



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: May 24, 2017

Re: PLNPCM2016-00724 – Northwest Quadrant Zoning Text and Map Amendments
(Northwest Quadrant Zoning Amendments Phase 2)

Zoning Text and Map Amendments

PROPERTY ADDRESS: City-wide, Northwest Quadrant – north of I-80

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.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed text 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 PLNPCM2016-00724 to the City Council.

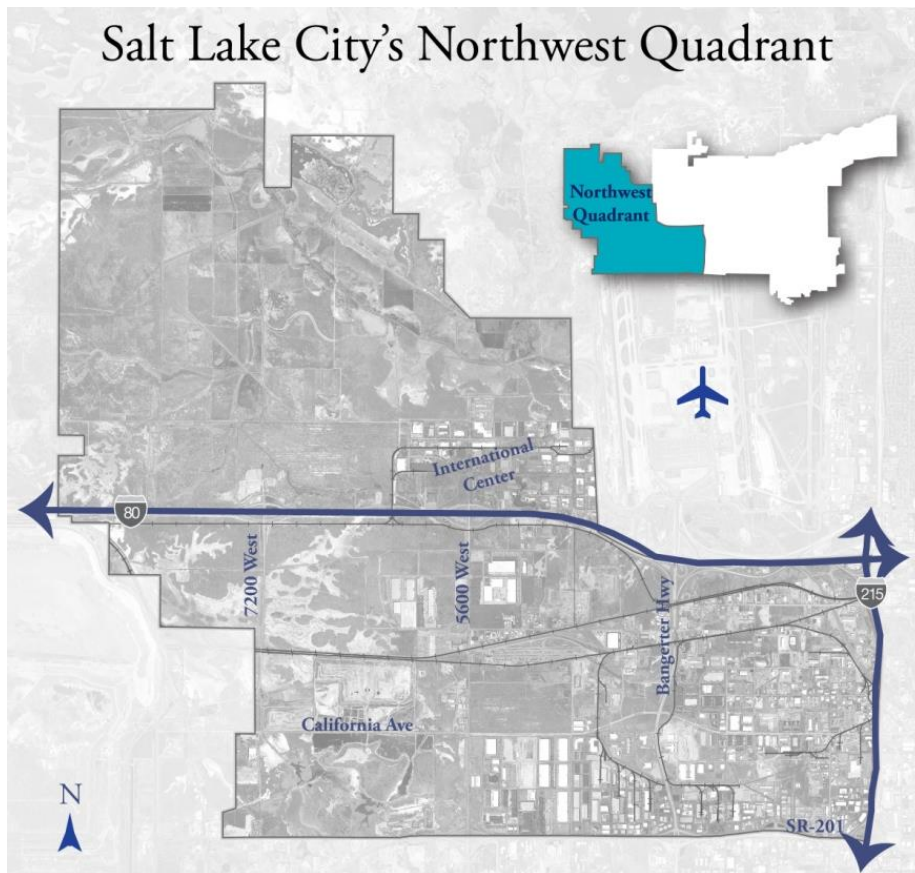
ATTACHMENTS:

- A. Proposed Ordinance (includes maps)
- B. Recommended Plant List
- C. Analysis of Standards
- D. Public Process and Comments
- E. Department Comments

PROJECT DESCRIPTION:

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).

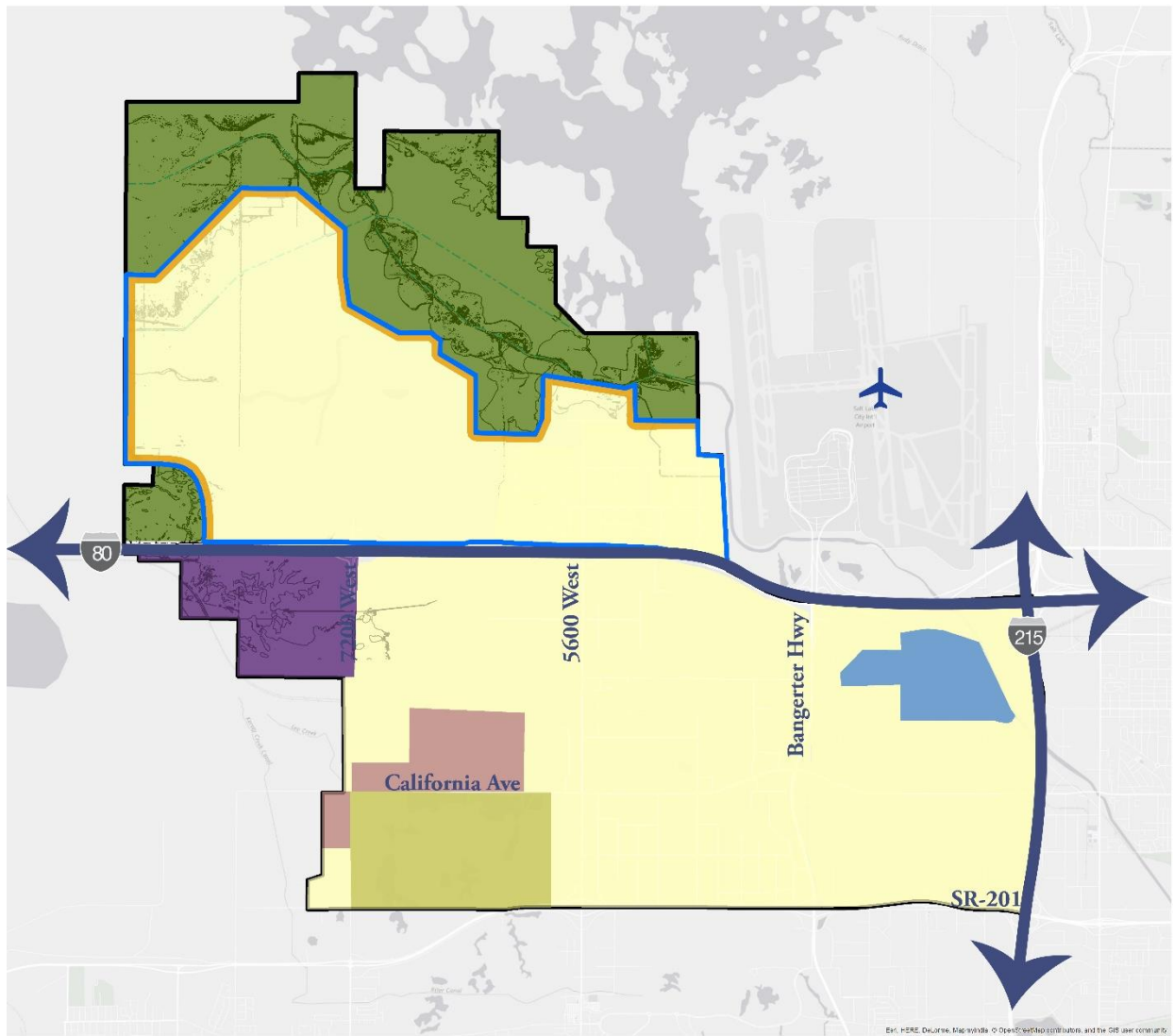


Here are a few key points from the Northwest Quadrant Master Plan:

- 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



Future Land Use

- | | | |
|--------------------------------|--------------------------------|------------------|
| Northwest Quadrant Boundary | Development Area North of I-80 | Heavy Industrial |
| Canals | Natural Areas | Open Space |
| Elevation 4,215 Feet and below | Light Industrial | Landfill |
| | Eco-Industrial Buffer | Mining |

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.

Zoning Amendments

Phase 1

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 Planning Commission unanimously forwarded a positive recommendation to the City Council. The petition is currently being transmitted to City Council.

Phase 2

In the next phase of the NWQ Zoning Amendments (PLNPCM2016-00724), staff is writing the zoning requirements, which is mostly focused on the area north of I-80 and west of the Salt Lake International Airport. The purpose of the amendments is to make adjustments to the zoning ordinance before re-zoning the properties in the Northwest Quadrant. As plans for the building of the prison continue to move ahead, it is important for the City to have the zoning written and adopted for the area to ensure that future development is consistent with the City’s vision for the Northwest Quadrant.

The zoning amendments include both text and map amendments. Staff is amending existing sections of the zoning ordinance as well as creating a new Northwest Quadrant Overlay and amending the Lowland Conservancy Overlay (both the Northwest Quadrant Overlay and the Lowland Conservancy Overlay will involve map amendments).

The sections being changed in the zoning ordinance as part of the amendment is Section 21A.28.020: M-1 Light Manufacturing District; Section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts; Section 21A.34: Overlay Districts; Section 21A.36.020: Conformance with Lot and Bulk Controls; and Section 21A.40.090.E: Wireless Telecommunications Facilities; Low Power Radio Services Facilities.

The following is a brief summary of the proposed zoning changes to date.

1. **Amend the M-1 Zoning District regulations:** The master plan identifies the development area north of I-80 as light industrial land uses. Properties located within the development area will be zoned M-1 to implement the master plan. The following changes are proposed:

- a. Minimum Lot Area Requirement: reduced minimum lot size from 20,000 square feet to 10,000 square feet to make it easier for services to locate in this area
2. **Amend the M-1 Light Manufacturing Land Uses Tables (specifically for the NWQ Development Area and NWQ Eco-Industrial Buffer):** The land use tables govern which uses are permitted and prohibited within a certain zoning district.
 - a. Prohibit kennel, pound, and concrete and/or asphalt manufacturing from the Eco-Industrial Buffer
 - b. Prohibit outdoor recycling processing center and outdoor automobile salvage and recycling from the eco-industrial buffer and the development area
 - c. Large wind energy systems changed to conditional use within NWQ Development area or NWQ Eco-Industrial Buffer
 - d. Permit commercial parking within the M-1 zoning district
 - e. Prohibit cellular towers within the NWQ Eco-Industrial Buffer
 3. **Create a new Northwest Quadrant Overlay District:** This is a new overlay zone that will provide specific development regulations that consider the adjacent sensitive lands for the area north of I-80. The standards listed within the overlay will apply in addition to the base zone requirements. In the case of any conflict, the overlay will take precedence. This overlay identifies three distinct subareas within the overlay summarized as follows:
 - a. Overall Northwest Quadrant Overlay
 - i. Require that public improvements be constructed as part of the private development
 - ii. Require that proper necessary permits are obtained prior to site development or building permit
 - iii. Areas where the Lowland Conservancy Overlay is mapped within the Development Area or Eco-Industrial Buffer, the Lowland Conservancy Overlay shall take precedence
 - b. Development area: This is the subarea that will be rezoned to M-1 in the future to allow for light industrial land uses.
 - i. Front and corner side yard requirements: twenty feet (20') to allow for drainage needs. Current requirement in the M-1 is fifteen feet (15')
 - ii. Require that all lighting on property, including lights on buildings, parking areas, and signs are shielded to direct light downwards.
 - iii. Require light reflective roofing material for all roofs
 - iv. Landscaping Requirements:
 - 1) Landscaping limited to plants in official NWQ Plant List
 - 2) Any areas disturbed by construction activity must be replanted
 - 3) Noxious weeds identified on the State Noxious Weed List shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds must be controlled for 2 years and methods of control shall be identified on the landscape plan
 - 4) Trees are not required for any landscaping, noxious trees prohibited

- 5) Any shrub/tree plantings required by general City Landscaping shall be substituted with allowed shrubs or plants with a mature height of at least 3' tall listed on NWQ Plant List
- 6) All other City landscaping requirements apply
 - ii. Add in allowance for grade changes to reach elevations required for drainage by Public Utilities
- c. Eco-industrial buffer: This is a 400 foot buffer between the Development Area and the Natural Area. This area will also be rezoned to M-1 to allow for future light industrial land uses. The purpose of the Eco-industrial buffer is to require additional building and site design measures to mitigate impacts to the Natural Area.
 - i. Subject to all development area requirements with these additional requirements:
 - 1) Glass requirements: Buildings with more than 10% on any building elevation – 90% of glass shall be treated to reduce bird collisions
 - 2) Require 6' see through fence along property when adjacent to natural area to prevent development impacts
- d. Natural area: The purpose of this subarea is protect the environmentally sensitive natural lands north of the Development Area.
 - i. Specific list of allowed permitted uses, improvements and development:
 - 1) Accessory use (associated with an allowed principal use);
 - 2) Agricultural use;
 - 3) Living quarters for caretaker or security;
 - 4) Natural open space;
 - 5) Wildlife and game preserves;
 - 6) Necessary infrastructure to support an allowed use;
 - 7) Maintenance to existing infrastructure;
 - 8) Utility, building or structure (Public) (subject to 21A.02.050B);
 - 9) Utility, transmission wire, line, pipe or pole (Public)
 - ii. Specific list of allowed Conditional Uses and improvements:
 - 1) Hunting Club, (when allowed by the underlying zoning);
 - 2) Underground utility transmission infrastructure (Private), subject to the following:
 - a) An appropriate plan for mitigation of any construction activities shall be prepared, and
 - b) Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared;
 - 3) Utility, building or structure (Private) (subject to 21A.02.050B);
 - 4) Utility, transmission wire, line, pipe or pole (Private);
 - iii. Conditional uses must comply with additional environmental compatibility standards (see proposed ordinance language)
 - iii. Any areas disturbed by construction activity shall revegetate the land with native plants and with noxious plants removed.

4. **Amend the Lowland Conservancy Overlay:** The Lowland Conservancy Overlay (LCO) covers much of the Northwest Quadrant and restricts activities within and near waterbodies. The LCO includes standards that apply to mapped areas within the Northwest Quadrant along with the Jordan River and Surplus Canal.

To deal with some of the practical barriers involving the installation and maintenance of infrastructure, staff has amended the text within the LCO. The amendments allow for infrastructure improvements within a waterbody. With the development of the new state prison, infrastructure improvements such as roads, bridges, and utility lines will need to be built. The amendments will allow for these things to be built within the development and eco-buffer area.

In addition, since the Natural Area Overlay already limits what can be done, portions of the LCO were incorporated within the Natural Area Overlay to further add protection to the area and also prevent the area from containing an overlay over an overlay. Changes to the LCO included the following:

- a. Incorporated Lowland Conservancy Overlay standards within the Northwest Quadrant Natural Area Overlay to avoid multiple overlays
- b. Add and adjust list of permitted uses and improvements within the waterbody and within the setback
- c. Add and adjust list of conditional uses and improvements within the waterbody and within the setback

The mapping of the overlay within the developable area of the Northwest Quadrant is not proposed to be removed until a stormwater drainage plan has been completed (see Key Issues section #2).

KEY ISSUES:

Issue 1: Planning Commission Briefing Items

On April 26, 2017, staff briefed the Planning Commission on the proposed zoning map and text changes within the Northwest Quadrant of the City. The commission had questions regarding the overall drainage system of the area and future parks and open space for the area. The Northwest Quadrant Zoning Amendments will not address these items as the petition before us is focused on the zoning of the area.

Both the drainage and parks plans for the area will be addressed by the City's Public Utilities Department and Parks and Public Lands Program, respectively. Once they are developed, they will go through a public process, where they will receive a recommendation from Planning Commission and potential adoption of those plans by City Council.

Issue 2: Lowland Conservancy Overlay (LCO)

Many property owners who have been involved throughout the process have requested to remove all of the mapped areas within the Northwest Quadrant Development area from the Lowland Conservancy Overlay. The property owners have argued:

- There are already methods that protect important low areas such as wetlands through the Army Corps of Engineers

- Zoning is not the appropriate tool to deal with drainage
- 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
- Areas where the LCO is mapped is not protecting any watercourses or wetlands.

Initially, it was requested by the Department of Public Utilities that staff leave portions of the mapped areas within the LCO that serve as existing drainage channels for the area. This iteration is attached and reduces the approximate acreage of the LCO within the development area from 850 acres to 230 acres. However, after seeing the map, many property owners still wanted all of the mapped areas to be removed.

Representatives from Public Utilities, Planning and others in the Administration have been working on ways to address the drainage issue. Public Utilities is currently working with state contractors on a drainage master plan for the area. A stormwater drainage plan is in process but has not yet been completed. The timing of the drainage plan is behind the timing of the zoning amendments. Because of this timing, *Planning staff recommends that the mapped area of the LCO that is located in the Development Area and the Eco-Industrial Buffer remain until a drainage plan is complete.* Once complete, Staff will recommend that a petition be initiated to amend the mapped area of the LCO in accordance with the master stormwater drainage plan.

For this phase of zoning amendments, staff will remove the boundaries of the LCO from the natural area of the Northwest Quadrant. The text from the LCO has been incorporated within the Northwest Quadrant Natural Area Overlay so the area does not contain two overlays. In addition, staff has amended LCO text to allow for practical improvements and infrastructure to cross the mapped areas.

Because the Lowland Conservancy Overlay also impacts other waterbodies such as the Jordan River and the Surplus Canal, we are not proposing to remove it entirely.

Issue 3: Parks and Trails within the Development Area

The Northwest Quadrant Master Plan supports trails and recreation within the development area. Although the plan does not map out where the trails should be located, the plan contains the following goals and policies:

Goal: Provide and maintain a high-quality, safe and affordable trail network

Policy GW-1.1: Develop trails that connect through the development area and to other trail systems.

Goal: Foster public understanding and stewardship of the natural environment

Policy GW-3.1: Develop opportunities to encounter the natural environment in order to appreciate and learn from it

Although specific parks and trails have not been laid out within this area, the City's Parks and Public Lands Division believes there is a lot of recreational opportunity in the area. Parks and Public Lands have provided comment that zoning changes should be made to accommodate future recreation/trail areas within the developable area that would allow for a connection to the natural areas. One of the ways this could be completed is requiring additional setback along areas adjacent to the natural areas. However, due to legal precedence, zoning cannot be used to designate public trails on

private property. If setbacks are required through zoning, they must be for the purpose of ensuring adequate space between adjacent uses. In addition, the City does not own property in this area for future trails. Parks and Public Lands will need to work with the property owners to develop a specific plan for the area.

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 ORDINANCE

21A.28.020: M-1 LIGHT MANUFACTURING DISTRICT:

- A. Purpose Statement: The purpose of the M-1 light manufacturing district is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties, ~~and that~~ desire a clean attractive industrial setting, and that protects nearby sensitive lands and waterways. This zone is appropriate in locations that are supported by the applicable master plan policies adopted by the city. This district is intended to provide areas in the city that generate employment opportunities and to promote economic development. The uses include other types of land uses that support and provide service to manufacturing and industrial uses. Safe, convenient and inviting connections that provide access to businesses from public sidewalks, bike paths and streets are necessary and to be provided in an equal way. Certain land uses are prohibited in order to preserve land for manufacturing uses and to promote the importance of nearby environmentally sensitive lands.
- B. Uses: Uses in the M-1 light manufacturing district as specified in section 21A.33.040, "Table Of Permitted And Conditional Uses For Manufacturing Districts", of this title are permitted subject to the general provisions set forth in section 21A.28.010 of this chapter.
- C. Minimum Lot Size
1. Minimum Lot Area ~~Twenty thousand (20,000) square feet~~ Ten thousand (10,000) square feet
 2. Minimum Lot Width: Eighty feet (80')
 3. Existing Lots: Lots legally existing as of April 12, 1995, shall be considered legal
- D. Minimum Yard Requirements:
1. Front Yard: Fifteen feet (15').
 2. Corner Side Yard: Fifteen feet (15').
 3. Interior Side Yard: None required.
 4. Rear Yard: None required.
 5. Accessory Uses, Buildings And Structures In Yards: Accessory uses, buildings and structures may be located in a required yard area subject to section 21A.36.020, table 21A.36.020B of this title.
- E. Landscape Yard Requirements:
1. Front And Corner Side Yards: All required front and corner side yards shall be maintained as landscape yards in conformance with the requirements of chapter 21A.48 of this title.
 2. Buffer Yards: All lots abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.
 3. Properties located within the Northwest Quadrant Overlay are subject to Special Landscape requirements as outlined in Section 21A.34.140B.2.

F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City ~~e~~Department of ~~a~~Airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration.
2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate 80 (I-80), buildings may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of [chapter 21A.59](#) of this title. In no case shall any building exceed eighty five feet (85').

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21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District	
	M-1	M-2
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P
Adaptive reuse of a landmark site	C	C ⁷
Agricultural use	P	P
Alcohol:		
Brewpub	P ^{6,10}	P ^{6,10}
Distillery	P	P
Social club	C ^{6,10}	C ^{6,10}
Tavern	C ^{6,10}	C ^{6,10}
Winery	P	P
Ambulance services (indoor and/or outdoor)	P	P
Animal:		
Cremation service	P	P
Kennel	P ¹³	P
Pet cemetery	P ²	P ²
Pound	P ^{12,13}	P ¹²
Raising of furbearing animals	C	P
Stockyard	C ¹²	P ¹²

Veterinary office	P	P
Antenna, communication tower	P	P
Antenna, communication tower, exceeding the maximum building height	C	C
Bakery, commercial	P	P
Blacksmith shop	P	P
Bottling plant	P	P
Brewery	P	P
Building materials distribution	P	P
Bus line station/terminal	P	P
Bus line yard and repair facility	P ¹²	P
Check cashing/payday loan business	P ⁹	
Chemical manufacturing and/or storage		C
Community correctional facility, large (see section 21A.36.110 of this title)	C ^{8,12}	
Community correctional facility, small (see section 21A.36.110 of this title)	C ^{8,12}	
Community garden	P	
Concrete and/or asphalt manufacturing	C ^{12,13}	P ¹²
Contractor's yard/office	P	P
Crematorium	P	P
Daycare center, adult	P	
Daycare center, child	P	
Drop forge industry		P
Dwelling, living quarters for caretaker or security guard, limited to uses on lots 1 acre in size or larger and is accessory to a principal use allowed by the zoning district	P	P

Equipment, heavy (rental, sales, service)	P	P
Equipment rental (indoor and/or outdoor)	P	P
Explosive manufacturing and storage		C ¹²
Financial institution with or without drive-through facility	P ¹¹	
Flammable liquids or gases, heating fuel distribution and storage		P ¹²
Food processing	P	P
Gas station	P	P
Government facility	P	P
Government facility requiring special design features for security purposes	P	P
Grain elevator		P
Greenhouse	P	
Heavy manufacturing		P ¹²
Hotel/motel	P	
Impound lot	P ¹²	P ¹²
Incinerator, medical waste/hazardous waste		C ¹²
Industrial assembly	P	P
Laboratory (medical, dental, optical)	P	
Laboratory, testing	P	P
Large wind energy system	P ¹⁵	P
Laundry, commercial	P	P
Light manufacturing	P	P
Limousine service	P	P
Mobile food business (operation in the public right of way)	P	P

Mobile food business (operation on private property)	P	P
Mobile food court	P	P
Office	P	
Office, publishing company	P	
Open space	P	P
Package delivery facility	P	P
Paint manufacturing		P
Parking:		
<u>Commercial</u>	<u>P</u>	
Off site	P	P
Park and ride lot	P	P
Park and ride lot shared with existing use	P	P
Photo finishing lab	P	P
Poultry farm or processing plant		P ¹²
Printing plant	P	
Radio, television station	P	
Railroad, freight terminal facility	C ^{4,12}	C ^{4,12}
Railroad, repair shop		P
Recreation (indoor)	P	
Recreation (outdoor)	P	
Recycling:		
Collection station	P	P
Processing center (indoor)	P	P
Processing center (outdoor)	C ^{12,13,14}	P ¹²
Refinery, petroleum products		C ¹²

Restaurant with or without drive-through facilities	P ¹¹	
Retail goods establishment with or without drive-through facility	P ¹¹	
Retail service establishment:		
Electronic repair shop	P	
Furniture repair shop	P	P
Upholstery shop	P	
Rock, sand and gravel storage and distribution	C	P
School:		
Professional and vocational (with outdoor activities)	P	
Professional and vocational (without outdoor activities)	P	
Seminary and religious institute	P	
Seasonal farm stand	P	P
Sexually oriented business	P ⁵	
Sign painting/fabrication	P	P
Slaughterhouse		P ¹²
Small brewery	P	P
Solar array	P	P
Storage and display (outdoor)	P	P
Storage, public (outdoor)	P	P
Store, convenience	P	P
Studio, motion picture	P	
Taxicab facility	P	P
Tire distribution retail/wholesale	P	P
Truck freight terminal	P ¹²	P ¹²

Urban farm	P	P
Utility:		
Building or structure	P	P
Electric generation facility	C ^{3,12}	C ^{3,12}
Sewage treatment plant	C	P
Solid waste transfer station	C ¹²	P ¹²
Transmission wire, line, pipe or pole	P ¹	P ¹
Vehicle:		
Auction	P	P
Automobile and truck repair	P	P
Automobile and truck sales and rental (including large truck)	P	P
Automobile part sales	P	P
Automobile salvage and recycling (indoor)	P	P
Automobile salvage and recycling (outdoor)	C ^{12,13,14}	P ¹²
Recreational vehicle (RV) sales and service	P	P
Truck repair (large)	P	P
Vending cart, private property	P	P
Warehouse	P	P
Welding shop	P	P
Wholesale distribution	P	P
Wireless telecommunications facility (see section 21A.40.090 , table 21A.40.090 E of this title)		
Woodworking mill	P	P

Qualifying provisions:

1. See subsection [21A.02.050](#)B of this title for utility regulations.
2. Subject to Salt Lake Valley health department approval.
3. Electric generating facilities shall be located within 2,640 feet of an existing 138 kV or larger

electric power transmission line.

4. No railroad freight terminal facility may be located within a 5 mile radius of any other existing railroad freight terminal facility.

5. Pursuant to the requirements set forth in section [21A.36.140](#) of this title.

6. If a place of worship is proposed to be located within 600 feet of a tavern, social club, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.

7. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a conditional building and site design review.

8. A community correctional facility is considered an institutional use and any such facility located within an airport noise overlay zone is subject to the land use and sound attenuation standards for institutional uses of the applicable airport overlay zone within chapter 21A.34 of this title.

9. No check cashing/payday loan business shall be located closer than 1/2 mile of other check cashing/payday loan businesses.

10. Subject to conformance with the provisions in section [21A.36.300](#), "Alcohol Related Establishments", of this title.

11. Subject to conformance to the provisions in section [21A.40.060](#) of this title for drive-through use regulations.

12. Prohibited within 1,000 feet of a single- or two-family zoning district.

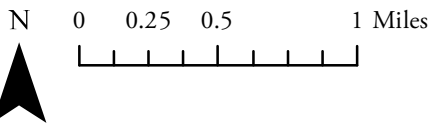
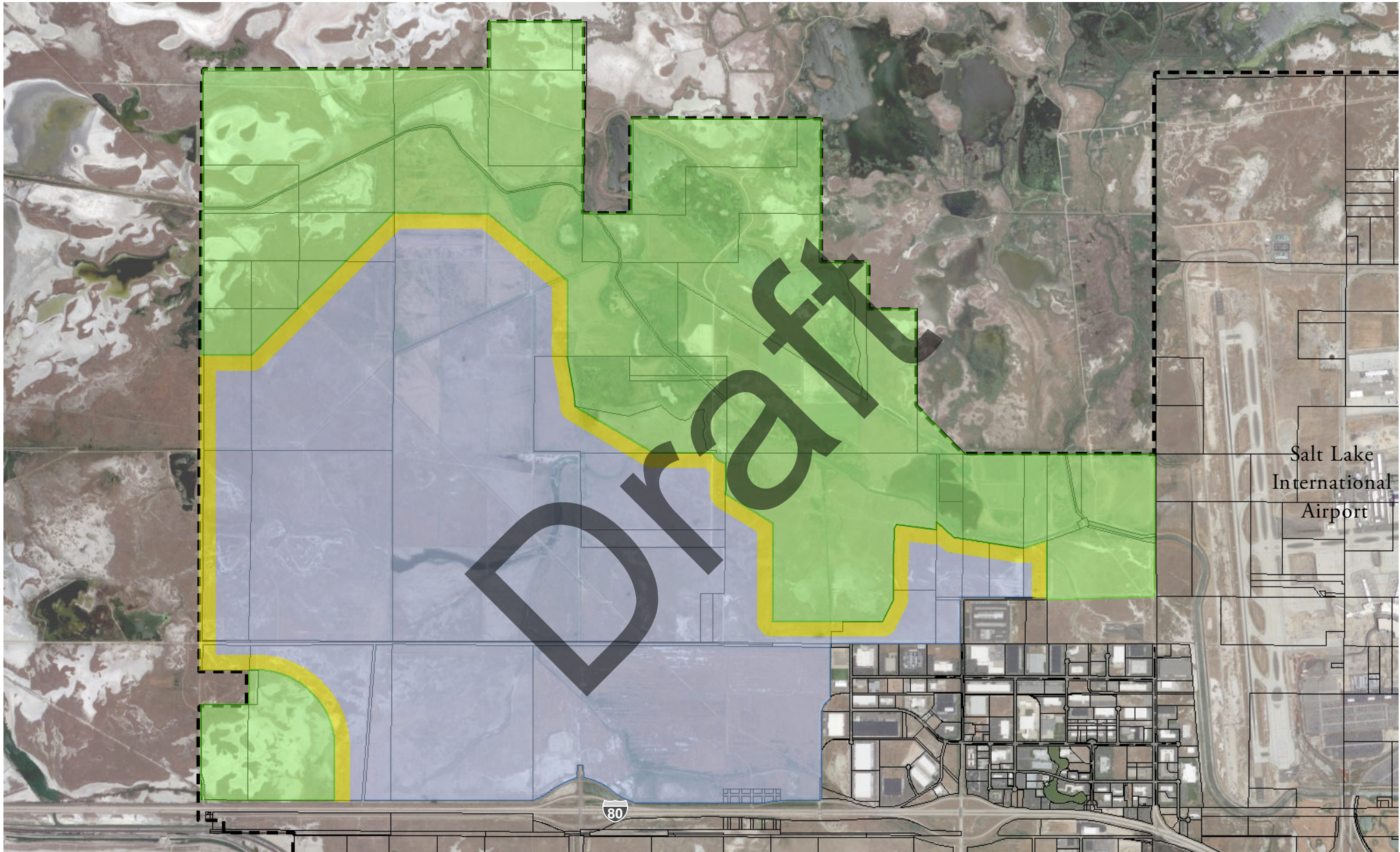
[13. Prohibited within the Northwest Quadrant Eco-Industrial Buffer Overlay.](#)

[14. Prohibited within the Northwest Quadrant Development Area Overlay.](#)

[15. Conditional use when within the Northwest Quadrant Development Area or Eco-Industrial Buffer Overlay.](#)

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Northwest Quadrant Overlay District



Legend

- NWQ Overlay District
- Natural Area
- Eco-Industrial Buffer Area
- Development Area
- City Boundary

21A.34.140: Northwest Quadrant Overlay District

A. Northwest Quadrant Overlay District

1. Purpose: The purpose of the Northwest Quadrant overlay district is to protect sensitive lands and wildlife habitat; allow for the continuation of agricultural uses; and allow for the development of lands in appropriate areas that contribute to the future economic growth of the City and will not negatively impact sensitive lands, habitats, and waterways in the area north of I-80 and west of the Salt Lake International Airport. Sites within this area may be subject to difficult environmental and site conditions. The overlay defines three subareas: the development area, the eco-industrial buffer area, and the natural area.
2. Public Improvements and Dedications: The undeveloped land in the Northwest Quadrant requires public improvements to ensure the long term development potential and success of the area. All development subject to a site development or building permit, shall be required to provide public improvements required by city departments as outlined in their master plans.
3. State and Federal Permits Required: State and Federal Permits Required: A site development and/or building permit shall not be granted unless the applicant has first obtained any necessary state and/or federal wetlands and/or stream alteration permits.
4. For areas where the LC lowland conservancy overlay is mapped within the Northwest Quadrant Development area and/or the Northwest Quadrant Eco-Industrial Buffer, the LC lowland conservancy overlay shall take precedence.

B. Northwest Quadrant Development Area: The purpose of this overlay area is to allow for new development to occur in a way that allows for the growth of light industrial uses in the City while minimizing impacts to wildlife and the surrounding sensitive Great Salt Lake shore lands. This area is identified on the zoning map.

1. General Requirements:
 - a. Minimum Yard Requirements:
 - i. Front Yard: Twenty feet (20').
 - ii. Corner Side Yard: Twenty Feet (20').
 - iii. Interior Side Yard: None required.
 - iv. Rear Yard: None required.
 - b. Lighting: All lighting on the property, including lighting on the buildings, parking areas, and for signs shall be shielded to direct light down and away from the edges of the property to eliminate glare or light into adjacent properties and have cutoffs to prevent upward lighting. Uplighting and event searchlights are prohibited.
 - c. Roof Color: Light reflective roofing material with a minimum solar reflective index (SRI) of 82 shall be used for all roofs.
2. Landscaping Requirements: The purpose of the special landscaping for the Northwest Quadrant Development Area is to provide appropriate native landscaping that can survive in the unique conditions of the area, prevent

noxious weeds, and to provide landscaping that will not negatively impact the adjacent sensitive lands and birds areas.

- a. All landscaping shall consist only of native plants as identified in the “Salt Lake City Northwest Quadrant Plant List” on file with the City’s Planning Division.
- b. Any areas disturbed by construction activity that will be left undeveloped shall be landscaped with plantings at an appropriate density to achieve complete cover within two (2) years.
- c. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two (2) years and methods of control shall be identified on the landscape plan.
- d. Trees, including street trees, are not required for any landscaping as required elsewhere in this title. Noxious trees, as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) are prohibited.
- e. Any shrub and tree plantings required by 21A.48 shall be substituted with allowed shrubs or with allowed plants that have a mature height of at least three feet (3’) as identified in the “Salt Lake City Northwest Quadrant Plant List”.
- f. All other requirements in section 21A.48 apply. This section shall take precedence in the case of a conflict with section 21A.48.

C. Northwest Quadrant Eco-Industrial Buffer: The purpose of this area overlay is to provide an adequate buffer between the natural area, the adjacent Inland Sea Shore and the development of light industrial uses. Requirements in this area are meant to provide an area of transition from the natural environment to the built environment that will limit impacts to wildlife and sensitive areas. This area is identified on the zoning map.

1. In addition to the requirements listed in 21A.34.140(B), properties located within the Northwest Quadrant Eco-Industrial Buffer are subject to the following requirements:
 - a. Glass requirements: For buildings with more than 10% glass on any building elevation, a minimum of 90% of all glass shall be treated with applied films, coatings, tints, exterior screens, netting, fritting, frosted glass or other means to reduce the number of birds that may collide with the glazing. Any treatment must create a grid pattern that is equal to or smaller than 2 inches wide by 4 inches tall.
 - b. When adjacent to the Northwest Quadrant Natural Area or the western city boundary, a see through fence that is at least fifty percent (50%) open with a minimum height of six feet (6’) shall be erected along the property line to protect the natural area from development impacts and trespass.

D. Northwest Quadrant Natural Area: The purpose of this area overlay is to protect sensitive lands and wildlife near the Great Salt Lake shorelands, to allow for the continuation of existing uses, and to limit new uses and new development in this area. This area is identified on the zoning map.

1. Permitted Uses and Improvements: Within the natural area, permitted developments and improvements to land are limited to the following:

- a. Accessory use (associated with an allowed principal use);
- b. Agricultural use;
- c. Living quarters for caretaker or security guard;
- d. Maintenance to existing infrastructure;
- e. Natural open space;
- f. Necessary infrastructure to support an allowed use;
- g. Utility, building or structure (Public) (subject to 21A.02.050B);
- h. Utility, transmission wire, line, pipe or pole (Public); and
- i. Wildlife and game preserves;

2. Conditional Uses and Standards

a. The following uses and improvements are subject to conditional use standards contained in chapter 21A.54 of this title:

- i. Hunting Club, (when allowed by the underlying zoning);
- ii. Underground utility transmission infrastructure (Private), subject to the following:
 - a. An appropriate plan for mitigation of any construction activities shall be prepared, and
 - b. Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared;
- iii. Utility, building or structure (Private) (subject to 21A.02.050B); and
- iv. Utility, transmission wire, line, pipe or pole (Private);

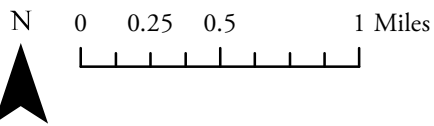
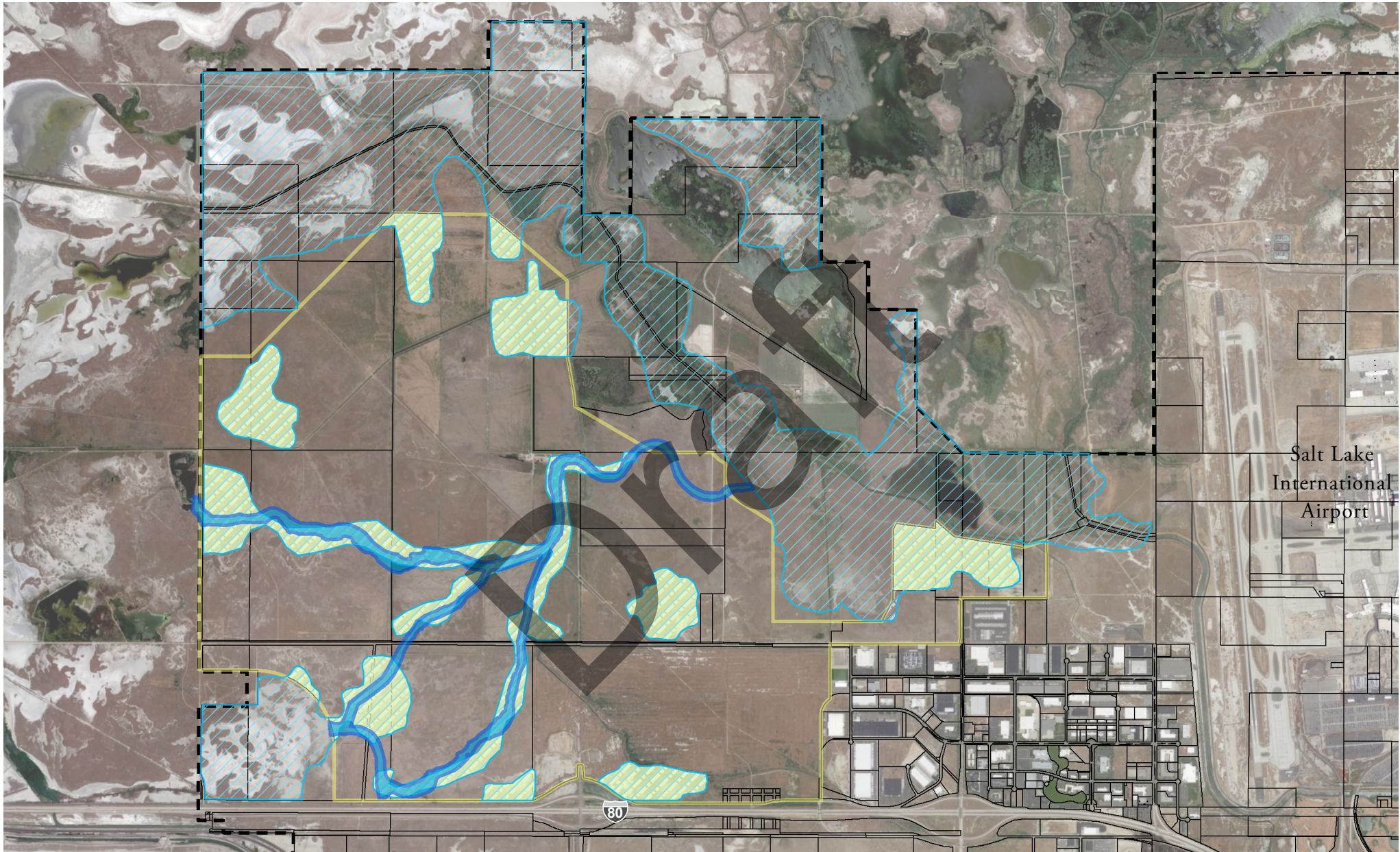
b. Conditional Use Standards: In addition to demonstrating conformance with the conditional use standards contained in chapter 21A.54 of this title, each applicant for a conditional use within the Northwest Quadrant Natural Area overlay district must demonstrate conformance with the following standards:

- i. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;
- ii. The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements;
- iii. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas




approved for the placement of physical improvements may be cleared;



- iv. The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;
 - v. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;
 - vi. The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;
 - vii. The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase stormwater runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this title;
 - viii. The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and
 - ix. The availability of alternative locations not subject to flooding for the proposed use.
3. Landscaping: Landscaping is not required for uses and improvements within the Natural Area, except:
- a. Any areas disturbed by construction activity that will be left undeveloped shall be revegetated with native plants as listed in the "Salt Lake City Northwest Quadrant Plant List."
 - b. Noxious weed species as identified by the Utah Department of Agriculture and Food (or its successor) in the State of Utah Noxious Weed List (or its successor) shall be removed from landscaped areas and areas disturbed by construction activity. Noxious weeds shall be controlled for a period of two (2) years and methods of control shall be identified on the landscape plan.

Lowland Conservancy Overlay



Legend

-  Lowland Conservancy Overlay (Existing)
-  Lowland Conservancy Overlay (DRAFT Staff Proposal)
-  Lowland Conservancy Overlay (DRAFT 1st proposal from Public Utilities)

-  City Boundary
-  Development Line

PLNPCM2016-00724

Date Published: May 18, 2017
Amended: May 22, 2017
Date: 5/22/2017

21A.34.050: LC LOWLAND CONSERVANCY OVERLAY DISTRICT:

A. Purpose Statement: It is the purpose of this district 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.

B. Lowland Protection Areas: Areas protected by the LC lowland conservancy overlay district encompass areas consisting of waterbodies such as streams, lakes, ponds and wetlands, as identified on the zoning map, and also the Jordan River and the Surplus Canal. These areas are referred to herein as lowland protection areas.

C. Lowland Protection Area Standards:

1. Setback Required: A nonbuildable setback area around the waterbodies described in subsection B of this section shall be required. The nonbuildable setback shall be fifty feet (50') for nonresidential uses and twenty five feet (25') for residential uses from the boundary line of the LC lowland conservancy overlay district as identified on the zoning map, or from the banks of the Jordan River or Surplus Canal.

2. Permitted Uses, Improvements, and Developments: ~~No development or improvement to land shall be permitted within the limits of a water body.~~

a. Within the limits of a water body, permitted developments and improvements to land are limited to the following:

(1) Public road and bridge crossings;

(2) Public and private drainage infrastructure;

(3) Repair or replacement of existing private utility poles, lines and towers.

(4) Utility, building or structure (Public) (subject to 21A.02.050B); and

(5) Utility, transmission wire, line, pipe or pole (Public);

b. Within the setback area identified in subsection C1 of this section, permitted uses shall be limited to the following, subject to the other requirements of this district:

(1) ~~a.~~ Agricultural uses, provided such uses are permitted in the underlying district and do not involve any grading, earthmoving, modification of site hydrology, removal of wetland vegetation or construction of permanent buildings/structures;

(2) ~~b.~~ Open space and recreational uses that do not involve any grading, earthmoving, modification of site hydrology, removal of wetland vegetation or construction of permanent buildings/structures; and

(3) All other uses listed as permitted uses within the limits of a water body.

3. Conditional Uses:

a. Within the limits of a water body, conditional uses shall be limited to those involving only limited filling, excavating or modification of existing hydrology, as listed below:

- 1) Boat docks and piers;
- 2) Boat launching ramps;
- 3) Observation decks and walkways within wetlands;
- 4) Public and private parks including wildlife and game preserves, fish and wildlife improvement projects, and nature interpretive centers;
- 5) ~~Repair or replacement of existing utility poles, lines and towers;~~
- 6) ~~Private~~ roads and bridges;
- 7) Swimming beaches;
- 8) Underground utility transmission infrastructure- ~~(Private)~~, subject to the following:
 - a. ~~1.~~-An appropriate plan for mitigation of any construction activities shall be prepared, and

~~b. 2.~~-Absent any state or federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared; and

- 9) Watercourse relocation and minor modifications.

b. Within the setback area identified in subsection C1 of this section, conditional uses shall be limited to the following:

1. ~~All other uses listed above as conditional uses within the limits of a water body;~~
2. Pedestrian paths and trails; and
3. Public and private open space that requires grading or modification of site hydrology; ~~Stormwater drainage and detention facilities.~~

4. Natural Vegetation Buffer Strip: A natural vegetation strip shall be maintained along the edge of the stream, lake, pond or wetland to minimize erosion, stabilize the stream bank, protect water quality, maintain water temperature at natural levels, preserve fish and wildlife habitat, to screen manmade structures, and also to preserve aesthetic values of the natural watercourse and wetland areas. Within the twenty five foot (25') natural vegetation strip, no buildings or structures (including paving) may be erected, except as allowed by conditional use. However, normal repair and maintenance of existing buildings and structures shall be permitted. The natural vegetation strip shall extend landward a minimum of twenty five feet (25') from the ordinary high water mark of a perennial or intermittent stream, lake or pond and the edge of a wetland. The natural vegetation strip may be interrupted to provide limited access to the water body.

Within the natural vegetation strip, trees and shrubs may be selectively pruned or removed for harvest of merchantable timber, to achieve a filtered view of the water body from the principal structure and for reasonable private access to the stream, lake, pond or wetland. Said pruning and removal activities shall ensure that a live root system stays intact to provide for stream bank stabilization and erosion control.

5. Landscape Plan Required: A landscape plan shall be submitted with each conditional use permit application for development activity within the LC lowland conservancy overlay district and contain the following:

- a. A plan describing the existing vegetative cover of the property and showing those areas where the vegetation will be removed as part of the proposed construction;

- b. A plan describing the proposed revegetation of disturbed areas specifying the materials to be used. The vegetation must be planned in such a way that access for stream maintenance purposes shall not be prevented; and
 - c. Such a plan shall be in conformance with the requirements of chapter 21A.48 of this title and the specific landscape requirements in the Northwest Quadrant Overlay District where applicable.
- D. State And Federal Permits Required: A conditional use shall not be granted unless the applicant has first obtained a section 404 permit from the army corps of engineers and a stream alteration permit from the Utah state department of natural resources, water rights division, as applicable.
- E. Conditional Use Standards: In addition to demonstrating conformance with the conditional use standards contained in chapter 21A.54 of this title, each applicant for a conditional use within the LC lowland conservancy overlay district must demonstrate conformance with the following standards:
- 1. The development will not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, nor impair their natural functions, but will preserve and incorporate such features into the development's site;
 - 2. The location of natural features and the site's topography have been considered in the designing and siting of all physical improvements;
 - 3. Adequate assurances have been received that the clearing of the site topsoil, trees, and other natural features will not occur before the commencement of building operations; only those areas approved for the placement of physical improvements may be cleared;
 - 4. The development will not reduce the natural retention storage capacity of any watercourse, nor increase the magnitude and volume of flooding at other locations; and that in addition, the development will not increase stream velocities;
 - 5. The soil and subsoil conditions are suitable for excavation and site preparation, and the drainage is designed to prevent erosion and environmentally deleterious surface runoff;
 - 6. The proposed development activity will not endanger health and safety, including danger from the obstruction or diversion of flood flow;
 - 7. The proposed development activity will not destroy valuable habitat for aquatic or other flora and fauna, adversely affect water quality or groundwater resources, increase stormwater runoff velocity so that water levels from flooding increased, or adversely impact any other natural stream, floodplain, or wetland functions, and is otherwise consistent with the intent of this title;
 - 8. The proposed water supply and sanitation systems are adequate to prevent disease, contamination and unsanitary conditions; and
 - 9. The availability of alternative locations not subject to flooding for the proposed use.

21A.36.020: CONFORMANCE WITH LOT AND BULK CONTROLS:

A. Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

In any residential district, on a lot legally established prior to April 12, 1995, a single-family dwelling may be erected regardless of the size of the lot, subject to complying with all yard area requirements of the R-1/5,000 district. Legal conforming lots in nonresidential districts shall be approved for any permitted use or conditional use allowed in the zoning district.

B. Obstructions In Required Yards: Accessory uses and structures, and projections of the principal structure, may be located in a required yard only as indicated ("X") in table 21A.36.020B of this section. No portion of an obstruction authorized in table 21A.36.020B of this section shall extend beyond the authorized projection. Dimensions shall be measured from the finished surface of the building or structure.

TABLE 21A.36.020B
OBSTRUCTIONS IN REQUIRED YARDS¹

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot		X ³	X
Arbors and trellises not to exceed 12 feet in height or 120 square feet in residential districts. This requirement shall also apply to nonresidential districts unless otherwise authorized	X	X	X
Architectural ornament not elsewhere regulated projecting not more than 4 inches	X	X	X
Awnings and canopies, extending not more than 2½ feet into front, corner side, or side yards and not more	X	X	X

than 5 feet into rear yards allowed in residential districts only			
Balconies projecting not more than 5 feet			X
Basketball hoop and backboard on or adjacent to permitted driveways	X	X	X
Bay windows which are 1 story high, not more than 10 feet long, project 2 feet or less and are located not less than 4 feet from a lot line	X	X	X
Below grade encroachments ²	X	X	X
Breezeways and open porches			X
Central air conditioning systems, heating, ventilating, pool and filtering equipment, the outside elements shall be located not less than 4 feet from a lot line. Structures less than 4 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title		X	X
Changes of established grade for commercial or industrial uses in zones, where conditionally or otherwise permitted, the grade is changed to accommodate site retention or detention requirements	X	X	X
<u>Changes of grade within the Northwest Quadrant Development Area and Eco-Industrial Buffer Overlay as identified in 21A.34.140 to reach an elevation as required for drainage by the Department of Public Utilities</u>	<u>X</u>	<u>X</u>	<u>X</u>
Changes of established grade of 4 feet or less except for the FP and FR districts which shall be subject to the provisions of subsection 21A.24.010P of this title. (All grade changes located on a property line shall be supported by a retaining wall.)	X	X	X
For properties outside of the H historic preservation			

overlay, changes of established grade greater than 4 feet are special exceptions subject to the standards and factors in chapter 21A.52 of this title			
Chimneys projecting 2 feet or less into the yard must be located not less than 2 feet from a lot line		X	X
Decks (open) 2 feet high or less	X	X	X
Eaves, not including gutters projecting 2 feet or less into the yard. 4 foot eave may project into a 20 foot yard area	X	X	X
Fallout shelters (completely underground), conforming to applicable civil defense regulations and located not less than 4 feet from a lot line			X
Fences or walls subject to applicable height restrictions of chapter 21A.40 of this title	X	X	X
Fire escapes projecting 4 feet or less			X
Flagpoles:			
Residential districts: 1 permanent flagpole per street frontage	X	X	X
Nonresidential districts: 3 flagpoles per street frontage	X	X	X
Subject to provisions of table 21A.36.020C of this section			
Ground mounted utility boxes subject to the provisions of section 21A.40.160 of this title	X	X	X
Ham radio antennas subject to provisions of subsection 21A.40.090D of this title			X
Landscaping, including decorative berms 4 feet or less in height with no grade change along any property line,	X	X	X

provided that if such landscaping obstructs the visibility of an intersection the city may require its pruning or removal			
Laundry drying equipment (clothesline and poles)			X
Parking, carports and covered parking spaces except as otherwise expressly authorized by section 21A.44.060 of this title			X
Patios on grade	X	X	X
Patios on grade (attached, covered and unenclosed) maintaining a minimum 15 foot setback from the rear property line			X
Porches (attached, covered and unenclosed) projecting 5 feet or less			X
Recreational (playground) equipment			X
Refuse and recycling dumpster			X
Removable ramp for persons with disabilities (when approved as a special exception)	X	X	X
Satellite dish antennas		X	X
Signs, subject to the provisions of chapter 21A.46 of this title	X	X	X
Steps and required landings 4 feet or less above or below grade which are necessary for access to a permitted building and located not less than 4 feet from a lot line	X	X	X
Swimming pools (measured to the water line), tennis courts, game courts, and similar uses shall not be located less than 10 feet from a property line		X	X

Window mounted refrigerated air conditioners and evaporative "swamp" coolers located at least 2 feet from the property line. Window mounted refrigerated air conditioner units and "swamp" coolers less than 2 feet from the property line shall be reviewed as a special exception according to the provisions of section 21A.52.030 of this title	X	X	X
Window wells not over 6 feet in width and projecting not more than 3 feet from structure	X	X	X

Notes:

1. "X" denotes where obstructions are allowed.
2. Below grade encroachments (encroachments which are completely below grade where the surface grade remains intact and where the below grade encroachment is not visible from the surface) into required yards shall be treated as a special exception in accordance with the procedures set forth in chapter 21A.52 of this title.
3. The accessory structure shall be located wholly behind the primary structure on the property.

21A.40.090.E (Wireless Telecommunications Facilities; Low Power Radio Services Facilities)

E. Wireless Telecommunications Facilities; Low Power Radio Services Facilities: The purpose of this section is to address planning issues brought on by the rapid growth in demand for low power radio services. This section distinguishes low power radio from other broadcasting type telecommunication technologies and establishes provisions that deal with issues of demand, visual mitigation, noise, engineering, residential impacts, health, safety and facility siting. The requirements of this section apply to both commercial and private low power radio services. Low power radio services facilities include "cellular" or "PCS" (personal communications system) communications and paging systems.

1. Uses: The uses specified in table 21A.40.090E of this section, indicate which facility types are allowed as either a permitted or conditional use within specific zoning districts. Low power radio service facilities may be an accessory use, secondary use or principal use.

a. Administrative Consideration Of Conditional Uses: Applications for low power wireless telecommunication facilities that are listed as conditional uses shall be reviewed according to the procedures set forth in section 21A.54.155 of this title.

TABLE 21A.40.090E

WIRELESS TELECOMMUNICATIONS FACILITIES

			Monopole With Antennas And Antenna Support Structure Less Than 2 Feet Wide ³		Monopole With Antennas And Antenna Support Structure Greater Than 2 Feet Wide ³		
			Wall Mount ³	Roof Mount ³	District Height Limit But Not To Exceed 60 Feet (Whichever Is Less)	60 Feet Or Exceeding The Maximum Height Limit Of The Zone	
Residential districts:							
R-1/12,000	P ¹						
R-1/7,000	P ¹						
R-1/5,000	P ¹						
SR-1	P ¹						
SR-3	P ¹						
R-2	P ¹						
RMF-30	P ¹						
RMF-35	P ¹						
RMF-45	P	C					

RMF-75	P	C					
Mixed use - residential/office districts:							
RB	P ¹						
R-MU	P	C					
RO	P ¹						
Commercial/manufacturing districts:							
CN	P ¹						
CB	P	C					
CS	P	P					
CC	P	P	P	C	C	C	
CSHBD	P	P	P	C	C	C	
CG	P	P	P	C	C	C	C
D-1	P	P	P	C	C	C	
D-2	P	P	P	C	C	C	
D-3	P	P	P	C	C	C	
D-4	P	P	P	C	C	C	
G-MU	P	P	P	C	C	C	
M-1	P	P	P ⁴	C ⁴	P ⁴	C ⁴	C ⁴
M-2	P	P	P	C	P	C	C

Special purpose/overlay districts:							
RP	P	C					
BP	P	P	P	C	C	C	
AG	P ¹	P ¹	C	C	C		
AG-2	P ¹	P ¹	C	C	C		
AG-5	P ¹	P ¹	C	C	C		
AG-20	P ¹	P ¹	C	C	C		
A	P	P	P	P	P	C	C
PL	P	C					
PL-2	P	C					
I	P	C					
UI	P	P	C	C	C		
OS ²			C	C	C	C	C
EI	P	P	P	C	C	C	
MU	P	C					

Notes:

P Permitted use

C Conditional use

1. Allowed as a permitted use on a residential building consisting of 4 or more attached dwelling units and on nonresidential buildings. Zoning administrator approval is required to assure compliance to subsection E2a of this section.

2. New telecommunications towers are allowed outside the telecommunication corridor in the OS zone for public safety purposes only.

3. Collocation of a wireless telecommunication facility is allowed per subsection E4 of this section.

4. Prohibited within the Northwest Quadrant Eco-Industrial Buffer Overlay.

ATTACHMENT B: RECOMMENDED PLANT LIST

Northwest Quadrant Recommended Plant Species and Prohibited Noxious Weed Species

Recommended Plant List

The following plant species list is recommended for the Northwest Quadrant of Salt Lake City. Moisture gradient and soil types, will dictate which species will result in successful establishment.

Grasses

Nuttalls alkaligrass (*Puccinellia nuttalliana*)
Western wheatgrass (*Pascopyrum smithii*)
Bottlebrush squirreltail (*Elymus elymoides*)
Saltgrass (*Distichlis spicata*)
Alkali Sacaton (*Sporobolus airoides*)
Crested wheatgrass (*Agropyron cristatum*)
Perennial ryegrass (*Lolium perenne*)
Russian Wildrye (*Psathrostachys juncea*)
Field sedge (*Carex praegracilis*)
Great Basin Wildrye (*Elymus cinereus*)
Wiregrass (*Juncus balticus*)
James' Galleta (*Hilaria jamesii*)
Indian Rice Grass (*Achnatherum hymenoides*)

Forbs/Wildflowers

Annual sunflower (*Helianthus annuus*)
Scarlet globemallow (*Sphaeralcea coccinea*)
Alfalfa (*Medicago sativa*)
Blueleaf or Gray Aster (*Aster glaucodes*)
White Sagebrush (*Artemisia ludoviciana*)
Spiny Milkvetch (*Astragalus kentrophyta*)
Woolly Locoweed (*Astragalus mollissimus*)
Utah Fleabane (*Erigeron utahensis*)
Wild Buckwheat (*Eriogonum sp.*)
Scarlet Beeblossom (*Gaura coccinea*)
Blue Flax (*Linum lewisii*)
White-stemmed or Pale Evening Primrose (*Oenothera pallida*)
Firecracker Penstemon (*Penstemon eatonii*)
Fremont's Beardtongue (*Penstemon fremontii*)
Palmer's Penstemon (*Penstemon palmeri*)
Utah Penstemon (*Penstemon utahensis*)
Ballhead Gilia (*Ballhead gilia*)

Devilweed Aster (*Aster spinosus*)
Blanket Flower (*Gaillardia aristata*)
Globemallow (*Sphaeralcea sp.*)

Depending on soil moisture level, additional species to consider for wet sites: Pickleweed (*Salicornia rubra*), *Asclepias incarnata* and/or *Asclepias speciosa* (good milkweed species for relatively wet, relatively low salinity areas), or sea purslane (*Sessuvium verrucosum*).

Shrubs

Black Sagebrush (*Artemisia nova*)
Shadscale (*Atriplex confertifolia*)
Winterfat (*Ceratoides lanata*)
Rubber Rabbitbrush (*Chrysothamnus nauseosus*)
Green Mormon Tea (*Ephedra viridis*)
Crispleaf Buckwheat (*Eriogonum corymbosum*)
Saltbush or Greasewood (*Sarcobatus sp.*)
Silver Buffaloberry (*Shepherdia argentea*)
Gardner's Saltbush (*Atriplex gardneri*)

Prohibited Invasive Plant/Weed Species

Noxious Weeds identified by the Utah State Department of Agriculture and Food's "State of Utah Noxious Weed List" are prohibited in the Northwest Quadrant:

The Zoning Administrator may approve other plants if the applicant can demonstrate that the proposed plants can grow in the soil conditions and are not invasive to the area.

ATTACHMENT C: 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 text amendment, the City Council should consider the following:

Factor	Finding	Rationale
<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>	<p>Complies</p>	<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). The proposed amendments incorporates the idea of the natural area, development area, and 400 foot eco-industrial buffer as stated in the Master Plan.</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"> • Preserve natural open spaces and sensitive areas to sustain biodiversity and ecosystem functions • 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>The proposed amendments also implement the following goals stated in the master plan:</p> <ul style="list-style-type: none"> • Protect the Great Salt Lake Ecosystem • Protect, conserve, and restore native wildlife habitat, wetlands, and water bodies • Protect global flyways • Protect people and property from natural hazards • Support the continuation of agricultural uses in area • Preserve areas for future office, industrial, manufacturing, research or distribution uses
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		<p>The following development guidelines from the Northwest Quadrant Master Plan apply to the proposed amendments:</p> <ul style="list-style-type: none"> - Encourage environmentally-friendly landscaping and irrigation practices that are responsive to the climate and soil conditions of the area and that are more resilient to periods of drought. <ul style="list-style-type: none"> • Use appropriate landscaping for the area that does not require extensive modifications to the native soils. • Use native, adaptive, and drought/salt-tolerant vegetation for landscaping. • Use low-water use landscaping <p>- Reduce heat islands to minimize impact on micro-climate and human and wildlife habitat through the following mechanisms where feasible:</p> <ul style="list-style-type: none"> • Use light-colored roofing. <p>-Incorporate bird safe design into new buildings</p> <ul style="list-style-type: none"> • Consider the use of facade treatments to screen glass. • Avoid up-lighting of buildings and spotlights. <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>
--	--	--

		The proposed changes are consistent with City purposes, goals, and policies.
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	<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. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	<p>The existing Lowland Conservancy Overlay lies within the proposed Northwest Quadrant Overlay. Portions of text related to the LCO were added to the Northwest Quadrant Natural Area overlay to prevent an overlay on top of an overlay.</p> <p>The creation of the Northwest Quadrant Overlay and amendment to the Lowland Conservancy overlay will be consistent with the purposes and provisions of the LCO.</p>
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>The creation of the Northwest Quadrant Overlay that delineates developable areas and natural areas and lays out important standards for each is consistent with best professional practices of urban planning and design as this approach preserves areas that would protect important wetlands and wildlife areas.</p> <p>In addition, the purpose of this project is to implement a City</p>

		adopted master plan, which is a best planning practice.
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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	See Factor 1 rationale under factors in making a decision concerning a proposed text amendment.
2. Whether a proposed map amendment furthers the specific purpose statements of the zoning ordinance;	Complies	See Factor 2 rationale under factors in making a decision concerning a proposed text amendments.
3. The extent to which a proposed map amendment will affect adjacent properties;		The creation of the Northwest Quadrant Overlay and amendments to the Lowland Conservancy Overlay will only impact the properties located within these overlays. However, the intent of many of the amendments is to protect adjacent natural open space lands.
4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	The existing Lowland Conservancy Overlay lies within the proposed Northwest Quadrant Overlay. Portions of text related to the LCO were added to the Northwest Quadrant Natural Area overlay to prevent an overlay on top of an overlay. The creation of the Northwest Quadrant Overlay and amendment to the Lowland Conservancy overlay will be consistent with the purposes and provisions of the LCO.
5. The adequacy public facilities and services intended to serve the subject	Not applicable at this time	The Northwest Quadrant Overlay area incorporates much of the vacant land that is left

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.		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.
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ATTACHMENT D: 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:

Meetings:

Meetings were held with property owners of land within the overall Northwest Quadrant Overlay area and with environmental/bird-interest groups.

- On February 22, 2017, staff met with a group of stakeholders to discuss the plant list for the Northwest Quadrant.
- In April, staff met with each of the 5 property owners to discuss the second round of zoning amendments. The purpose of these meetings were to update the property owners of the proposed amendments and to hear from the property owners about any concerns or feedback.
- May 2, 2017 – Met with property owners and environmental groups to discuss permitted uses within the Northwest Quadrant Natural Area Overlay. The purpose of this meeting was to ensure that everyone was in agreement as to what uses would be allowed.
- May 16, 2017 – Met with property owners to discuss the Lowland Conservancy Overlay and drainage in the area.

Community Councils

Staff contacted the 4 community councils (Westpointe, Jordan Meadows, Poplar Grove, and Glendale) at the initial stages of both Northwest Quadrant Zoning Amendment petitions on January 4, 2017. Westpointe/Jordan Meadows community councils requested information regarding the Northwest Quadrant Master Plan and staff presented to the community councils at their joint meeting on February 8, 2017.

Open House:

Because this zoning text amendment impacts the entire city and not just a specific community council, an open house was held on April 20, 2017 at the Liberty Senior Center. Ten individuals showed up at the Open House. Many of the people did not provide specific comments, but for those who did, the following summarizes the comments:

- Individual believed eco-industrial buffer did not allow development
- Concerns about I-80 frontage road
- Northwest Quadrant should not be developed
- Local nurseries should comment on plant list

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 May 13, 2017.

Public notice posted on City and State websites and Planning Division list serve: May 11, 2017.

Notices sent to property owners within proposed Northwest Quadrant Overlay and within 300 feet of that boundary: May 11, 2017

Public Input:

Some comments were received after the Open house and after an initial draft of the proposed changes were sent out. Some of the comments received included:

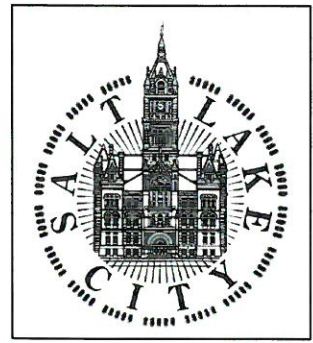
- Remove all of the mapped areas within the Lowland Conservancy Overlay
- Generalize Duck Hunting Club to Hunting Club

- Concerns with “Raising of furbearing animals” use in the M-1 zone
- Include additional standards for controlling noxious weeds

Public comments are attached.

OPEN HOUSE PUBLIC COMMENT FORM

April 20, 2017



Planning Division
Department of Community and
Neighborhoods

Northwest Quadrant Zoning Amendments

Name: Dave Iltis

Address: 1124 4th Ave
SLC, UT ~~84103~~

Zip Code 84103

E-mail: dave@cyclingslcc.com

Comments: I am entirely opposed to any
development in the NW quadrant.

The entire area should remain open space +
natural area. It is one of the gems of SLC, &
it will be ruined by zoning it MI. Please keep it zoned
open space + agricultural.

Additionally, would someone from the city please
take ownership of the frontage road & keep th.3
(over)

Please provide your contact information so we can notify you of other meetings or hearings on this issue. You may submit this sheet before the end of the Open House, or you can provide your comments via e-mail at tracy.tran@slcgov.com or via mail at the following address: Tracy Tran, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by May 4, 2017.

bicycle friendly?

No tracks, no use of the frontage road except through 7200 W.

Planning says it should be transportation
Community + Neighborhood Dev. doesn't take

responsibility -

It's not clear that transportation is either.
The state is doing a little, but not enough.
The area is important natural space for birds + other
wildlife. The entire development is encroaching on this

habitat.

↓
+ what
will happen
when they
are done?

The rezone will result in more sprawl,
more traffic, worse air quality,
less nature, more noise, + overall
degradation of quality of life in SLCC.

Why didn't SLCC fight the state?

The past + new mayors said they would, but
did nothing.

Lastly, there may need to be some smaller lots

10,000ft²
is still too
large

From: [REDACTED]
To: [Tran, Tracy](#)
Subject: Re: NWQ Zoning Amendments Open House Materials
Date: Thursday, May 4, 2017 11:57:14 AM

Hello Tracy:

We would suggest the removal of the lowland overlay district from the zoning code.

Suggested uses in the undeveloped areas is fine.

Thanks,

Zach

Sent from my iPhone

> On May 4, 2017, at 10:47 AM, Tran, Tracy <Tracy.Tran@slcgov.com> wrote:

>

> Hi folks,

>

> Just want to remind you to send over any public comments regarding the Northwest Quadrant Zoning Amendments to me by the end of the day today. Please let me know if you have any questions.

>

> Thank you!

>

> TRACY TRAN

> Principal Planner

>

> PLANNING DIVISION

> DEPARTMENT OF COMMUNITY and NEIGHBORHOODS

> SALT LAKE CITY CORPORATION

>

> TEL 801-535-7645

> FAX 801-535-6174

>

> WWW.SLCGOV.COM<[https://linkprotect.cudasvc.com/url?a=http://www.slcgov.com/&c=E.1.wzVaW7dKfP-](https://linkprotect.cudasvc.com/url?a=http://www.slcgov.com/&c=E.1.wzVaW7dKfP-LWZyQteWWE3ya-NzbwTriXg4BvhxtX7R7cFyFozDkiv7XQvMub4qrrFNe1CHyPkHX5uWn3LiAAcTehkdPSIrUeybJWuW9w.&typo=1)

> [LWZyQteWWE3ya-](https://linkprotect.cudasvc.com/url?a=http://www.slcgov.com/&c=E.1.wzVaW7dKfP-LWZyQteWWE3ya-NzbwTriXg4BvhxtX7R7cFyFozDkiv7XQvMub4qrrFNe1CHyPkHX5uWn3LiAAcTehkdPSIrUeybJWuW9w.&typo=1)

> [NzbwTriXg4BvhxtX7R7cFyFozDkiv7XQvMub4qrrFNe1CHyPkHX5uWn3LiAAcTehkdPSIrUeybJWuW9w.&typo=1](https://linkprotect.cudasvc.com/url?a=http://www.slcgov.com/&c=E.1.wzVaW7dKfP-LWZyQteWWE3ya-NzbwTriXg4BvhxtX7R7cFyFozDkiv7XQvMub4qrrFNe1CHyPkHX5uWn3LiAAcTehkdPSIrUeybJWuW9w.&typo=1)>

>

>

>

> From: Tran, Tracy

> Sent: Thursday, April 20, 2017 4:22 PM

> To: Tran, Tracy <Tracy.Tran@slcgov.com>

> Subject: NWQ Zoning Amendments Open House Materials

>

> Hi folks,

>

> For those who are unable to make the Open House for the Northwest Quadrant Zoning Amendments tonight, attached is the information that will be displayed. The information includes:

>

> · Maps with an overview of the changes

>

> · Proposed ordinance changes (with detailed strike and underline)

From: [REDACTED]
To: [Tran, Tracy](#)
Cc: [REDACTED]
Subject: AG Zone "Hunting Clubs"
Date: Thursday, May 4, 2017 3:54:56 PM

Tracy:

In response to the meeting on Tuesday, I thought it was relevant to follow up on Ella's comment. The term Hunting Clubs should not be limited to duck as multiple other hunting opportunities exist in the area such as Pheasant, and even deer.

Regards,

[Adam D. Von Maack](#)

Windermere Real Estate

Commercial Real Estate

Sales | Leasing | Investment

Direct: 801-913-6157

E-Mail: Adam@WinCRE.Com



From: [REDACTED]
To: [Tran, Tracy](#); [REDACTED]
Subject: Re: NWQ Zoning Amendments Open House Materials
Date: Thursday, May 4, 2017 3:14:49 PM

Hi Tracy,

Thank you for arranging the meeting with the property owners yesterday. I think it really showed how far we have come and that there were many positive outcomes.

I went through the zoning amendments again and couldn't find if it is still mentioned but I would like to ask that it states that solar arrays and wind turbines are not allowed uses in the Natural Area per our discussion yesterday (re: solar panels being bad for birds). I am bringing in wind turbines that I mentioned yesterday because even though weather patterns presently don't prove feasible, climate change and a dry lake bed could affect weather patterns in the future. We just don't know and wind farms are definitely dangerous for birds.

Thank you for all your good work and for including the text that Ella and Wayne promoted so strongly.

Heidi

From: Tran, Tracy <Tracy.Tran@slcgov.com>
Sent: Thursday, May 4, 2017 11:46:42 AM
To: Tran, Tracy
Subject: RE: NWQ Zoning Amendments Open House Materials

Hi folks,

Just want to remind you to send over any public comments regarding the Northwest Quadrant Zoning Amendments to me by the end of the day today. Please let me know if you have any questions.

Thank you!

TRACY TRAN
Principal Planner

PLANNING DIVISION
DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7645
FAX 801-535-6174

WWW.SLCGOV.COM

From: [REDACTED]
To: [Tran, Tracy](#)
Subject: RE: NWQ Zoning Amendments Open House Materials
Date: Thursday, May 4, 2017 12:09:48 PM

Hi Tracy, as we discussed during the open house, the city's intent in encouraging use of native plants is an effort with which I can both support and assist as a consultant. I remain puzzled that rail transport of fill material for the prison is not somehow mandated. The immediate carbon footprint of trucks is enormous and long-term economic benefits of rail infrastructure certainly outweigh any possible preference for truck transport.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Tran, Tracy" <Tracy.Tran@slcgov.com>
Date: 5/4/17 11:46 AM (GMT-07:00)
To: "Tran, Tracy" <Tracy.Tran@slcgov.com>
Subject: RE: NWQ Zoning Amendments Open House Materials

Hi folks,

Just want to remind you to send over any public comments regarding the Northwest Quadrant Zoning Amendments to me by the end of the day today. Please let me know if you have any questions.

Thank you!

TRACY TRAN

Principal Planner

PLANNING DIVISION

DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

TEL 801-535-7645



League of Women Voters of Salt Lake

www.lwvutah.org

May 4, 2017

Tracy Tran, Principal Planner
PLANNING DIVISION
DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Re: Northwest Quadrant Draft Zoning, Overlays, and Plant List

Dear Tracy:

Thank you once again for the opportunity to present the view of the Salt Lake City League of Women Voters. We have reviewed the documents and have the following comments.

Northwest Quadrant Zoning Amendments: M-1 Light Manufacturing District

Page 3 regarding the use "Raising of furbearing animals" which is listed as a Conditional use in the M-1 zone, which is the zone we understand is proposed exclusively in the area north of I-80. As mentioned previously, we have serious concerns about this use and the potential for animals to escape and become predators to sensitive bird species in the nearby conservation areas or to become feral and compete with the species of concern for habitat and forage. We prefer that this use not be either conditional or permitted.

Page 10, B. Northwest Quadrant Development Area; Page 11, C. Northwest Quadrant Eco-Industrial Buffer. We recommend adding additional qualifications and conditions including:

Disturbed and revegetated area shall be monitored through the growing season and monitored as needed to assure vegetation coverage is consistent with adjacent natural areas and that noxious weeds are controlled through the two year period (including two full growing seasons) required for plant establishment.

The applicant shall submit a revegetation plan which identifies the species to be used, the application methodology (seeding - drilling, broadcasting, etc. - or live plants - size and condition), the timing of planting, and the methods proposed to assure maximum survival; and a noxious weed control plan which clearly identifies the species to be controlled and the method of control, and shall assure that if chemical treatments are used they are safe in wetland and riparian areas.

These are fairly common requirement in revegetation specificaitons, and are important because when areas are distrubed, it is most likely that invasive and noxious weeds will be the dominant vegetation to reestablish. Two years of maintenance is a minimum and ideally it should be longer, and requiring a revegetation and weed control plan forces the kind of thought and expertise that is needed to have some reasonable success. Reestablishing native vegetation is probably the most difficult landscape task.

It is recommended that these requirements also be included in 21A.34.050 LC Lowland Conservancy Overlay District.

Recommended Plant Species

The Recommended Plant List includes only grasses and forbs/wildflowers. There are shrubby species that are also native to the area, including:

- Artemesia nova
- Atriplex confertifolia
- Ceratoides lantana
- Chrysogthamnus nauseosus
- Ephedra viridis
- Eriogonum corymbosum
- Sarcobatus sp.

Other forbs/wildflowers to consider:

- Artemesia ludoviciana
- Aster glaucodes
- Astragalus kentrophyta
- Astragalus mollissimus
- Erigeron utahensis
- Eriogonum sp.
- Gaura coccinea
- Linum lewisii
- Oenothera pallida
- Penstemon eatonii
- Penstemon fremontii
- Penstemon palmeri
- Penstemon utahensis

Page 11, B.e. Many of the species on the list probably will not get to 3 feet in height, so not sure that should be included.

Regarding transmission towers: We just want to be sure that Audobon has weighed-in on this and defer to their comments.

We appreciate your response to our previous comments and hope that you will seriously consider these comments as well.

Respectfully,

Jan Striefel, FASLA, FAICP

Ann O'Connell
Salt Lake City League of Women Voters

ATTACHMENT E: 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 sees no issues with the proposed amendments.

Engineering: Engineering has no comments regarding the proposed Zoning Amendments.

Public Utilities: Sent questions/comments specific to strikethrough and underline document

Transportation: The master plan and information seem reasonable to me.

Sustainability: No comments received.

Parks and Public Lands:

Salt Lake City's Northwest Quadrant physically connects Utah's capitol city to its namesake waterbody. This linkage provides key visual and recreational connections between the Salt Lake Valley and the Great Salt Lake. As planning for the development of the Northwest Quadrant moves forward, it is important to insure that these connections are not severed.

As specifically recommended in the City's Open Space Master Plan, we should insure that the public can always view and appreciate the Great Salt Lake's shoreline uplands. Current recreational and visual connectivity between Salt Lake City and the Great Salt Lake occur along the old North Temple / Interstate 80 Frontage Road, which is one of the most popular road biking routes in the State. As the Northwest Quadrant is developed, visual connectivity with the Great Salt Lake will be lost and the scenic and recreational appeal of this route will fade.

As it is drawn in current land-use plan recommendations, the "Eco-Industrial Buffer Area" between the planned Northwest Quadrant "Development Area" and "Protected Natural Area" represents the ideal location for a public bicycle trail that would replace and improve the recreational and scenic opportunities currently afforded by the Interstate 80 Frontage Road. Such a trail would allow Salt Lake residents to view and appreciate North America's only inland sea in our city's backyard; allow for sustainable growth of bicycle recreation and associated economic development benefits; and increase the attractiveness of the new Northwest Quadrant Industrial Development Area for prospective businesses and their employees. This would be possible to accomplish without allowing access into the Protected Natural Area, and within reasonable setback limitations in the Eco-Industrial Buffer Area.

The Open Space Lands Program is advocating for provisions in the Northwest Quadrant Eco-Industrial Buffer Overlay Zone that will protect and facilitate the establishment of a future public trail. As can be observed elsewhere in the city, proactive implementation of provisions to facilitate smart recreational growth is economically responsible and will ultimately result in a more attractive, live-able city.