amendments creates an overall Northwest Quadrant Overlay north of I-80 and west of the Salt Lake International Airport that addresses the Development Area, Eco-Industrial Buffer Area, and Natural Area.</p> <p>The re-zoning to allow for a base zoning of M-1, the removal of the LCO, and the re-zoning of a split-zoned parcel within the natural areas is consistent with the purposes and provisions of the Northwest Quadrant Overlay.</p> <p>The re-zones are necessary to allow for the Northwest Quadrant Overlay to work most effectively.</p>
5. The adequacy public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.	<p>Not applicable at this time</p>	<p>The Northwest Quadrant Overlay area incorporates much of the vacant land that is left within Salt Lake City. With the state prison moving in this area, the roads, parks, recreation facilities, stormwater drainage, and wastewater collection etc. is currently being or will be evaluated to ensure adequate public facilities to serve the area.</p>

ATTACHMENT C: PUBLIC PROCESS AND COMMENTS

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Notice to Property Owners:

Letters and/or emails were sent to property owners impacted by this proposal on August 22, 2017.

Community Council Notice:

Staff contacted the 3 community councils (Westpointe, Jordan Meadows, and Glendale) at the initial stages Northwest Quadrant Zoning Amendment petitions on August 22, 2017. None of the community councils provided any formal written responses.

Open House:

Because this zoning amendment impacts a few community council areas and not just a specific community council, an Open House was held on September 21, 2017 at the City and County Building. Four individuals showed up at the Open House, one of which represented the Westpointe and Jordan Meadows Community Councils. No one provided specific written comments, but many questions were asked regarding the proposal.

After the Open House, additional correspondence was received from a representative of the Westpointe and Jordan Meadows Community Councils regarding an additional change that was made within the subject petition. After answering questions at both the Open House and with the correspondence afterwards, the community councils did not express any concerns regarding moving forward with the proposed changes.

All recognized community based organizations were notified of the open house.

Planning Commission Notice of the public hearing for the proposal included:

Public hearing notice published in the newspaper on September 30, 2017.

Public notice posted on City and State websites and Planning Division list serve: September 28, 2017.

Notices sent to property owners impacted by the proposed rezone: September 28, 2017

Public Input:

One public comment was received from a property owner. His comment can be found below. As a result of these comments, his split-zoned parcel will be re-zoned to AG as a part of this petition.

An additional public comment was submitted by the Westpointe and Jordan Meadows Community Councils after the staff report was published on 10/5/17. The staff report was updated on 10/9/17 to reflect the comments. The comments can be found below.

9/21/2017

Dear Tracy

I am writing in response to the information received regarding the Northwest Quadrant Re-Zoning. I have attached a marked up map showing my property which is effected by these proposed changes. My property is outlined in the yellow border and you can see that the proposed changes show half of my property in the OS zone and the other half in the AG zone. My comment on this is I would like to see the whole property zoned for AG to allow me to continue to use the property in its traditional use and what I have used it for which is hunting.

I appreciated your willingness to work with the property owners and their interest as this area changes.

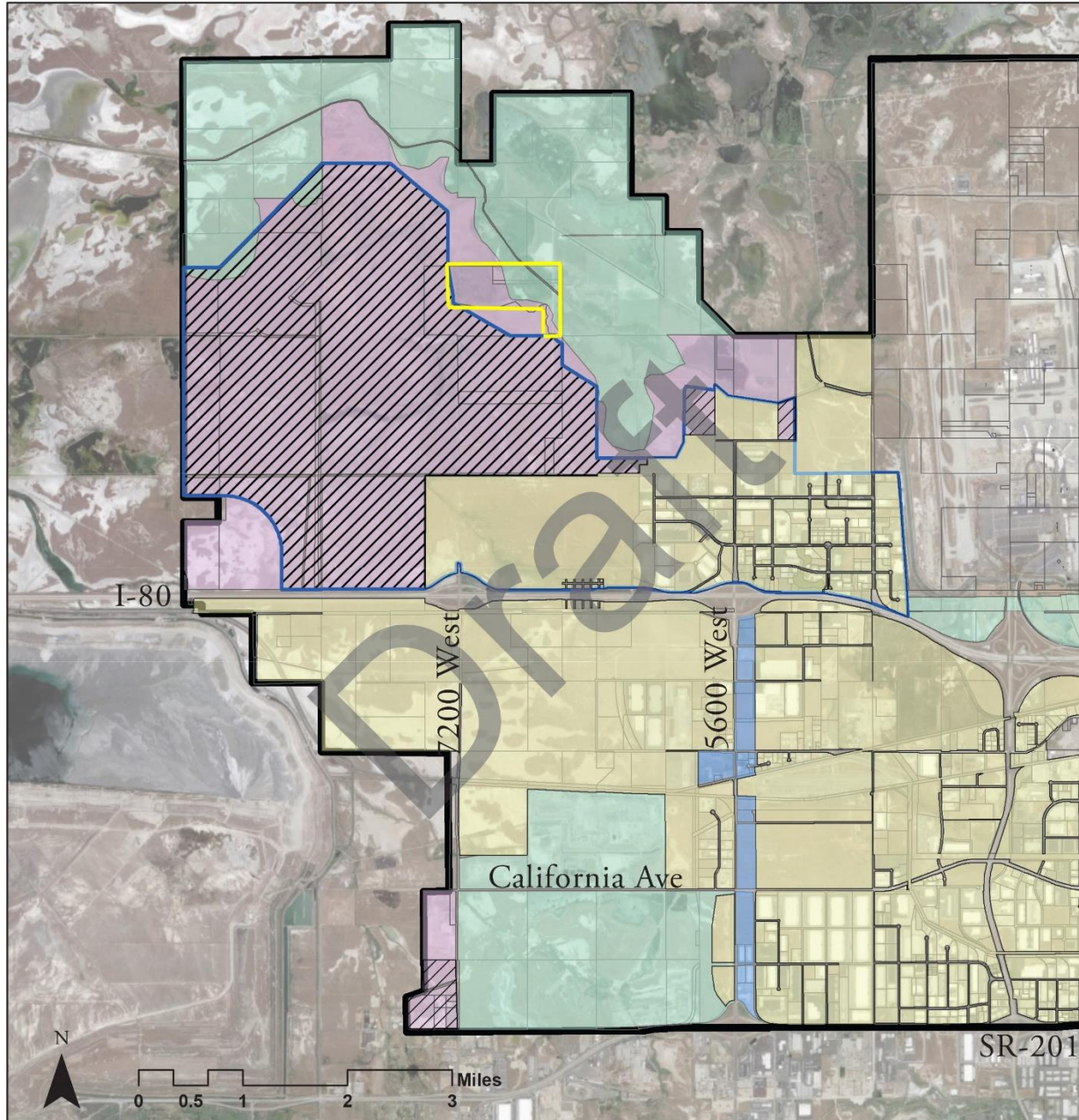
Thank You

A handwritten signature in black ink, appearing to read 'Matt Clark', with a long horizontal flourish extending to the right.

Matt Clark



Proposed Areas to be Re-Zoned to M-1 (Light Manufacturing) Zoning District



Legend

- | | | |
|---|------------------------------------|---------------------|
| Areas to be Re-Zoned to M-1 (Light Manufacturing) | Properties Zoned OS (Open Space) | CG Zoning District |
| Developable Area North of I-80 | Properties Zoned AG (Agricultural) | M-1 Zoning District |
| City Boundary | | |

Date: 8/22/2017

Tran, Tracy

From: Dorothy Owen [REDACTED]
Sent: Friday, October 6, 2017 9:54 PM
To: Tran, Tracy
Cc: Bobbie Brooks; Marlene Jennings; 'Terry Thomas'; Westpointe CC Chair; Rogers, James (External)
Subject: RE: Planning Commission Public Hearing - Northwest Quadrant Re-zones - October 11, 2017
Attachments: agenda feb 8 2017.doc

We wish to express our appreciation in receiving the staff report regarding the Northwest Quadrant rezoning. I personally found the report to be complete, knowledgeable, well-written and very professional. We learned a great deal about the City's zoning process and the criteria used to make decisions. This experience will be most helpful in improving the ability of both Community Councils to conduct meaningful reviews in the future. However, there was one part of the report that concerned us. In **Attachment C: Public Process and Comments** under the section entitled "Community Council Notice" the reports states: "Staff contacted the 3 community councils (Westpointe, Jordan Meadows, and Glendale) at the initial states of the Northwest Quadrant Zoning Amendment petitions on August 22, 2017. *None of the community council requested additional information or provided comments.* (italics added)". We believe this statement is misleading and may give Planning Commission members the false impression that the Community Councils are not interested in Northwest Quadrant zoning issues. We do not believe that was staff's intent. Rather staff's comments appear to reflect the narrow fact that no formal written responses were received in response to the Aug 22 email.

For some time the Westpointe and Jordan Meadows Community Councils have been talking about the importance of developing a better understanding of NW Quadrant issues so we are prepared to comment on specific proposals. As a result the Councils invited the City Planning Dept to our February joint monthly meeting to **present "information on how citizens can comment on NW Quadrant Zoning Text Amendments."** (see attached agenda). When specific proposals were made, the Councils followed up. I personally attended the Open House, not as an "individual" as stated in Attachment C, but as a representative of the Westpointe and Jordan Meadow Community Councils. I was able to talk with staff and received concrete answers to my questions. I subsequently shared this information at the joint Westpointe/Jordan Meadows Executive Meeting in Sept. At that time I reported that based on my discussions at the Open House there did not appear to be any reason for the Councils to object to the zoning changes. As a recently elected chair, I did not see the need to put this conclusion into a formal written response. I did however, respond to the Sept 29th notice of the Oct 11 Planning Commission agenda which listed the addition rezoning of a split parcel. Staff provided a quick, concise, and reasonable response which alleviated any concerns about "last minute" changes from developers.

In light of our involvement and very positive experiences we ask that the Attachment C be amended to reflect the involvement of the Westpointe and Jordan Meadow Community Councils in learning about NW Quadrant zoning and development issues and then responding to specific proposals. We request that such changes also show that the Open House was attended by a representative of the two Councils who after meeting with staff followed up with questions regarding subsequent changes to the initial proposal.

Thank you for your consideration.

Sincerely,

Dorothy P Owen, chair of Westpointe Community Council in consultation with Bobbie Brooks, chair of the Jordan Meadows Community Council

AGENDA of:
Jordan Meadows & Westpointe Joint Community Council Meeting

Location: Day Riverside Library
Date: 8 February 2017
Time: 6:30 P.M.-8:00 P.M.
Conducting: Jim Goostrey (Jordan Meadows) and Dorothy Owen (Westpointe)

1. Welcome, Introductions, & Pledge of Allegiance

2. Introducing new area business and employer: Lee's Marketplace
(725 N Redwood Road North Salt Lake City- about 4 mi from Library)

3. Salt Lake City Fire Department Report

4. Salt Lake City Police Department Report – Detective Bryce Curdie

5. Community Council Special Project Report --Larissa Verrill

6. Mayor's Office Report – Moana Uluave-Hafoka
• Includes report on the Mayor's State of the City Address

7. Presentation: Northwest Quadrant- Planning and Managing Dynamic Growth --Tracy Tran,
Principal Planner SLC Planning Dept.

Includes Power point Presentation with overview of Master Plan. Also, discussion of 2 year plan to build to build infrastructure backbone & information on how citizens can comment on NW Quadrant Zoning Text Amendments. (need to know what it is before we can do it)

8. Community Council Business

Need to formally vote on election of Westpointe Council Officers (redo from Jan mtg)

- Vice Chair Terry Thomas
- Treasurer Marlene Jennings
- Secretary/social media Larissa Verrill

Exec Bd can appoint up to 3 people to complete an Executive Board with a minimum of 6 members. Will appoint secretary and neighborhood representatives

Joint Committee Report: Update on Night Out 2017—Marlene Jennings

Joint Committee Report: Social Media/Logo Efforts—Jenna Waters

Establishment of Westpointe Bylaw Committee

OPEN FORUM –announcements/ issues/concerns/ suggested speakers and activities

NEXT MEETING Wednesday March 8, 2017 6:30 pm Day-Riverside

ATTACHMENT D: DEPARTMENT REVIEW COMMENTS

Input was requested from all pertinent city divisions and departments. The following comments were received from other city divisions/departments with regard to these proposed amendments:

Airport: No comments received.

Building Services/Zoning: Building Services has identified no zoning related issues associated with the rezone proposals.

Engineering: No objections to the proposed rezoning and the removal of the Lowland Conservancy Overlay from the NW quadrant. The state prison is proposed to be built in this area.

Public Utilities: Salt Lake City Department of Public Utilities has no objection to the proposed removal of the Lowland Conservation Zoning Overlay within the developable area of the northwest quadrant. Each property owner and future developer will need to submit a drainage plan that addresses site grading, on-site detention, off-site channels, and flood elevations.

Public Utilities has no objection to the re-zoning of the area to M-1.

Transportation: No objections from Transportation.

Sustainability: No comments received

Parks and Public Lands: No comments received