



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Planning Commission

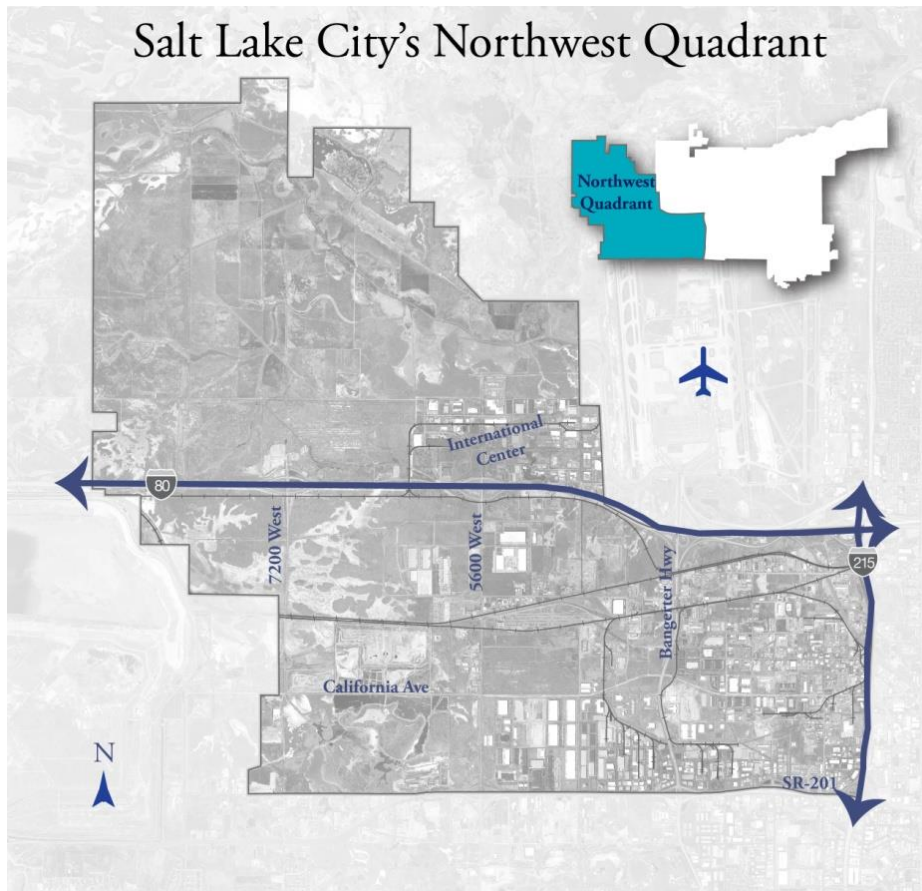
From: Tracy Tran, Principal Planner
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Date: January 5, 2017

Re: Northwest Quadrant Zoning Update

Action Required: No action is required. Planning staff would like the Planning Commission's input on the direction staff is taking with the Northwest Quadrant Zoning Changes.

Background



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.

In late 2014, the State Department of Corrections announced that land in the Northwest Quadrant was on the list of potential sites for the relocation of the State Prison. As a response, in early 2015, the Mayor and City Council determined that a plan for the Northwest Quadrant should be completed and adopted. In 2015, the State Department of Corrections confirmed that the state prison would be moved to a site north of I-80 and near the western city boundary in the Northwest Quadrant area of Salt Lake City.

It is important for the city to have a master plan to inform future land use decisions for the area. When the prison is built, infrastructure (water, sewer lines, electricity, and roads) will be put into this area, which will result in development pressure north of I-80. The Northwest Quadrant Master Plan, which established a vision and goals for the area, was adopted on August 16, 2016.

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).

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 and which lands should be preserved.
- 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 at the end of this document.

Northwest Quadrant Zoning

On September 13, 2016, the City Council adopted a legislative action requesting the Planning Division to develop zoning regulations consistent with the recently adopted Northwest Quadrant Master Plan.

Planning staff has begun a draft on proposed zoning text changes to better reflect the Northwest Quadrant Master Plan, these include:

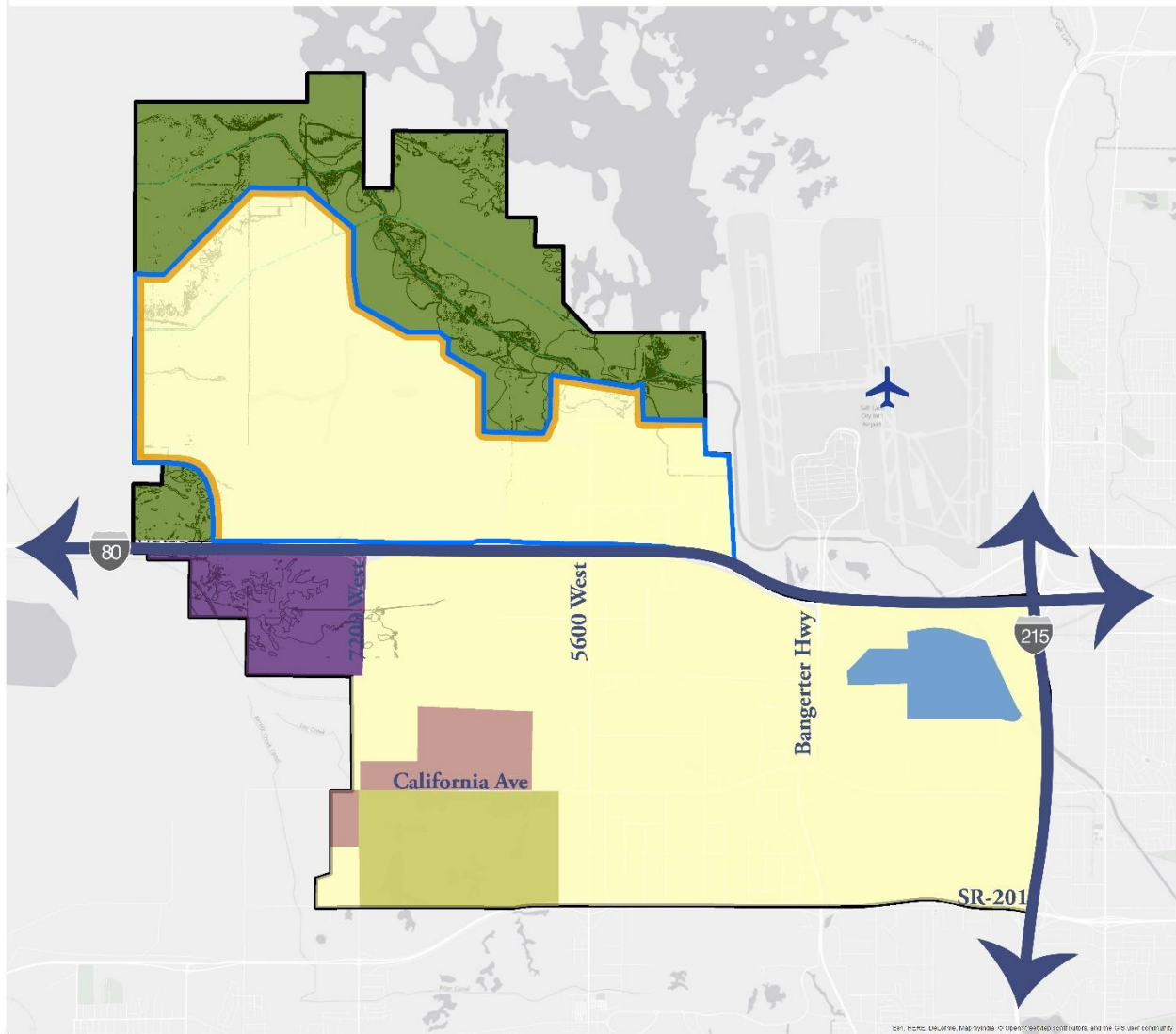
- Amending the M-1 light industrial zone and other related chapters to address development near sensitive lands:
 - North of I-80:
 - Native landscaping requirement: no trees required, landscaping shall be composed of native plants that can grow in saline conditions, invasive plants shall be removed; a native plant list will be provided
 - Land Uses: restrictions on some uses including outdoor recycling facilities

- Lighting: all lighting, including lighting for signs, shall be shielded to direct light downwards.
 - Open Space: 15% of site shall be retained as open space
 - Roof Color: light reflective roofing materials shall be used to reduce urban heat island impacts.
- Properties within 400 feet eco-industrial buffer as identified in the Northwest Quadrant Master Plan:
 - Glazing Requirements: for buildings with a % of glass, require netting, fritting or other means to prevent birds from colliding into windows.
 - Staff is researching and assessing an appropriate buffer distance from the natural areas and height of buildings in this area. Staff will work with property owners.
 - Minimum 6' fence shall be erected along the property line abutting natural areas to protect natural area from development impacts and trespass.
- Amending the AG zoning district
 - Remove residential uses and within this zoning district.
- Assessing the Lowland Conservancy overlay to determine whether or not adjustments need to be made.
 - No changes have yet been made to this section. Public Utilities should have a master drainage plan complete by March 2017 that may help determine if/what changes are necessary.

Next steps/Timeframe

- Meetings with property owners – January 2017
- Open House/Community Council – January 19, 2017
- Planning Commission – February 22, 2017
- City Council – Spring 2017

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 |