



# Inland Port Zoning Modifications

*Planning Commission Meeting*

*August 22, 2018*



# What is an inland port?

An inland port is typically defined as an intermodal (truck, train, plane) terminal located inland of traditional coastal borders that:

- Moves goods in and out for distribution and warehousing
- Moves international freight efficiently by providing customs clearance terminal inland instead of solely relying on a coastal port
- Commonly referred to as dry port, global trade port, logistics park, or intermodal facility.

# Functions of Inland Ports



- Rail lines that transfer freight to another mode of transportation
- Large cranes that move freight
- Warehousing and distribution centers
- Manufacturing facilities
- Temporary storage of materials as they await distribution



# Benefits and Drawbacks

## Benefits:

- Efficiency in amount of goods that can be distributed.
- Time saved, reduction in transportation costs as rail freight
- The importance of freight terminals has grown with the expansion of globalization and e-commerce.

## Drawbacks:

- Environmental impacts such as air quality, water quality, habitat degradation
- Demands on public utilities and municipal services (water, fire/emergency, electricity/energy)
- Demands on road infrastructure and transportation (traffic, road repairs, noise pollution)

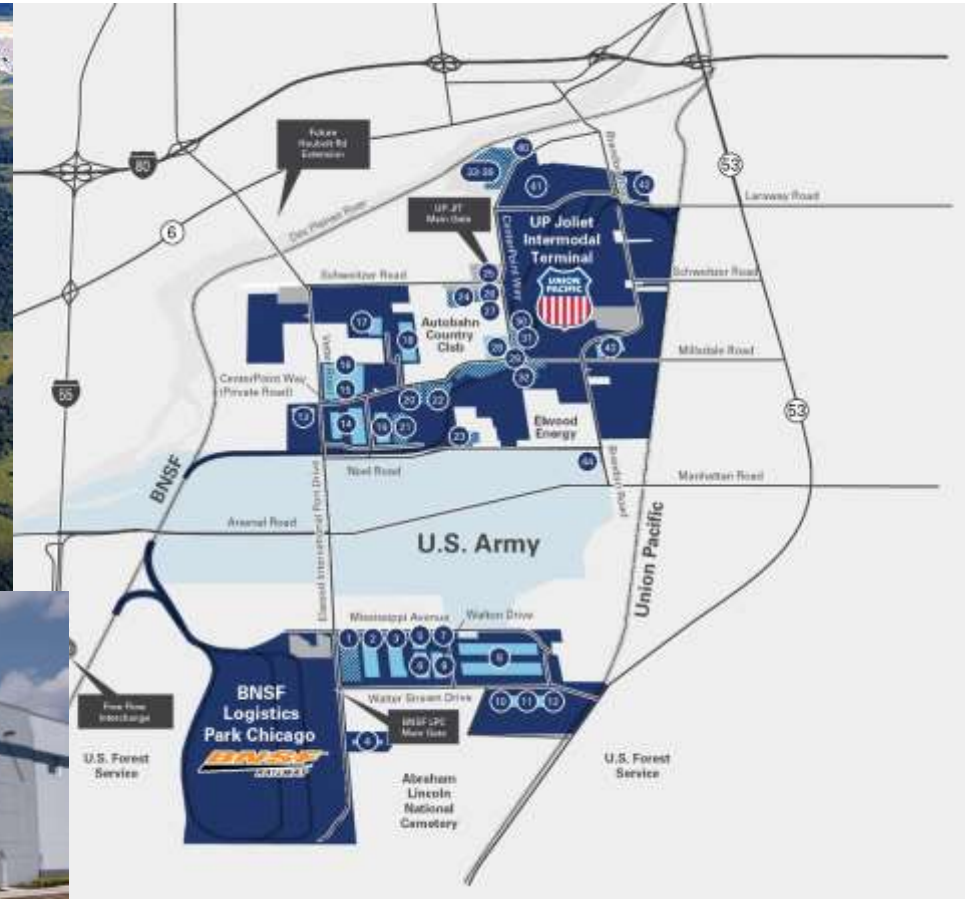
# What does an inland port look like?

Logistics Park, Kansas City



# What does an inland port look like?

CenterPoint Intermodal Center – Joliet/Elwood, IL



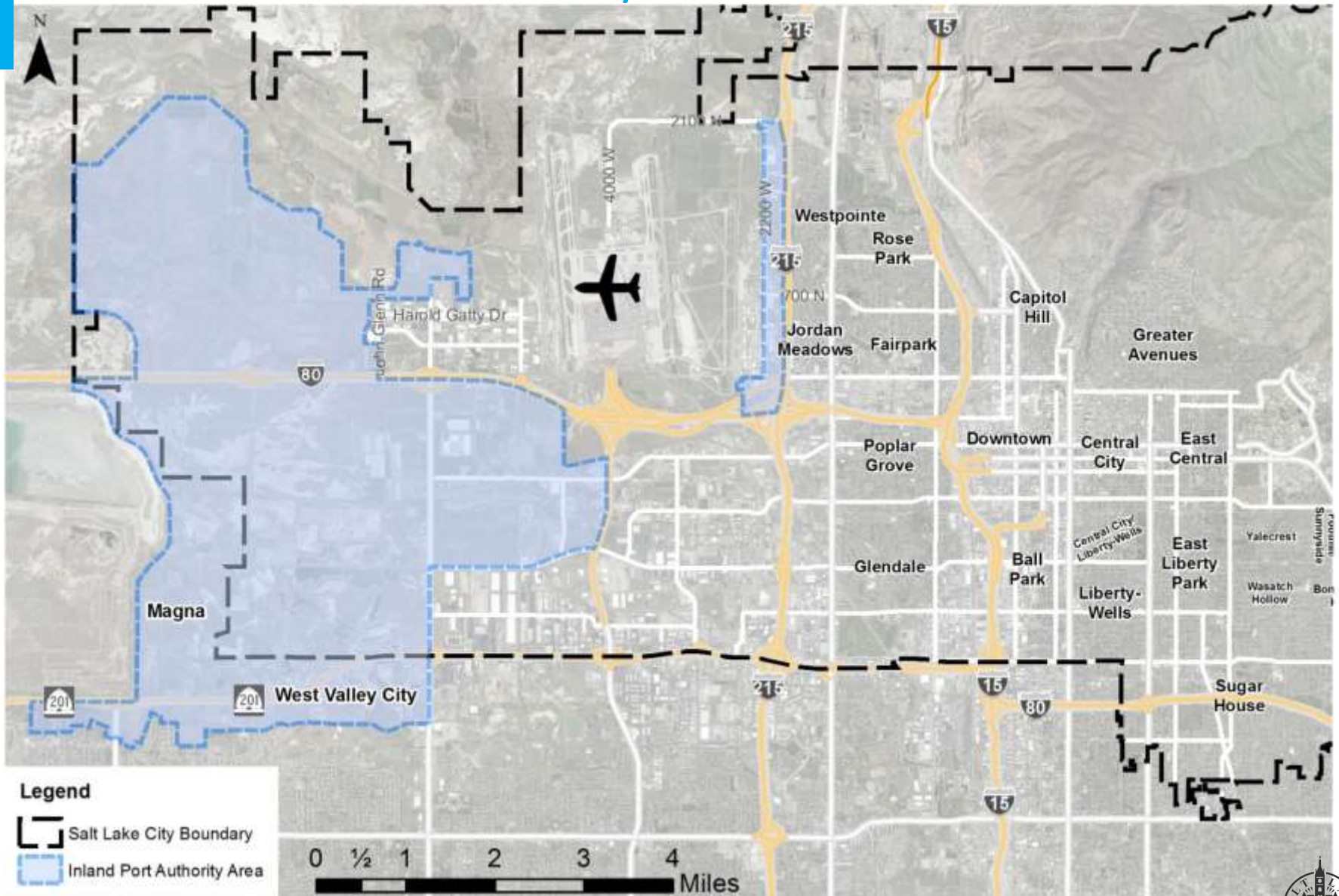
Information/images from [www.centerpoint.com](http://www.centerpoint.com)

# HB2001 (State Legislature)

- Passed Inland Port Authority Amendments – July 2018
- Requires the City to make changes to zoning ordinance by December 31, 2018
- If changes are not made to allow inland port uses, City loses ability to regulate inland port uses
- Broad definition of “inland port use”
- Cannot prohibit “temporary natural resource storage”
- Allows additional environmental standards



# Inland Port Authority Jurisdictional Area





# Inland Port Policies and Objectives

- 15 items listed in 11-58-203(1)
- Related to zoning:
  - Respect and maintain sensitivity to the unique natural environment of areas in proximity to authority jurisdictional land
  - Improve air quality and minimize resource use
  - Respect existing land use and other agreements
  - Promote and encourage development of inland port lands
  - Support and promote land uses that generate economic development
  - Facilitate a hub for trade combining rail, trucking, air cargo, etc.
  - Support inland port uses: warehousing, light manufacturing, and distribution.

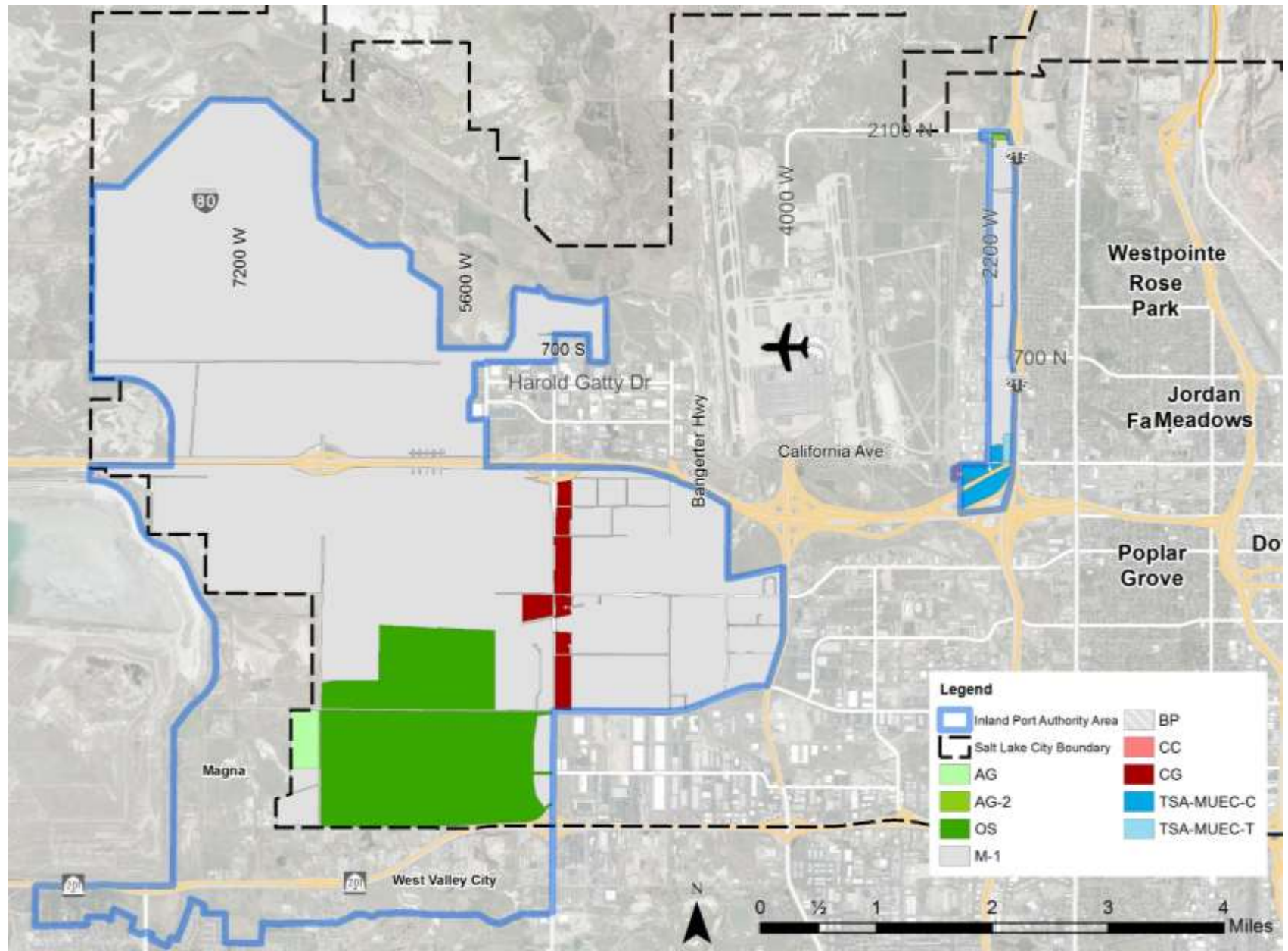


# Our Task

- Developing zoning regulations to respond to the state bill
- Need to allow “inland port uses” in 8 zoning districts
- Develop standards to mitigate negative impacts of “inland port uses”



# Zoning Districts within Inland Port Authority Area



# Appeals: changes to original

- Has to go through City's appeal process first
  - Staff decision: appeals hearing officer
    - De novo
    - Public hearing
  - PC decision: appeals hearing officer
    - Based on record
    - No public hearing



# Appeals: changes to original

- Additional submittal requirements
  - Meet or exceed applicable state and federal regulations
  - Any potential environmental impact and mitigation measures
  - Potential impact on abutting properties
  - Potential impact on migratory bird production area
  - Municipal regulations that the applicant will be unable to comply with and if there are alternative methods.



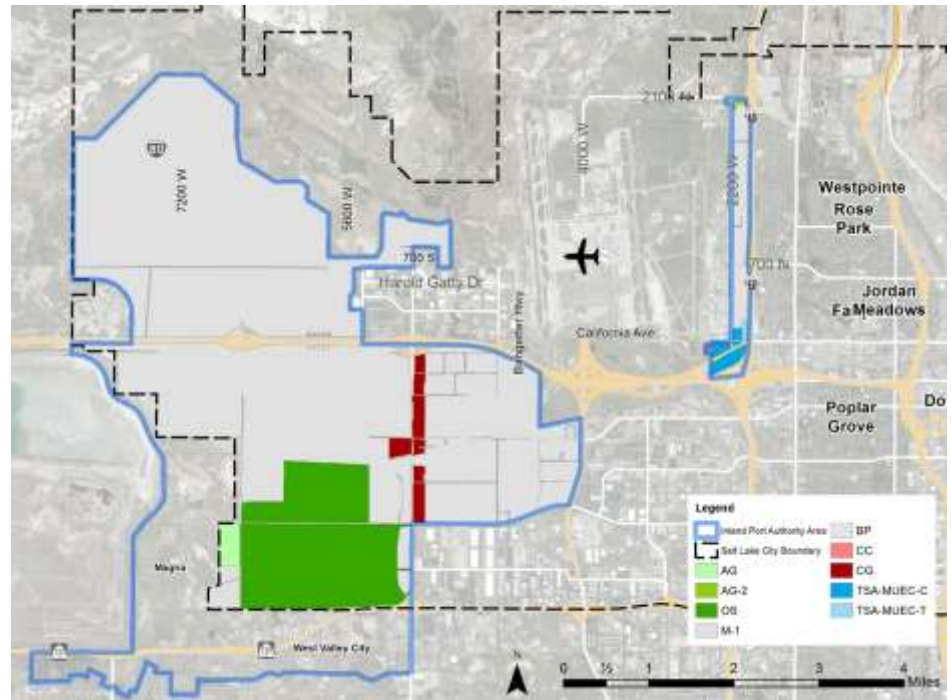
# Appeals: changes to original

- Requires a public hearing
- Requires notice of the public hearing
- The panel may:
  - Affirm the decision
  - Overturn the decision if
    - Decision is contrary to policies and objectives
    - Imposes conditions that unreasonably impair or essentially prohibit and inland port use
    - Arbitrary, capricious, or illegal

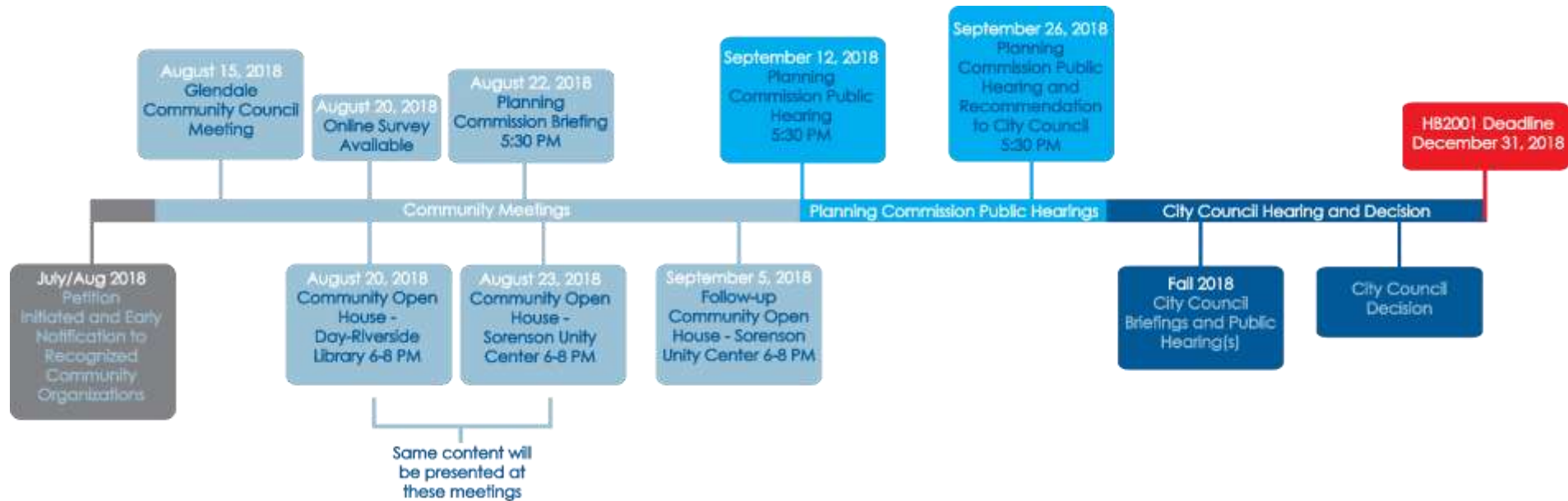


# Our Approach

- Inland Port Overlay zone
  - Addresses inland port uses across multiple zoning districts
  - Needs
    - Use the M-1 land use table
    - M-1 uses would be allowed in other zones within the inland port lands
    - Approval process: permitted or conditional?
    - Additional standards of review?
    - Additional submittal requirements?



# Timeline





# Land Use and Development Management Act

- State law that authorizes cities to use zoning
  - State code 10-9a-102 (2): objectives for land use regulations
    - Land use
    - Buildings
    - Energy efficiency
    - Light and air
    - Air quality
    - Transportation



# Key Issues: Land use

- Not all zoning districts allow inland port uses
- Existing development agreements are “vested”
- Not all inland port uses create impacts
- Conditional use=a use that may create an impact



Current permitted  
use in the M-1  
zoning district



# Key Issues: Land use

- How do we address inland port uses that would not be permitted in underlying zone?
- What if a use isn't involved in the inland port?
- What do we need in order to determine impacts?



# Key Issues: Land use

- Do we need expanded conditional use standards for inland port uses?



Metal recycling:  
conditional use in  
M-1



# Why not other approaches?

- Timing
- Can use the map created in the state law
- Staff resource
- Longer term:
  - May rezone all inland port lands to M-1



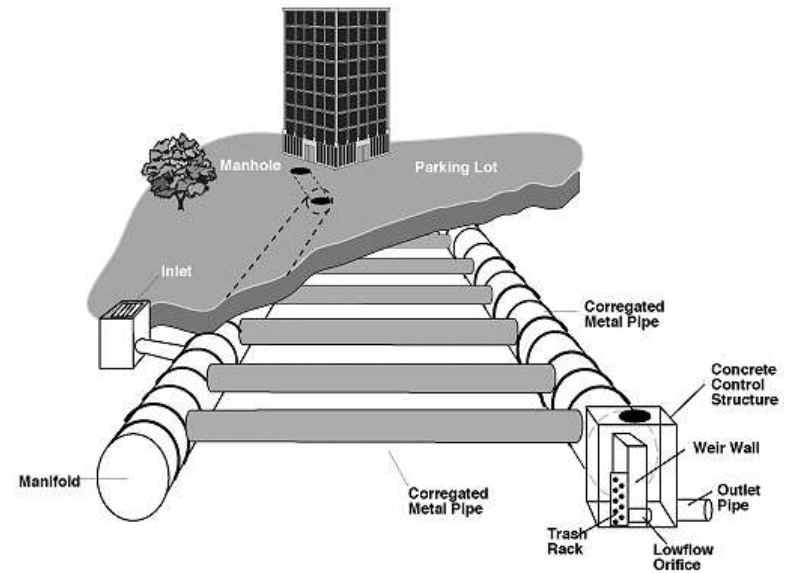
# What we are hearing: Air Quality

- Air quality related to land use
  - Fugitive dust (construction, bulk storage, loading/unloading)
  - Examples of what might be in a mitigation report:
    - Paved roads and lot areas
    - Wind screens
    - Water suppressant
    - Loading/unloading operations: enclosed building, conveyor belts, etc.
    - Venting equipment
    - Enclosed storage



# What we are hearing: Water Quality

- Example of storm water mitigation plan
  - Contain materials
  - Filtration systems
  - Control runoff rates
  - Non permeable surface for some areas
  - Appropriate landscaping



Underground storm drainage

Source: Montgomery County, MD





# Other issues

- Transportation impacts
- Noise impacts
- Energy use and efficiency







# Questions?

[www.slc.gov/inlandport](http://www.slc.gov/inlandport)