



MOTION SHEET

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: December 4, 2018

**RE: Text Amendment: Inland Port
PLNPCM2018-00601**

MOTION 1 (adopt with amendments)

I move that the Council adopt an ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to regulation of inland port uses.

I further move the Council include the proposed addition to section 21.34.150.B.2.e -Applicability, as outlined in the staff report.

The council does not need to read the development agreement language below, it is provided below for ease of reference.

e. Existing Development Agreements: The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements. In addition to the foregoing, the restrictions in this chapter shall not apply to the lands described in two development agreements recorded with the Salt Lake City Recorder on January 31, 2018 so long as the lands described therein remain subject to said agreements.

See next page for more motions



MOTION 2 (adopt)

I move that the Council adopt an ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to regulation of inland port uses.

MOTION 3 (reject)

I move that the Council reject the ordinance.



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet
Policy Analyst

DATE: December 4, 2018

**RE: Text Amendment: Inland Port
PLNPCM2018-00601**

Item Schedule: (all dates 2018)

Briefing: Oct 16 & Nov 13

Set Date: October 16

Public Hearing: November 13 & 27

Potential Action: December 4

PUBLIC HEARING 2 SUMMARY

A few individuals spoke during the public hearing. Many spoke about air quality and environmental concerns and encouraged the Council to adopt the proposed changes.

Staff has been working on the request to amend the ordinance to make it clear that the proposed text amendment would not apply to the areas already under development agreements between the City and property owners. The Council supported including this language with some modification to make the language a little more general.

The applicant and Planning staff discussed the proposed changes and both recommended the following language be considered for adoption in section 21.34.150.B.2.e -Applicability of the final ordinance:

e. Existing Development Agreements: The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements. In addition to the foregoing, the restrictions in this chapter shall not apply to the lands described in two development agreements recorded with the Salt Lake City Recorder on January 31, 2018 so long as the lands described therein remain subject to said agreements.

If the Council supports this change, it can be added via motion during the formal meeting. Staff prepared a motion that would include this proposed amendment in the final ordinance.



The following information was provided for the November 27 public hearing. It is provided again for background purposes.

PUBLIC HEARING SUMMARY

A few individuals spoke during the public hearing.

Many expressed support for the proposed changes, stating the conditional use process was good way to mitigate impacts, that it will help protect environmental issues such as air quality and wildlife habitat.

The Council closed the public hearing and noted a second public hearing is scheduled for November 27.

During the work session briefing the Administrative staff reviewed their recommendations with the Council. No significant concerns or questions were raised.

However, the Council did receive, via email, recommended changes to the ordinance that would make it extra clear that the proposed text amendment would not apply to the areas already under development agreements between the City and property owners. The Council supported including this language with some modification to make the language a little more general. Planning staff has recommended the following language be considered:

e. Existing Development Agreements: The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements. In addition to the foregoing, this chapter shall not apply to the lands described in two development agreements recorded with the Salt Lake City Recorder on January 31, 2018 so long as the lands described therein remain subject to said agreements.

This has been forwarded to the constituent who requested the addition to find out if it addresses their concerns. At the time this memo was due, staff had not heard back yet. Staff will forward the response once it is received.

The following information was provided for the November 13 public hearing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will receive a follow-up briefing about an ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to regulation of inland port uses. These changes would bring City code in line with State Code requirements for an inland port. Conditional uses under the proposed zoning overlay would require an impact mitigation plan. Additionally, the Planning Division has suggested development standards for activities involving transporting, unloading, loading, transferring, or temporarily storing natural resources.

According to the State statute, these changes must be made by December 31, 2018. If not, they are not made, the statute prescribes that an inland port would have to be allowed as a permitted use without regard to any contrary provision in the City's land use ordinances.

The Council held an initial briefing on Tuesday, October 16. Two public hearings have been set for November 13 and November 27.

The Planning Commission forwarded a positive recommendation to the City Council.

During the October 16 briefing, the following questions were raised, and Planning Staff committed to provide a response in time for the November 13 briefing. Please see **Attachment A** to see the responses. The Council may wish to discuss these responses with the Administration to determine if additional follow-up information/research is needed.

- Currently, the proposed ordinance requires the applicant to provide an impact mitigation plan and provide evidence that all “federal and state permits, unless the state and/or federal permitting agency requires city conditional use approval prior to their permit approval.”
 - Is this approach consistent with the City’s standard application process, or is it different?
 - Prior to this proposed amendment, would development in the NWQ or other areas of the City have had to obtain those permits before proceeding with the conditional use process?
 - Are there any other options that could allow them to be processed concurrently? Could the city go through the process and predicate approval subject to obtaining the Federal / State permits?

Additionally, during the October 16 briefing Planning staff noted a clarification to the definition of the term “temporary storage” in the ordinance needed to be made to clarify the proposed definition only applies to “natural resource storage,” rather than any temporary storage throughout the City. This update has been made by the Attorney’s Office to the draft ordinances before the Council.

BACKGROUND

This is the fifth land use petition the Council has considered in the past two years related to the NWQ, which help facilitate the development of the area.

Previous Council Action Related to the NWQ

1. Global Trade Port in manufacturing zoning districts in manufacturing zoning districts
PLNPCM2017-01038 (*Adopted February 20, 2018*)
 - Clarified the definition of a railroad freight terminal facility
 - Removed a restriction in the land use table that prohibits a railroad freight terminal facility from being located within 5 miles of another facility
 - Added a restriction prohibiting railroad freight terminal facility within 1 mile of residential zoning district
 - Allowed grain silos and railroad repair shop land uses in the M-1 zoning district
 - Allowed cranes associated with a railroad freight terminal to be up to a height of 85’
2. Northwest Quadrant Rezoning
PLNPCM2017-00655 (*adopted on December 5, 2017*)
 - Rezoned properties currently zoned Agricultural (AG) and Open Space (OS) to Light Manufacturing (M-1).
 - Removed the mapped Lowland Conservancy Overlay (LCO) from the Northwest Quadrant.
 - Rezoned a parcel that is currently split-zoned AG and OS to AG.

3. Northwest Quadrant Overlay and M-1 Text Amendments

PLNPCM2016-00724 (*adopted on November 21, 2017*)

- Amend the M-1 zoning district regulations and land use tables
- Create the NWQ overlay that addresses development areas, Eco-industrial buffer and Natural area
- Remove the lowland conservancy overlay boundaries within the area identified as “natural area.”

4. Northwest Quadrant Agricultural (AG) Zoning Text Amendment

PLNPCM2017-00001 (*adopted on September 5, 2017*)

- Removed residential uses in the zone
- Permitted the “Duck Hunting Club” use that is currently an existing use in the area
- Ensured uses associated with agriculture are identified as permitted uses, such as a caretaker home and accessory retail sales associated with agricultural uses
- Required consultation with the Utah State Division of Wildlife Resources for solar panel installation prior to a building permit being issued in order to mitigate impacts on wildlife



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: October 8, 2018
Date sent to Council: October 9, 2018

TO: Salt Lake City Council
Erin Mendenhall, Chair

DATE: October 8, 2018

FROM:  Mike Reberg, Director Department of Community & Neighborhoods

SUBJECT: Petition PLNPCM2018-00601 – Inland Port Zoning Amendments

STAFF CONTACT:

Daniel Echeverria, Senior Planner – 801-535-7165, daniel.echeverria@slcgov.com
Tracy Tran, Senior Planner – 801-535-7645, tracy.tran@slcgov.com

DOCUMENT TYPE: Ordinance

RECOMMENDATION: Adopt the Planning Commission's recommendation to approve the proposed zoning text amendments and take into account the considerations suggested by the Planning Commission

BUDGET IMPACT: The proposed ordinance includes a provision that allows the Planning Director to request a third party review of technical reports/studies from development proposals, when found necessary to verify the information. This could incur a cost to the department/division that is not currently budgeted for.

BACKGROUND/DISCUSSION:

On July 31, 2018, Mayor Biskupski initiated a petition requesting the Planning Division to amend the zoning ordinance in response to the State Legislature adopting modifications to Utah Code 11-58 "Utah Inland Port Authority Act" during a special session of the legislature held in July 2018. The changes to the bill state:

- (a) No later than *December 31, 2018*, the ordinance of a municipality shall allow an inland port as a permitted or conditional use, subject to standards that are:
 - (i) Determined by the municipality; and
 - (ii) Consistent with the policies and objectives stated in subsection 11-58-203(1)

- (b) A municipality whose ordinance does not comply with subsection (5)(a) within the time prescribed in that subsection shall allow an inland port as a permitted use without regard to any contrary provision in the municipality's land use ordinances.

In other words, if the City does not specifically allow an inland port in the zoning ordinance, then the City would have to allow an inland port as a permitted use and would not be able to apply any additional standards to an inland port. Additionally, the State Code states, "The transporting, unloading, loading, transfer, or temporary storage of natural resources may not be prohibited on the authority jurisdictional land." The Planning Division has proposed zoning ordinance modifications to comply with these State Code requirements.

Proposed Zoning Text Amendments

The Planning Division is proposing to utilize an inland port overlay zoning district to address the requirement to allow inland port land uses. The overlay would apply to the land area identified in Utah Code 11-58 Inland Port Authority and would apply the M-1 Light Manufacturing land use table to this area. Uses listed as a conditional use would require an impact mitigation plan that demonstrates how the proposed development would mitigate its impacts. Under the proposal, conditional uses in this area would need to provide an impact mitigation plan that addresses impacts related to the following:

- Air and water quality
- Transportation/traffic
- Public Utilities
- Energy and water consumption
- Wetlands and wildlife
- Public safety
- Other general impacts to surrounding properties

In addition to the impact mitigation plan, the Planning Division has added development standards for activities related to the transporting, unloading, loading, transfer, or temporary storage of natural resources.

Existing Regulations

In February 2018, as part of petition PLNPCM2017-01038 Global Trade Port in Manufacturing Zones, changes were made to the Zoning Ordinance to allow an inland port and associated uses within the manufacturing zones in the City. These changes included removing a provision that prohibited a railroad freight terminal facility (inland port) to be located within 5 miles of a similar facility and adding a provision that required railroad freight terminal facilities to be located at least one mile from a residential zoning district. During this time, a group of community members asked the City Council to prohibit railroad freight terminal facilities (inland port) within one mile of the Utah State Prison. This was not included in the adopted ordinance from February 2018.

Planning Commission

The Planning Commission reviewed the proposal and held public hearings on September 12 and September 26, 2018.

At the September 12, 2018 meeting, 13 individuals spoke at the public hearing. The Planning Commission asked Staff to consider the comments made during the public hearing and consider changes to the proposed ordinance. Details of those public comments can be found in the Planning Commission Minutes (Exhibit 3B) and many of those comments were addressed in the September 26 Planning Commission Staff Report (Exhibit 3C).

At the September 26, 2018 meeting, 6 individuals spoke at the public hearing. Many of the comments were supportive of the proposed changes. Comments included:

- Request to include a one-mile buffer for railroad freight terminals (inland port) from the Utah State Prison
- Clarity that impact mitigation reports are produced by professionals

The Planning Commission unanimously forwarded a positive recommendation to the City Council with the following recommendations:

- Prohibit railroad freight terminals within one mile of the Utah State Prison. Much of the land within one mile of the state prison is subject to existing development agreements, which would exempt those properties from zoning amendments done after the agreements were signed. The Planning Commission recommended that the City Council work with the property owners subject to development agreements and amend the agreements to include a provision prohibiting a railroad freight terminal facility within one mile of the prison.
- Include an addition to the ordinance that specifies that any required plan, study, or report would need to be prepared by a professional. The proposed ordinance requires technical reports/studies as part of the required “Impact Mitigation Plan” for conditional uses. Due to the technical nature of the information required in the plan, the proposed ordinance gives the Planning Director the ability to request a third party review of the report.
 - *Potential Budgetary Impact:* The proposed ordinance does not specify who would pay for the third-party review. Without a specific fee schedule change to require applicants to pay for third party reviews, the cost of such a review would fall on the City. It is possible that another City department may have the technical expertise to provide a third party review for some technical studies/reports and so a non-City third party review could be avoided.

PUBLIC PROCESS:

The Planning Division contacted, informed, and met with community members, stakeholders, community councils, State and Federal agencies, and the general public. The Planning Division presented at the Glendale Community Council, held 3 public open houses, set up a project webpage for the proposal, and conducted 2 online surveys that resulted in over 480 respondents and over 3,000 comments.

Community Council Notice

Notices were sent on July 25, 2018 to Westpointe, Rose Park, Jordan Meadows, Fairpark, Poplar Grove, and Glendale Community Councils informing them of the proposed text amendments and asking if they

would like Planning Staff to present at their community council meeting. Glendale Community Council requested Planning Staff to present the proposal on August 23, 2018.

Notices were sent to all recognized community organizations on August 2, 2018 informing them of the proposed text amendments and all upcoming City-sponsored meetings related to the proposed text changes.

Open House

Because this zoning amendment impacts multiple community councils, City Staff held three open houses on the following dates and locations:

The first two open houses focused on providing the public information on the proposal and understanding the public's concerns about inland port uses and potential impacts.

- August 20, 2018 – Day-Riverside Library
- August 23, 2018 – Sorenson Unity Center

The third open house was a follow up to the first two open houses. This open house focused on the Division's responses to issues and concerns that were identified by the public and Planning Staff presented the proposed draft ordinance.

- September 5, 2018 (follow up to the previous two Open Houses) – Sorenson Unity Center

All recognized community based organizations were notified of the Open House.

Northwest Quadrant E-mail List

Individuals who were involved throughout the Northwest Quadrant Master Plan and zoning amendments process were informed of the proposal, open houses, website, and Planning Commission meetings via email.

Website and Online Survey

A Website was set up to provide the public information and updates related to the zoning amendments. Two surveys were set up to obtain input from the public. Those survey results can be found in the Online Survey Reports (Exhibit 4A and 4B).

Meetings

Planning staff met with the Utah Department of Environmental Quality, the Army Corps of Engineers, property owners, environmental/wildlife non-governmental organizations (NGOs), and various city departments.

Planning Commission

The Planning Commission held public hearings on September 12, 2018 and September 26, 2018, 2018. Thirteen individuals spoke at the first meeting and six spoke at the second meeting regarding the proposed text amendments. Details regarding their comments can be found in the Planning Commission Minutes (Exhibits 3B and 3C).

EXHIBITS:

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Meetings
 - A. Briefing – August 22, 2018
 - i. Agenda and Minutes
 - ii. Memo
 - B. Public Hearing - September 12, 2018
 - i. Agenda and Minutes
 - ii. Hearing Notice
 - iii. Staff Report
 - C. Public Hearing – September 26, 2018
 - i. Agenda and Minutes
 - ii. Hearing Notice
 - iii. Staff Report
 - D. Public comment received after Sept 26 Planning Commission Meeting
4. Online Survey Reports
 - A. Inland Port Survey 1 Report
 - B. Inland Port Survey 2 Report
5. Original Petition
6. Mailing List

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. _____ of 2018

(An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pertaining to regulation of inland port uses)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2018-00601 pertaining to regulation of inland port uses.

WHEREAS, the Salt Lake City Planning Commission held public hearings on September 12, 2018 and September 26, 2018 to consider a petition submitted by Mayor Jacqueline Biskupski (Petition No. PLNPCM2018-00601) to amend Chapters 21A.33 (Zoning: Land Use Tables), 21A.34 (Zoning: Overlay Districts), 21A.60 (Zoning: List of Terms), and 21A.62 (Zoning: Definitions) of the *Salt Lake City Code* to adopt regulations pertaining to inland port uses; and

WHEREAS, at its September 26, 2018 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.33.040. That Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts), shall be and hereby is amended as follows:

LEGISLATIVE DRAFT

23 a. Amending the use “Grain elevator”. That the use category in the Table of
24 Permitted and Conditional Uses for Manufacturing Districts titled, “Grain elevator” shall
25 be amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Grain elevator	<u>CP</u> ¹²	P

26
27 b. Amending the use “Railroad, repair shop”. That the use category in the
28 Table of Permitted and Conditional Uses for Manufacturing Districts titled, “Railroad,
29 repair shop” shall be amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Railroad, repair shop	<u>CP</u>	P

30
31 c. Amending the use “Solar array”. That the use category in the Table of
32 Permitted and Conditional Uses for Manufacturing Districts titled, “Solar array” shall be
33 amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Solar array	P ^a	P

34
35 d. Adding the use “Storage, self”. That a new use category titled, “Storage,
36 self” shall be added to the Table of Permitted and Conditional Uses for Manufacturing
37 Districts, which use category shall be inserted into that table in alphabetical order and
38 shall read and appear in that table as follows:

LEGISLATIVE DRAFT

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Storage, self	<u>P</u>	<u>P</u>

39 e. Adding a qualifying provision. That a new qualifying provision be added
40 to the Table of Permitted and Conditional Uses for Manufacturing Districts, which
41 qualifying provision shall be inserted in numerical order and shall read and appear as
42 follows:

43 a. Prior to issuance of a building permit in the Development Area and the Eco-
44 Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the
45 Utah Division of Wildlife Resources is required to obtain recommendations on
46 siting and equipment types for all solar arrays on a particular property to mitigate
47 impacts to wildlife.

48
49 *[Note: The codifier is instructed to change the qualifying provision letter (a) assigned*
50 *herein to the next number in sequence upon codification.]*
51

52 SECTION 2. Adopting Section 21A.34.150 of Salt Lake City Code. That a new Section
53 21A.34.150 of the *Salt Lake City Code* (Zoning: Overlay Districts: IP Inland Port Overlay
54 District), shall be and hereby is adopted and shall read as follows:

55 **Chapter 21.34.150 IP INLAND PORT OVERLAY DISTRICT**
56

57 A. Purpose: The purpose of the IP Inland Port Overlay District is to allow for the
58 development of an inland port as required in Utah Code Chapter 11-58 Utah Inland Port
59 Authority Act and its successor. The district is intended to take advantage of its location
60 near an international airport, the interstate system, and rail infrastructure to allow for
61 development that facilitates regional, national, and international trade. Land uses in the
62 district are light industrial in nature, provide high quality jobs, and are an economic
63 engine for the city and region. The district is well connected, linking people to jobs and
64 other parts of the city and region, and linking businesses to goods and services by
65 vehicle, rail, transit, air, bicycle, and foot. Above all, the district is a model to the nation
66 for sustainable development that:

- 67 • respects and maintains sensitivity to the natural environment;
- 68 • helps to achieve city and state goals for air and water quality;
- 69 • minimizes resource use;

LEGISLATIVE DRAFT

- 70 • utilizes best available technology and practices to avoid, minimize, manage and
- 71 mitigate detrimental environmental impacts; and
- 72 • is compatible with and complements other uses within the district and near the district.

73 The standards and processes stated in this chapter are intended to implement the purpose of
74 the district and the vision, guiding principles, goals, objectives, and policies of Plan Salt Lake
75 and other applicable city plans, such as the Northwest Quadrant Master Plan.

76
77 **B. Applicability:**

78
79 1. The IP Inland Port Overlay District applies to all inland port uses that are located
80 within the IP Inland Port Authority Jurisdictional Land as defined in Utah Code
81 Chapter 11-58.

82
83 2. Uses: Uses in the IP Inland Port Overlay District are as specified in the table of
84 permitted and conditional uses for the M-1 Light Manufacturing zoning district as set
85 forth in Chapter 21A.33 of this title. This section does not prohibit land uses that are
86 listed as permitted or conditional in the underlying zoning district.

87
88 a. Land Use Table Conflict: When a land use in the IP overlay district is allowed as
89 a permitted or conditional use in the M-1 Light Manufacturing zoning district, but
90 is not allowed as either a permitted or conditional use in the underlying zoning
91 district, the use shall be considered a conditional use.

92
93 b. Conditional Use Process and Approval Authority: Any conditional use that is
94 within the IP Inland Port Overlay District is subject to the conditional use process
95 and standards found within this chapter and in Chapter 21A.54. The Planning
96 Commission shall review all Conditional Uses in the IP Inland Port Overlay
97 District and are not considered an administrative conditional use.

98
99 c. Expansion of Existing Conditional Uses: A new conditional use is required for the
100 expansion of a conditional use when:

- 101 (1) Required by Chapter 21A.54;
102 (2) The land area of the existing conditional use is expanded by one thousand
103 (1,000) square feet or more; or
104 (3) The use was previously listed as a permitted use and is now listed as a
105 conditional use and is expanded by one thousand (1,000) square feet or more.

106
107 d. Natural Resource Unloading, Loading, Transfer, or Temporary Storage: Any use
108 that includes the unloading, loading, transfer, or temporary storage of natural
109 resources as a primary or accessory use shall be considered a conditional use
110 regardless of what is stated in the table of permitted and conditional uses for the
111 underlying zoning district.

LEGISLATIVE DRAFT

112
113 e. Existing Development Agreements: The applicability of this chapter in
114 relationship to existing development agreements shall be determined based on the
115 terms of the existing development agreements.

116
117 f. Prohibited Uses: The following uses shall not be considered an inland port use
118 and are not permitted within the IP Inland Port Overlay District:

119 (1) Any use that is listed as a permitted or conditional use in the M-2 Heavy
120 Manufacturing district that is not otherwise allowed as a permitted use or
121 conditional use in the M-1 Light Manufacturing zoning district;

122 (2) Extractive industry;

123 (3) Incinerator, medical waste/hazardous waste, nonhazardous waste, and/or any
124 incinerating facility that would be considered regulated as a point source;

125 (4) Refinery, petroleum products;

126 (5) Hazardous waste processing or storage;

127 (6) Explosive manufacturing or storage;

128 (7) Bottling plant; and

129 (8) Animal rendering.

130
131 3. Base Zoning District Standards: All lot, bulk, and design standards or regulations
132 applicable to the underlying zoning district or applicable overlay district shall apply
133 unless otherwise specified in this chapter.

134
135 4. Applicability with Other Overlays: If any other overlay district further restricts or
136 prohibits any section of the IP Inland Port Overlay District, the more restrictive
137 regulation shall apply and take precedence.

138
139 C. Area: The boundaries of the IP Inland Port Overlay District shall be the same as the
140 authority jurisdictional lands defined in Utah Code Chapter 11-58.

141
142 D. Application Requirements:

143
144 1. Permitted Uses: Permitted uses located in the IP Inland Port Overlay District shall be
145 subject to the site plan review requirements found in Chapter 21A.58.

146
147 2. Conditional Uses: In addition to the requirements in Chapter 21A.54, Conditional
148 Uses in the IP Inland Port Overlay district shall comply with the following additional
149 standards and application submittal requirements.

150
151 a. State and Federal Permits: Evidence shall be provided that the land use applicant
152 has acquired all required federal and state permits, unless the state and/or federal
153 permitting agency requires city conditional use approval prior to their permit

LEGISLATIVE DRAFT

154 approval. If a state and/or federal permitting agency requires city conditional use
155 approval prior to their issuance of permits, obtaining the state and/or federal
156 permit shall be a condition of approval of the conditional use.

157
158 b. Impact Mitigation Plan: An Impact Mitigation Plan that includes the following
159 information shall be provided in order to demonstrate compliance with Utah Code
160 Chapter 11-58 and to measure the detrimental impacts a conditional use may have
161 on surrounding properties, the environment, and the ability of the city to
162 implement adopted master plan policies. The items listed below shall include any
163 necessary descriptions, site plans, studies, reports, plans, and applicable state and
164 federal permits already received. Any required plans, studies, or reports shall be
165 prepared by a licensed or accredited professional with experience in the particular
166 associated field. Documentation of the professional qualifications and experience
167 shall be provided as part of the submittal.

168
169 (1) A description of how the proposed development will meet or exceed
170 applicable state and federal regulations related to the development and use of
171 the property;

172
173 (2) A description of the potential detrimental impacts of the proposed
174 development on surrounding properties and the methods proposed by the land
175 use applicant to mitigate those impacts;

176
177 (3) A description of any potential detrimental environmental impacts the
178 proposed development may cause including, but not limited to, impacts on air
179 quality, surface water, and groundwater. The plan shall include methods the
180 land use applicant intends to use to mitigate any potential environmental
181 impact, including the extent to which the proposed development will apply the
182 best available technology or systems, and best management practices and
183 controls;

184
185 (4) A description of the potential detrimental impact of the proposed development
186 on migratory bird production areas, as defined in Utah Code Title 23, Chapter
187 28 and the methods proposed by the land use applicant to mitigate those
188 impacts;

189
190 (5) A transportation impact study that states the expected number of trips to be
191 generated, the type of vehicles expected, and the times of day that the most
192 severe impact can be expected. It shall also detail the effect on street capacity
193 by the development, as well as nearby intersections that will be impacted by

LEGISLATIVE DRAFT

194 the development's traffic. The plan shall identify methods that the land use
195 applicant proposes to mitigate detrimental transportation impacts;

196
197 (6) A report that estimates the annual energy consumption of the use and that
198 demonstrates that the utility capacity is sufficient to support the use at normal
199 service levels and what methods and best practices will be used to implement
200 adopted city goals and policies related to energy efficiency;

201
202 (7) The anticipated impacts on the storm water system and the methods the land
203 use applicant proposes to mitigate the impacts. This shall include a technical
204 drainage study which meets current city stormwater detention/retention
205 requirements; information regarding how the land use will comply with any
206 stormwater master plans; and information regarding possible flooding
207 hazards and how the land use will comply with any flood plain development
208 permitting requirements;

209
210 (8) A water use study that identifies the anticipated water consumption from the
211 land use and a plan that outlines all water efficiency measures or methods that
212 the land use applicant will implement to reduce water consumption and any
213 off-site improvements that may be required to provide water service;

214
215 (9) A sanitary sewer discharge study that shows the anticipated sewer discharge
216 from the land use and any off-site improvements that may be required to
217 provide sewer service; and

218
219 (10) An emergency response plan that indicates the detrimental impacts that the
220 development may have on its surroundings and public resources in the event
221 of a natural disaster or on-site accident and methods used to mitigate the
222 impacts.

223
224 c. Specific Conditional Use Standards for the IP Inland Port Overlay: In addition to
225 the standards of review for conditional uses in Chapter 21A.54, conditional uses
226 in the IP Inland Port Overlay District shall comply with the following:

227 (1) Any detrimental impact or effect from the proposed use shall not exceed those
228 that could reasonably be expected to arise from a use that is permitted in the
229 district.

230 (2) A conditional use that is considered an Inland Port Use shall meet the
231 objectives for an inland port use stated in Utah Code Chapter 11-58.

232
233 3. Procedures:

LEGISLATIVE DRAFT

234 a. Determination of Application Completeness: Upon receipt of an inland port land
235 use application, the planning director shall make a determination of completeness
236 of the application pursuant to the application requirements required by this title.
237 No processing timeline required by Utah Code Chapter 11-58 or by this title shall
238 start until the application is deemed to be complete. An application that does not
239 comply with the applicable standards in this Title shall not be considered a
240 complete application.

241
242 b. State and City Procedure Compliance: The city shall comply with all applicable
243 application processing and noticing requirements as established in Utah Code
244 Chapters 10-9a and 11-58 and Chapter 21A.10 of this title.

245
246 c. Third-Party Review: The planning director may request a third-party review of
247 any element of the mitigation plan required by this chapter.

248
249 d. Exemptions from Impact Mitigation Plan: The following conditional uses are
250 exempt from the Impact Mitigation Plan required by this chapter:

251
252 (1) Uses listed as a conditional use in the table of permitted and conditional uses
253 of the underlying zone, but listed as a permitted use in the M-1 Light
254 Manufacturing zoning district;

255 (2) Uses not listed as an allowed use in the table of permitted and conditional uses
256 of the underlying zone, but listed as a permitted use in the M-1 Light
257 Manufacturing zoning district;

258 (3) Adaptive reuse of a landmark site;

259 (4) Alcohol related establishments;

260 (5) Antenna, communication tower, exceeding the maximum building height; and

261 (6) Wireless telecommunications facility.

262
263 4. Appeals: Decisions related to inland port uses made by the city appeals hearing
264 officer may be appealed to the Inland Port Authority Appeals Panel as authorized in
265 Utah Code Chapter 11-58.

266 E. Additional Development Standards:

267
268
269 1. Natural Resource and Bulk Storage: Utah Code Chapter 11-58 requires that the
270 transporting, unloading, transfer, or temporary storage of natural resources be allowed
271 in the IP Inland Port Overlay District. The following standards apply to natural
272 resource and bulk material storage in excess of five hundred (500) square feet in area:

273 a. Standards applicable to outdoor storage of natural resource and bulk materials:

274
275 (1) Storage areas shall be located a minimum of one thousand (1,000) feet from a
276 residential zoning district and the Utah State prison facility.

277 (2) The ground under the storage area shall be a solid, non-permeable surface.

LEGISLATIVE DRAFT

278 (3) The storage area shall be contained within walls and the material shall not be
279 stored at a height that is greater than the height of the walls.

280 (4) The storage area shall include fugitive dust control measures that include dust
281 that is created by unloading, loading, transfer, and temporary storage.

282
283 b. The unloading, loading, transfer, or temporary storage of coal, coal byproducts
284 (such as coke, fly ash, bottom ash, synthetic gypsum and similar products), and
285 crude oil shall be:

286
287 (1) Conducted within an enclosed building, except that such materials may be
288 stored in a rail car if the rail car is covered or sprayed with a surfactant to
289 reduce dust.

290 (2) Located a minimum of one thousand (1,000) feet from the Northwest
291 Quadrant Overlay District Natural Area, any aquatic resources as defined by
292 the Army Corps of Engineers, any migratory bird production area as defined
293 in Utah Code Title 23, Chapter 28, and any environmentally sensitive area as
294 identified by any state or federal agency.

295 (3) Located a minimum of one thousand (1,000) feet from a residential zoning
296 district and the Utah State prison facility.

297
298 c. The outdoor storage of bulk materials necessary for public safety purposes, such
299 as the storage of de-icing materials used on public streets, is exempt from these
300 requirements.

301
302 d. The standards in this section do not apply to existing landfills located within the
303 LO Landfill Overlay zoning district.

304

305 SECTION 3. Amending the text of Salt Lake City Code Section 21A.60.020. That
306 Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms),
307 shall be and hereby is amended to insert the following terms, which terms shall be inserted in the
308 list of defined terms in alphabetical order and shall read as follows:

- 309 Animal rendering
- 310 Aquatic resource
- 311 Bulk material storage
- 312 Fugitive dust
- 313 Hazardous waste processing or storage
- 314 Inland port
- 315 Inland port use
- 316 Inland port land use application
- 317 Impact mitigation report
- 318 Land use appeal authority

LEGISLATIVE DRAFT

- 319 Land use applicant
- 320 Land use application
- 321 Land use authority
- 322 Natural resource
- 323 Temporary storage

324
325
326 [The codifier is instructed to only insert the foregoing terms at this time and not make any other
327 modifications to Section 21A.60.020 as part of this ordinance.]
328

329
330 SECTION 4. Amending the text of Salt Lake City Code Section 21A.62.040. That
331 Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall
332 be and hereby is amended as follows:

333 a. Amending the definition of “ADMINISTRATIVE DECISION”. That the
334 definition, “ADMINISTRATIVE DECISION”, shall be amended to read as follows:

335 ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination
336 or interpretation made by a land use authority in the administration or the enforcement of
337 this title.
338

339 b. Adding the definition of “ANIMAL RENDERING”. That a new definition,
340 “ANIMAL RENDERING”, shall be added to the Definitions of Terms, which definition shall
341 be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

342 ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable
343 products. Rendering includes the processing of animal products into more useful
344 materials.
345

346
347 c. Adding the definition of “AQUATIC RESOURCE”. That a new definition,
348 “AQUATIC RESOURCE”, shall be added to the Definitions of Terms, which definition shall
349 be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

350 AQUATIC RESOURCE: High-functioning water bodies, riparian corridors, wetlands,
351 uplands, and playas as determined by the Army Corps of Engineers.
352

LEGISLATIVE DRAFT

353
354 d. Adding the definition of “BULK MATERIAL STORAGE”. That a new
355 definition, “BULK MATERIAL STORAGE”, shall be added to the Definitions of Terms,
356 which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall
357 read as follows:

358 BULK MATERIAL STORAGE: Loose, unwrapped, non-parceled, or unbundled
359 materials stored outside.

360
361
362 e. Adding the definition of “FUGITIVE DUST”. That a new definition, “FUGITIVE
363 DUST”, shall be added to the Definitions of Terms, which definition shall be inserted into
364 Section 21A.62.040 in alphabetical order and shall read as follows:

365 FUGITIVE DUST: Solid airborne particulate matter emitted from any source other than
366 through a stack or chimney.

367
368 f. Adding the definition of “HAZARDOUS WASTE PROCESSING AND
369 STORAGE”. That a new definition, “HAZARDOUS WASTE PROCESSING AND
370 STORAGE”, shall be added to the Definitions of Terms, which definition shall be inserted
371 into Section 21A.62.040 in alphabetical order and shall read as follows:

372 HAZARDOUS WASTE PROCESSING OR STORAGE: A facility that treats, stores,
373 recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any
374 waste material that is subject to Utah Code Title 19.

375
376
377 g. Adding the definition of “INLAND PORT”. That a new definition, “INLAND
378 PORT”, shall be added to the Definitions of Terms, which definition shall be inserted into
379 Section 21A.62.040 in alphabetical order and shall read as follows:

380 INLAND PORT: The use of land as defined in Utah Code Chapter 11-58 and its
381 successor.

LEGISLATIVE DRAFT

382 h. Adding the definition of “INLAND PORT USE”. That a new definition,
383 “INLAND PORT USE”, shall be added to the Definitions of Terms, which definition shall be
384 inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

385 INLAND PORT USE: A use of land that supports, promotes and depends on the
386 proximity to the inland port as defined in Utah Code Chapter 11-58 and its successor.
387

388 i. Adding the definition of “INLAND PORT LAND USE APPLICATION”. That a
389 new definition, “INLAND PORT LAND USE APPLICATION”, shall be added to the
390 Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in
391 alphabetical order and shall read as follows:

392 INLAND PORT LAND USE APPLICATION: Any application required by this title and
393 any required building permits, utility permits, or other permits required by the city
394 necessary to develop an inland port use.
395

396 j. Adding the definition of “IMPACT MITIGATION REPORT”. That a new
397 definition, “IMPACT MITIGATION REPORT”, shall be added to the Definitions of Terms,
398 which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall
399 read as follows:

400 IMPACT MITIGATION REPORT: A report provided by an inland port land use
401 applicant that identifies all potential detrimental impacts that may be produced by an
402 inland port use. The impact mitigation report includes the topics required in Section
403 21A.34.150 and any other information deemed necessary by the planning director for the
404 planning commission to evaluate the detrimental impacts identified in Chapter 21A.54.
405

406 k. Adding the definition of “LAND USE APPEAL AUTHORITY”. That a new
407 definition, “LAND USE APPEAL AUTHORITY”, shall be added to the Definitions of
408 Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and
409 shall read as follows:
410

LEGISLATIVE DRAFT

411 LAND USE APPEAL AUTHORITY: The designated or appointed land use appeals
412 hearing officer(s) for Salt Lake City.
413

414 1. Adding the definition of “LAND USE APPLICANT”. That a new definition,
415 “LAND USE APPLICANT”, shall be added to the Definitions of Terms, which definition
416 shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

417 LAND USE APPLICANT: An individual or entity that submits a land use application. A
418 land use applicant shall be the owner of the property or a designated representative of the
419 owner.
420

421 m. Adding the definition of “LAND USE APPLICATION”. That a new definition,
422 “LAND USE APPLICATION”, shall be added to the Definitions of Terms, which definition
423 shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

424 LAND USE APPLICATION: An application required by this title for any process,
425 development, or permit required by this title. A land use application does not include an
426 application to create or modify a master plan or a zoning amendment.
427

428 n. Adding the definition of “LAND USE AUTHORITY”. That a new definition,
429 “LAND USE AUTHORITY”, shall be added to the Definitions of Terms, which definition
430 shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

431 LAND USE AUTHORITY: The entity identified by this title to decide a land use
432 application.
433

434 o. Adding the definition of “NATURAL RESOURCE”. That a new definition,
435 “NATURAL RESOURCE”, shall be added to the Definitions of Terms, which definition
436 shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

437 NATURAL RESOURCE: A material supplied by nature excluding any material that has
438 gone through a process to alter the material from its natural state, such as refined
439 products, **chemical products**, or waste materials, other than collecting it from its natural
440 setting and transporting to another location.

LEGISLATIVE DRAFT

441 p. Adding the definition of “TEMPORARY STORAGE”. That a new definition,
442 “TEMPORARY STORAGE”, shall be added to the Definitions of Terms, which definition
443 shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

444 TEMPORARY STORAGE: The storage of any material for less than 30 days.
445

446 *[The codifier is instructed to only make the above revisions to Section 21A.62.040 at this time and not make*
447 *any other modifications to that section as part of this ordinance.]*
448

449
450 SECTION 5. Effective Date. This ordinance shall become effective on the date of its
451 first publication.

452
453 Passed by the City Council of Salt Lake City, Utah, this _____ day of _____,
454 2018.

455 _____
456 CHAIRPERSON

457 ATTEST AND COUNTERSIGN:
458
459 _____
460
461 CITY RECORDER

462
463 Transmitted to Mayor on _____.

464 Mayor’s Action: _____ Approved. _____ Vetoed.
465

466
467
468
469 _____
470 MAYOR

471
472 _____
473 CITY RECORDER

474
475 (SEAL)

476
477 Bill No. _____ of 2018.

478 Published: _____.
479 HB_ATTYY-#73143-v3-Ordinance_Inland_Port_Uses.docx

SALT LAKE CITY ORDINANCE
No. _____ of 2018
(An ordinance amending various sections of Title 21A of the *Salt Lake City Code*
pertaining to regulation of inland port uses)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2018-00601 pertaining to regulation of inland port uses.

WHEREAS, the Salt Lake City Planning Commission held public hearings on September 12, 2018 and September 26, 2018 to consider a petition submitted by Mayor Jacqueline Biskupski (Petition No. PLNPCM2018-00601) to amend Chapters 21A.33 (Zoning: Land Use Tables), 21A.34 (Zoning: Overlay Districts), 21A.60 (Zoning: List of Terms), and 21A.62 (Zoning: Definitions) of the *Salt Lake City Code* to adopt regulations pertaining to inland port uses; and

WHEREAS, at its September 26, 2018 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the text of *Salt Lake City Code* Section 21A.33.040. That Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts), shall be and hereby is amended as follows:

a. Amending the use “Grain elevator”. That the use category in the Table of Permitted and Conditional Uses for Manufacturing Districts titled, “Grain elevator” shall be amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Grain elevator	C ¹²	P

b. Amending the use “Railroad, repair shop”. That the use category in the Table of Permitted and Conditional Uses for Manufacturing Districts titled, “Railroad, repair shop” shall be amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Railroad, repair shop	C	P

c. Amending the use “Solar array”. That the use category in the Table of Permitted and Conditional Uses for Manufacturing Districts titled, “Solar array” shall be amended to read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Solar array	P ^a	P

d. Adding the use “Storage, self”. That a new use category titled, “Storage, self” shall be added to the Table of Permitted and Conditional Uses for Manufacturing Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Storage, self	P	P

e. Adding a qualifying provision. That a new qualifying provision be added to the Table of Permitted and Conditional Uses for Manufacturing Districts, which qualifying provision shall be inserted in numerical order and shall read and appear as follows:

- a. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

[Note: The codifier is instructed to change the qualifying provision letter (a) assigned herein to the next number in sequence upon codification.]

SECTION 2. Adopting Section 21A.34.150 of Salt Lake City Code. That a new Section 21A.34.150 of the *Salt Lake City Code* (Zoning: Overlay Districts: IP Inland Port Overlay District), shall be and hereby is adopted and shall read as follows:

Chapter 21.34.150 IP INLAND PORT OVERLAY DISTRICT

A. Purpose: The purpose of the IP Inland Port Overlay District is to allow for the development of an inland port as required in Utah Code Chapter 11-58 Utah Inland Port Authority Act and its successor. The district is intended to take advantage of its location near an international airport, the interstate system, and rail infrastructure to allow for development that facilitates regional, national, and international trade. Land uses in the district are light industrial in nature, provide high quality jobs, and are an economic engine for the city and region. The district is well connected, linking people to jobs and other parts of the city and region, and linking businesses to goods and services by vehicle, rail, transit, air, bicycle, and foot. Above all, the district is a model to the nation for sustainable development that:

- respects and maintains sensitivity to the natural environment;
- helps to achieve city and state goals for air and water quality;
- minimizes resource use;

- utilizes best available technology and practices to avoid, minimize, manage and mitigate detrimental environmental impacts; and
- is compatible with and complements other uses within the district and near the district.

The standards and processes stated in this chapter are intended to implement the purpose of the district and the vision, guiding principles, goals, objectives, and policies of Plan Salt Lake and other applicable city plans, such as the Northwest Quadrant Master Plan.

B. Applicability:

1. The IP Inland Port Overlay District applies to all inland port uses that are located within the IP Inland Port Authority Jurisdictional Land as defined in Utah Code Chapter 11-58.
2. Uses: Uses in the IP Inland Port Overlay District are as specified in the table of permitted and conditional uses for the M-1 Light Manufacturing zoning district as set forth in Chapter 21A.33 of this title. This section does not prohibit land uses that are listed as permitted or conditional in the underlying zoning district.
 - a. Land Use Table Conflict: When a land use in the IP overlay district is allowed as a permitted or conditional use in the M-1 Light Manufacturing zoning district, but is not allowed as either a permitted or conditional use in the underlying zoning district, the use shall be considered a conditional use.
 - b. Conditional Use Process and Approval Authority: Any conditional use that is within the IP Inland Port Overlay District is subject to the conditional use process and standards found within this chapter and in Chapter 21A.54. The Planning Commission shall review all Conditional Uses in the IP Inland Port Overlay District and are not considered an administrative conditional use.
 - c. Expansion of Existing Conditional Uses: A new conditional use is required for the expansion of a conditional use when:
 - (1) Required by Chapter 21A.54;
 - (2) The land area of the existing conditional use is expanded by one thousand (1,000) square feet or more; or
 - (3) The use was previously listed as a permitted use and is now listed as a conditional use and is expanded by one thousand (1,000) square feet or more.
 - d. Natural Resource Unloading, Loading, Transfer, or Temporary Storage: Any use that includes the unloading, loading, transfer, or temporary storage of natural resources as a primary or accessory use shall be considered a conditional use regardless of what is stated in the table of permitted and conditional uses for the underlying zoning district.

- e. Existing Development Agreements: The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements.
 - f. Prohibited Uses: The following uses shall not be considered an inland port use and are not permitted within the IP Inland Port Overlay District:
 - (1) Any use that is listed as a permitted or conditional use in the M-2 Heavy Manufacturing district that is not otherwise allowed as a permitted use or conditional use in the M-1 Light Manufacturing zoning district;
 - (2) Extractive industry;
 - (3) Incinerator, medical waste/hazardous waste, nonhazardous waste, and/or any incinerating facility that would be considered regulated as a point source;
 - (4) Refinery, petroleum products;
 - (5) Hazardous waste processing or storage;
 - (6) Explosive manufacturing or storage;
 - (7) Bottling plant; and
 - (8) Animal rendering.
3. Base Zoning District Standards: All lot, bulk, and design standards or regulations applicable to the underlying zoning district or applicable overlay district shall apply unless otherwise specified in this chapter.
4. Applicability with Other Overlays: If any other overlay district further restricts or prohibits any section of the IP Inland Port Overlay District, the more restrictive regulation shall apply and take precedence.
- C. Area: The boundaries of the IP Inland Port Overlay District shall be the same as the authority jurisdictional lands defined in Utah Code Chapter 11-58.
- D. Application Requirements:
- 1. Permitted Uses: Permitted uses located in the IP Inland Port Overlay District shall be subject to the site plan review requirements found in Chapter 21A.58.
 - 2. Conditional Uses: In addition to the requirements in Chapter 21A.54, Conditional Uses in the IP Inland Port Overlay district shall comply with the following additional standards and application submittal requirements.
 - a. State and Federal Permits: Evidence shall be provided that the land use applicant has acquired all required federal and state permits, unless the state and/or federal permitting agency requires city conditional use approval prior to their permit

approval. If a state and/or federal permitting agency requires city conditional use approval prior to their issuance of permits, obtaining the state and/or federal permit shall be a condition of approval of the conditional use.

- b. Impact Mitigation Plan: An Impact Mitigation Plan that includes the following information shall be provided in order to demonstrate compliance with Utah Code Chapter 11-58 and to measure the detrimental impacts a conditional use may have on surrounding properties, the environment, and the ability of the city to implement adopted master plan policies. The items listed below shall include any necessary descriptions, site plans, studies, reports, plans, and applicable state and federal permits already received. Any required plans, studies, or reports shall be prepared by a licensed or accredited professional with experience in the particular associated field. Documentation of the professional qualifications and experience shall be provided as part of the submittal.
 - (1) A description of how the proposed development will meet or exceed applicable state and federal regulations related to the development and use of the property;
 - (2) A description of the potential detrimental impacts of the proposed development on surrounding properties and the methods proposed by the land use applicant to mitigate those impacts;
 - (3) A description of any potential detrimental environmental impacts the proposed development may cause including, but not limited to, impacts on air quality, surface water, and groundwater. The plan shall include methods the land use applicant intends to use to mitigate any potential environmental impact, including the extent to which the proposed development will apply the best available technology or systems, and best management practices and controls;
 - (4) A description of the potential detrimental impact of the proposed development on migratory bird production areas, as defined in Utah Code Title 23, Chapter 28 and the methods proposed by the land use applicant to mitigate those impacts;
 - (5) A transportation impact study that states the expected number of trips to be generated, the type of vehicles expected, and the times of day that the most severe impact can be expected. It shall also detail the effect on street capacity by the development, as well as nearby intersections that will be impacted by

the development's traffic. The plan shall identify methods that the land use applicant proposes to mitigate detrimental transportation impacts;

- (6) A report that estimates the annual energy consumption of the use and that demonstrates that the utility capacity is sufficient to support the use at normal service levels and what methods and best practices will be used to implement adopted city goals and policies related to energy efficiency;
 - (7) The anticipated impacts on the storm water system and the methods the land use applicant proposes to mitigate the impacts. This shall include a technical drainage study which meets current city stormwater detention/retention requirements; information regarding how the land use will comply with any stormwater master plans; and information regarding possible flooding hazards and how the land use will comply with any flood plain development permitting requirements;
 - (8) A water use study that identifies the anticipated water consumption from the land use and a plan that outlines all water efficiency measures or methods that the land use applicant will implement to reduce water consumption and any off-site improvements that may be required to provide water service;
 - (9) A sanitary sewer discharge study that shows the anticipated sewer discharge from the land use and any off-site improvements that may be required to provide sewer service; and
 - (10) An emergency response plan that indicates the detrimental impacts that the development may have on its surroundings and public resources in the event of a natural disaster or on-site accident and methods used to mitigate the impacts.
- c. Specific Conditional Use Standards for the IP Inland Port Overlay: In addition to the standards of review for conditional uses in Chapter 21A.54, conditional uses in the IP Inland Port Overlay District shall comply with the following:
- (1) Any detrimental impact or effect from the proposed use shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district.
 - (2) A conditional use that is considered an Inland Port Use shall meet the objectives for an inland port use stated in Utah Code Chapter 11-58.

3. Procedures:

- a. **Determination of Application Completeness:** Upon receipt of an inland port land use application, the planning director shall make a determination of completeness of the application pursuant to the application requirements required by this title. No processing timeline required by Utah Code Chapter 11-58 or by this title shall start until the application is deemed to be complete. An application that does not comply with the applicable standards in this Title shall not be considered a complete application.
- b. **State and City Procedure Compliance:** The city shall comply with all applicable application processing and noticing requirements as established in Utah Code Chapters 10-9a and 11-58 and Chapter 21A.10 of this title.
- c. **Third-Party Review:** The planning director may request a third-party review of any element of the mitigation plan required by this chapter.
- d. **Exemptions from Impact Mitigation Plan:** The following conditional uses are exempt from the Impact Mitigation Plan required by this chapter:
 - (1) Uses listed as a conditional use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 Light Manufacturing zoning district;
 - (2) Uses not listed as an allowed use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 Light Manufacturing zoning district;
 - (3) Adaptive reuse of a landmark site;
 - (4) Alcohol related establishments;
 - (5) Antenna, communication tower, exceeding the maximum building height; and
 - (6) Wireless telecommunications facility.
- 4. **Appeals:** Decisions related to inland port uses made by the city appeals hearing officer may be appealed to the Inland Port Authority Appeals Panel as authorized in Utah Code Chapter 11-58.

E. **Additional Development Standards:**

- 1. **Natural Resource and Bulk Storage:** Utah Code Chapter 11-58 requires that the transporting, unloading, transfer, or temporary storage of natural resources be allowed in the IP Inland Port Overlay District. The following standards apply to natural resource and bulk material storage in excess of five hundred (500) square feet in area:
 - a. **Standards applicable to outdoor storage of natural resource and bulk materials:**
 - (1) Storage areas shall be located a minimum of one thousand (1,000) feet from a residential zoning district and the Utah State prison facility.
 - (2) The ground under the storage area shall be a solid, non-permeable surface.

- (3) The storage area shall be contained within walls and the material shall not be stored at a height that is greater than the height of the walls.
 - (4) The storage area shall include fugitive dust control measures that include dust that is created by unloading, loading, transfer, and temporary storage.
- b. The unloading, loading, transfer, or temporary storage of coal, coal byproducts (such as coke, fly ash, bottom ash, synthetic gypsum and similar products), and crude oil shall be:
- (1) Conducted within an enclosed building, except that such materials may be stored in a rail car if the rail car is covered or sprayed with a surfactant to reduce dust.
 - (2) Located a minimum of one thousand (1,000) feet from the Northwest Quadrant Overlay District Natural Area, any aquatic resources as defined by the Army Corps of Engineers, any migratory bird production area as defined in Utah Code Title 23, Chapter 28, and any environmentally sensitive area as identified by any state or federal agency.
 - (3) Located a minimum of one thousand (1,000) feet from a residential zoning district and the Utah State prison facility.
- c. The outdoor storage of bulk materials necessary for public safety purposes, such as the storage of de-icing materials used on public streets, is exempt from these requirements.
- d. The standards in this section do not apply to existing landfills located within the LO Landfill Overlay zoning district.

SECTION 3. Amending the text of Salt Lake City Code Section 21A.60.020. That Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms), shall be and hereby is amended to insert the following terms, which terms shall be inserted in the list of defined terms in alphabetical order and shall read as follows:

- Animal rendering
- Aquatic resource
- Bulk material storage
- Fugitive dust
- Hazardous waste processing or storage
- Inland port
- Inland port use
- Inland port land use application
- Impact mitigation report
- Land use appeal authority

Land use applicant
Land use application
Land use authority
Natural resource
Temporary storage

[The codifier is instructed to only insert the foregoing terms at this time and not make any other modifications to Section 21A.60.020 as part of this ordinance.]

SECTION 4. Amending the text of Salt Lake City Code Section 21A.62.040. That Section 21A.62.040 of the *Salt Lake City Code* (Zoning: Definitions: Definitions of Terms), shall be and hereby is amended as follows:

a. Amending the definition of “ADMINISTRATIVE DECISION”. That the definition, “ADMINISTRATIVE DECISION”, shall be amended to read as follows:

ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

b. Adding the definition of “ANIMAL RENDERING”. That a new definition, “ANIMAL RENDERING”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of animal products into more useful materials.

c. Adding the definition of “AQUATIC RESOURCE”. That a new definition, “AQUATIC RESOURCE”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

AQUATIC RESOURCE: High-functioning water bodies, riparian corridors, wetlands, uplands, and playas as determined by the Army Corps of Engineers.

d. Adding the definition of “BULK MATERIAL STORAGE”. That a new definition, “BULK MATERIAL STORAGE”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

BULK MATERIAL STORAGE: Loose, unwrapped, non-parceled, or unbundled materials stored outside.

e. Adding the definition of “FUGITIVE DUST”. That a new definition, “FUGITIVE DUST”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

FUGITIVE DUST: Solid airborne particulate matter emitted from any source other than through a stack or chimney.

f. Adding the definition of “HAZARDOUS WASTE PROCESSING AND STORAGE”. That a new definition, “HAZARDOUS WASTE PROCESSING AND STORAGE”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

HAZARDOUS WASTE PROCESSING OR STORAGE: A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code Title 19.

g. Adding the definition of “INLAND PORT”. That a new definition, “INLAND PORT”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

INLAND PORT: The use of land as defined in Utah Code Chapter 11-58 and its successor.

h. Adding the definition of “INLAND PORT USE”. That a new definition, “INLAND PORT USE”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

INLAND PORT USE: A use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah Code Chapter 11-58 and its successor.

i. Adding the definition of “INLAND PORT LAND USE APPLICATION”. That a new definition, “INLAND PORT LAND USE APPLICATION”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

INLAND PORT LAND USE APPLICATION: Any application required by this title and any required building permits, utility permits, or other permits required by the city necessary to develop an inland port use.

j. Adding the definition of “IMPACT MITIGATION REPORT”. That a new definition, “IMPACT MITIGATION REPORT”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

IMPACT MITIGATION REPORT: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in Section 21A.34.150 and any other information deemed necessary by the planning director for the planning commission to evaluate the detrimental impacts identified in Chapter 21A.54.

k. Adding the definition of “LAND USE APPEAL AUTHORITY”. That a new definition, “LAND USE APPEAL AUTHORITY”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

LAND USE APPEAL AUTHORITY: The designated or appointed land use appeals hearing officer(s) for Salt Lake City.

l. Adding the definition of “LAND USE APPLICANT”. That a new definition, “LAND USE APPLICANT”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

LAND USE APPLICANT: An individual or entity that submits a land use application. A land use applicant shall be the owner of the property or a designated representative of the owner.

m. Adding the definition of “LAND USE APPLICATION”. That a new definition, “LAND USE APPLICATION”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

LAND USE APPLICATION: An application required by this title for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

n. Adding the definition of “LAND USE AUTHORITY”. That a new definition, “LAND USE AUTHORITY”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

LAND USE AUTHORITY: The entity identified by this title to decide a land use application.

o. Adding the definition of “NATURAL RESOURCE”. That a new definition, “NATURAL RESOURCE”, shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

NATURAL RESOURCE: A material supplied by nature excluding any material that has gone through a process to alter the material from its natural state, such as refined products, chemical products, or waste materials, other than collecting it from its natural setting and transporting to another location.

p. Adding the definition of "TEMPORARY STORAGE". That a new definition, "TEMPORARY STORAGE", shall be added to the Definitions of Terms, which definition shall be inserted into Section 21A.62.040 in alphabetical order and shall read as follows:

TEMPORARY STORAGE: The storage of any material for less than 30 days.

[The codifier is instructed to only make the above revisions to Section 21A.62.040 at this time and not make any other modifications to that section as part of this ordinance.]

SECTION 5. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2018.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2018.

Published: _____.

HB_ATTYY-#73143-v6-Ordinance_Inland_Port_Uses.docx

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date: October 4, 2018
By: Paul C. Nielson
Paul C. Nielson, Senior City Attorney

TABLE OF CONTENTS

1. Project Chronology
2. Notice of City Council Hearing
3. Planning Commission Meetings
 - A. Briefing – August 22, 2018
 - i. Agenda and Minutes
 - ii. Memo
 - B. Public Hearing - September 12, 2018
 - i. Agenda and Minutes
 - ii. Hearing Notice
 - iii. Staff Report
 - C. Public Hearing – September 26, 2018
 - i. Agenda and Minutes
 - ii. Hearing Notice
 - iii. Staff Report
 - D. Public comment received after Sept 26 Planning Commission Meeting
4. Online Survey Reports
 - A. Inland Port Survey 1 Report
 - B. Inland Port Survey 2 Report
5. Original Petition
6. Mailing List

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY

Petition: PLNPCM2018-00601

- July 25-31, 2018 The mayor initiated a petition requesting the Planning Division to amend the zoning ordinance to allow for the development of a global trade port/inland port.
- Petition PLNPCM2018-00601 assigned to Tracy Tran and Daniel Echeverria, Senior Planners, for staff analysis and processing.
- Email sent to Westpointe, Rose Park, Jordan Meadows, Fairpark, Poplar Grove, and Glendale community councils informing them of the proposed text amendments and asking if they would like staff to present at their community council meeting.
- August 2, 2018 Emailed notice sent to all recognized community organizations informing them of the proposed text amendments and all upcoming city-sponsored meetings.
- August 9, 2018 Notices were mailed to all property owners within the inland port jurisdictional boundary plus those within 300 feet of the inland port jurisdictional boundary. The notices included information for all upcoming City-sponsored meetings including the public hearings for Planning Commission.
- August 15, 2018 Petition was presented to the Glendale Community Council.
- August 20, 2018 First online survey opened.
- Petition was presented at Planning Division Open House at Day-Riverside Library.
- August 22, 2018 Staff briefed the Planning Commission on the petition.
- August 23, 2018 Petition was presented at Planning Division open house at Sorenson Unity Center.
- August 30, 2018 Public notice for September 12 Planning Commission meeting posted on City and State websites and Planning Division listserv.
- September 1, 2018 Public hearing notice for September 12 Planning Commission meeting published in newspaper.

September 5, 2018 Petition was presented at a Planning Division open house at the Sorenson Unity Center. This Open House was a follow up to the first two open houses.

September 10, 2018 Second online survey opened.

September 12, 2018 Planning Commission reviewed the petition and conducted a public hearing.

September 13, 2018 Public notice for September 26 Planning Commission meeting posted on City and State websites and Planning Division listserv.

September 15, 2018 Public hearing notice for September 26 Planning Commission meeting published in newspaper

September 24, 2018 Ordinance Requested from City Attorney's office.

September 26, 2018 Planning Commission reviewed the petition and conducted a public hearing. The commission voted unanimously to send a positive recommendation to the City Council. Details can be found within the transmittal.

September 27, 2018 Ordinance Received from City Attorney's office.

October 2, 2018 Transmittal was sent to the CAN Director for review.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2018-00601 Inland Port Zoning Modifications**- Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to Utah State Code 11-58 that requires zoning modifications by December 31, 2018. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City's sustainability and master plan goals. The proposed modifications include changes to:

- Allow inland port uses in the zoning districts that do not currently allow them
- Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment
- Establish standards for the storage of natural resources, and
- Prohibit uses that are not light industrial in nature

Other related provisions of Title 21A will be amended as part of this petition.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

3A. PLANNING COMMISSION BRIEFING – AUGUST 22, 2018
i. AGENDA AND MINUTES

**SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
AMENDED**

**In Room 326 of the City & County Building
August 22, 2018, at 5:30 p.m.**

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR AUGUST 8, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. Sugar House Heights Planned Development & Preliminary Subdivision at 2660 S Highland Drive

- A request by David Desso, applicant, for Planned Development and Preliminary Subdivision approvals to develop four (4) new lots with single family homes and a new private driveway at 2660 S. Highland Drive. Planned Development approval is required as two (2) of the proposed lots would not have frontage on a public street. The applicant seeks to achieve the objective of creating a pleasing environment through the use of design, landscape, or architectural features. The subject property is zoned R-1/5,000 (Single Family Residential) and is located within Council District 7, represented by Amy Fowler. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case Numbers: PLNSUB2017-01027 & PLNSUB2017-01028**

2. Modifications to Centro Civico Senior Housing

- A request by Peter Corroon, applicant, to modify the approved development located at 145 South 600 West. The Planning Commission approved the project on August 23, 2017. The proposed modifications include changes to the public art at the street level and architectural details of the street facing façade of the building. These changes are required by ordinance to be reviewed by the Planning Commission. The property is located within Council District 4, represented by Derek Kitchen. (Staff contact: David J. Gellner at 801-535-6107 or david.gellner@slcgov.com) **Case Numbers: PLNSUB2017-00370 & PLNPCM2017-00525**

OTHER BUSINESS

1. D2 Zoning District Amendments

- The Planning Commission will receive a briefing on proposed changes to the D2 Downtown Support Zoning District development standards. The proposed changes include addressing setbacks, building design standards, affordable housing incentives, and other changes. The purpose of the briefing will be to introduce the Planning Commission to the proposal, the reasons for the changes and to inform the Commission about the ongoing public process. The D2 Zoning District is generally located south of the Central Business District and between 300 West and 200 East. It includes properties located in Council District 4, represented by Derek Kitchen and Council District 5, represented by Erin Mendenhall. Staff contact John Anderson at 801-535-7214 or john.anderson@slcgov.com

2. Inland Port Text Amendments

- The Planning Commission will receive an update on changes to the zoning ordinance regarding an inland port to be located in the Northwest Quadrant master plan area. The changes are necessary due to a change in state law that gives the city until December 31, 2018 to adopt specific regulations allowing an inland port as a permitted or conditional use. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district

and typical inland port uses are already allowed in the M-1 zone. However, there are seven other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City's sustainability and master plan goals. For more information, visit www.slc.gov/planning/2018/08/02/inlandport/ Staff contact Nick Norris at 801-535-7757 or nick.norris@slcgov.com

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, August 22, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:59 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Barry,Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Ashley Scarff, Principal Planner; David Gellner, Principal Planner; John Anderson, Senior Planner and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, Clark Ruttinger and Brenda Scheer. Staff members in attendance were Nick Norris, Ashley Scarff, and David Gellner.

- **2660 S Highland Drive** - Staff gave an overview of proposal.

APPROVAL OF THE AUGUST 8, 2018, MEETING MINUTES. [5:33:22 PM](#)

MOTION [5:33:33 PM](#)

Commissioner Ruttinger moved to approve the August 8, 2018, meeting minutes. Commissioner Bachman seconded the motion. Commissioners Lyon, Bachman, Ruttinger, and Paredes voted “aye”. Commissioners Urquhart, Scheer, and Barry abstained from voting. The motion passed 4-3.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR

Mr. Nick Norris, Planning Director, stated the importance of attendance for a quorum for upcoming meetings. He also provided the Commission with updates regarding public hearings that the City Council held.

[8:04:47 PM](#)

Inland Port Text Amendments - The Planning Commission will receive an update on changes to the zoning ordinance regarding an inland port to be located in the Northwest Quadrant master plan area. The changes are necessary due to a change in state law that gives the city until December 31, 2018 to adopt specific regulations allowing an inland port as a permitted or conditional use. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are seven other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City's sustainability and master plan goals. For more information, visit www.slc.gov/planning/2018/08/02/inlandport/ Staff contact Nick Norris at 801-535-7757 or nick.norris@slcgov.com

Nick Norris, Planning Director, briefed the Planning Commission regarding the Inland Port Text Amendments. He provided information as to what Inland Port is and in-depth details as to what it means.

The Commission and Staff discussed the following:

- The purchasing of the land
- The possibility of the Inland Port limiting the ability to have economic development of other facilities
- How the train traffic will be affected

The meeting adjourned at [8:41:14 PM](#)



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director 801-535-6173 or nick.norris@slcgov.com
Date: August 16, 2018
Re: PLNPCM2018-00601 Inland Port Text Amendments

Zoning Text Amendment

PROPERTY ADDRESS: multiple
PARCEL ID: multiple
MASTER PLAN: Northwest Quadrant, Northwest
ZONING DISTRICT: Multiple

REQUEST: A proposal by Mayor Jackie Biskupski to modify zoning requirements related to inland port land uses as required by state statute 11-58-205(5). This statute gives the city until December 31, 2018 to allow an inland port and associated uses as permitted or conditional uses subject to standards that are determined by the municipality and consistent with the policies and objectives of the inland port authority.

RECOMMENDATION: This is a briefing and no recommendation is required. Because the briefing is being held within the 45 day public notice period, no public hearing can be held and no action can be taken by the Planning Commission.

ATTACHMENTS:

A. Inland Port Jurisdictional Lands and zoning map.

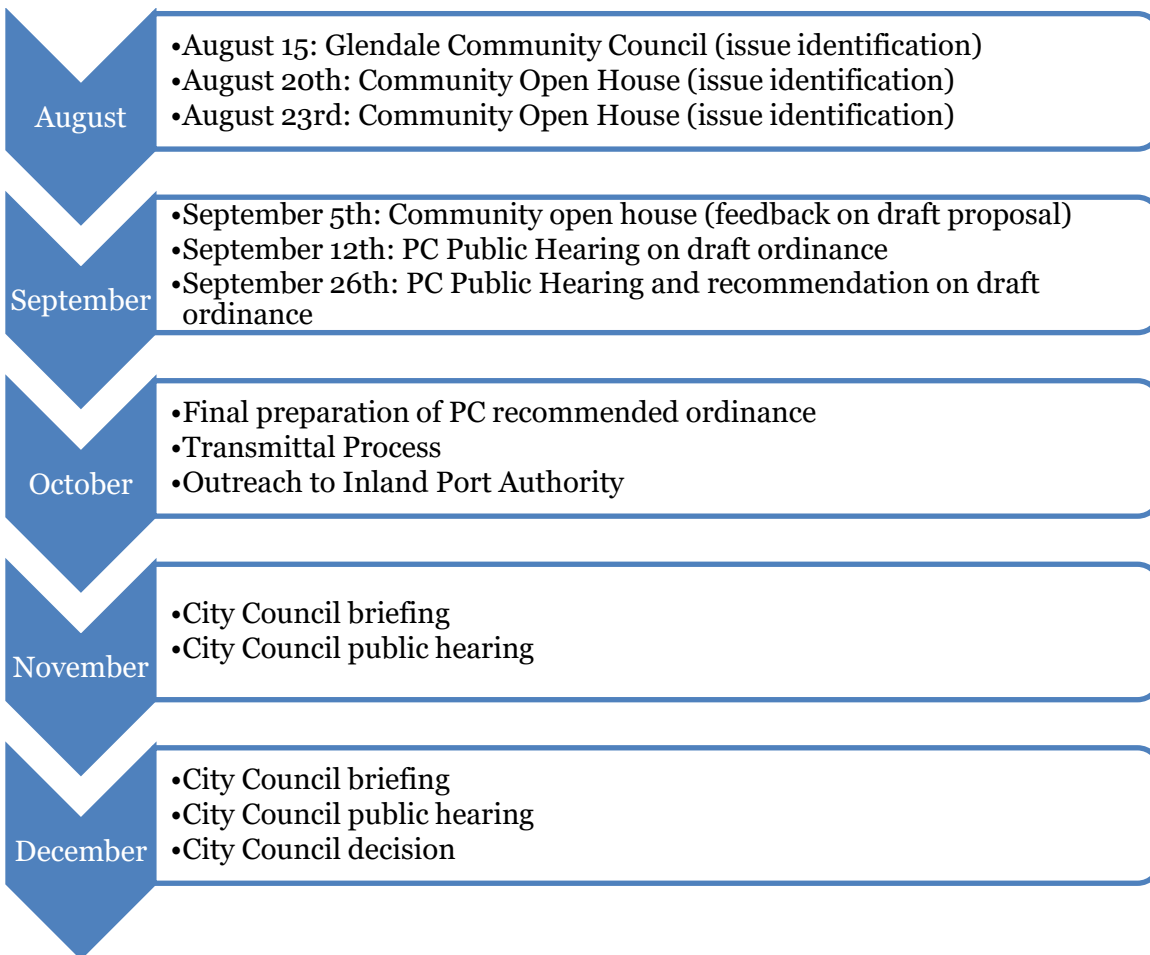
PROJECT DESCRIPTION:

This proposal was initiated by Mayor Jackie Biskupski in response to the State Legislature adopting modifications to state code 11-58 (HB2001) during a special session of the legislature held in July 2018. The changes to the bill state that

- (a) No later than December 31, 2018, the ordinance of a municipality shall allow an inland port as a permitted or conditional use, subject to standards that are:
 - (i) determined by the municipality; and
 - (ii) consistent with the policies and objectives stated in subsection 11-58-203(1)
- (b) A municipality whose ordinance do not comply with subsection (5)(a) within the time prescribed in that subsection shall allow an inland port as a permitted use without regard to any contrary provision in the municipality's land use ordinances.

In other words, if the city does not specifically allow an inland port in the zoning ordinance, then the city would have to allow an inland port as a permitted use and would not be able to apply any additional standards to an inland port.

Below is the schedule of events necessary to meet the December 31, 2018 deadline.



KEY ISSUES:

The adoption of HB2001 has created a number of concerns for the city. The concerns are listed below.

1. **Timeframe for updating the zoning ordinance.** The City adopted changes to the zoning ordinance earlier in 2018 to address inland port uses in the M-1 zone. When the inland port law was adopted during the 2018 general session of the legislature, it included a description of inland port lands. HB 2001 modified the inland port lands by:
 - a. Removing the lands that the city had indicated were not suitable for development due to environmental sensitivity of the land and the critical wildlife habitat that the land provided.
 - b. Removing some lands that were already developed.

The primary issue is that the remaining inland port jurisdictional lands include properties that are in eight different zoning districts. While most of the land is zoned M-1, the land in the other zoning districts do not allow inland port uses. The proposed amendments

would identify a process to allow inland port uses on all land that is within the boundary identified in state statute.

The timeframe does put pressure on the Planning Division to perform adequate public engagement, draft an ordinance, and get the matter through the Planning Commission with enough time for the City Council to make a decision before December 31st, 2018. As a result, the public engagement process is condensed and other city initiatives that the Planning Division is working on have been put on hold. Due to the level of staff work involved in preparing for the public engagement activities and drafting an ordinance that responds to community input city goals, some private applications are also being delayed.

2. **Definition of Inland Port Use.** State code defines an inland port use as:

(9) "Inland port use" means a use of land:

(a) for an inland port;

(b) that directly implements or furthers the purposes of an inland port, as stated in Subsection (8);

(c) that complements or supports the purposes of an inland port, as stated in Subsection (8); or

(d) that depends upon the presence of the inland port for the viability of the use.

This is a broad definition and could include just about any type of land use. This creates an issue with how to administer our code if a land use applicant were to argue that their use is an inland port use and that use is not listed in our code. It also creates an issue for land use applicants who do not want to be considered an inland port use, particularly if an inland port land use application requires more submittal requirements than what would normally be required for the same type of development in another zoning district. The proposed ordinance will include some process and standards to address these administrative issues.

3. **Environmental Concerns.** HB 2001 added some policies and objectives to the inland port law related to environmental protection. The Inland Port Authority is also required to develop a business plan that includes an environmental sustainability component, developed in conjunction with the Utah Dept. of Environmental Quality that includes policies and best practices to meet or exceed applicable federal and state standards related to emissions and best available technology to mitigate environmental impacts from the development and uses on authority jurisdictional lands. Planning staff is working with other city departments and state agencies to determine how we might use this provision to address environmental impacts of the inland port and inland port uses.

4. **Appeals to the Inland Port Authority Appeal Panel.** The bill was modified to add requirements for public hearings for appeals of inland port land use decisions. The appeal process added submittal requirements for an appellant when the appellant is also the land use applicant. The additional requirements include listing all potential impacts that a development may have on neighboring properties and all potential impacts to air quality, ground water quality, and surface water quality as well as impacts to migratory bird production areas (nesting areas). The Planning Division is also considering how these requirements can be worked in to the submittal requirements for an inland port use so that the same impacts can be considered when reviewing the land use application. The inland port appeal panel does have the authority to over-rule local land use decisions if they find that the decision is contrary to the policies and objectives of the inland port authority.

5. **Land Use approval process.** The proposed zoning regulations will also consider the approval process for inland port land uses compared to other land uses in the area that

are not considered inland port uses. The method and process has not yet been determined.

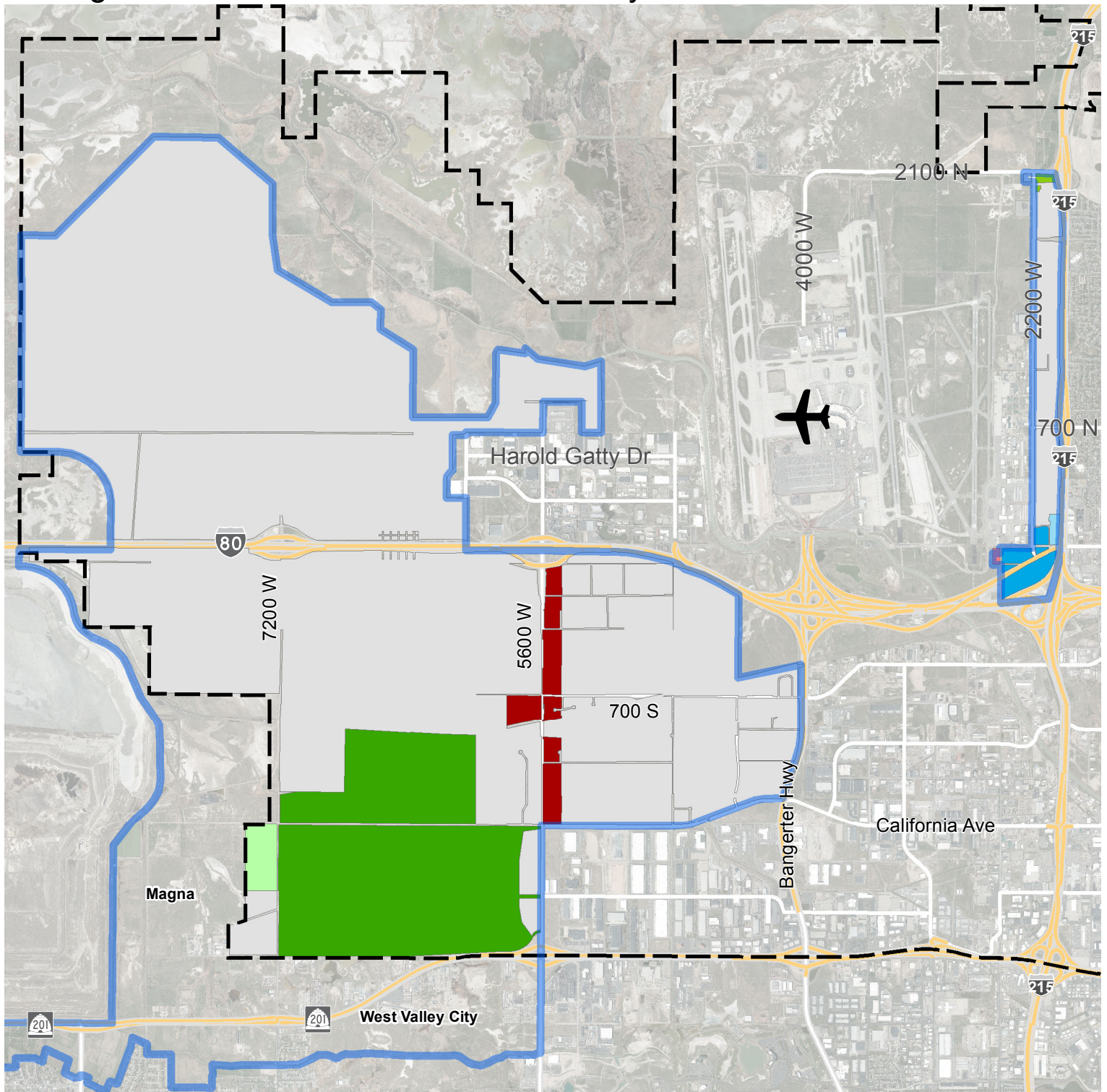
NEXT STEPS:

As indicated in the timeline on page 2, the Planning Division is in the middle of the public engagement process. Over the next two weeks, a draft ordinance will be created and the public will be provided an opportunity to review and weigh in on the proposal at a community meeting on September 5th, through an online engagement opportunity, and at the Planning Commission public hearings.

Due to the limited amount of time, it is critical that the Planning Commission make a recommendation to the City Council by the end of September. There are a number of time consuming steps that happen internally that requires several weeks to transmit the recommendation to the City Council. Holidays in November and December reduce the opportunities to hold public hearings during those months. A recommendation that comes after the end of September jeopardizes the ability of the City to adopt regulations by December 31, 2018.

ATTACHMENT A: Inland Port Jurisdictional Lands and Zoning map

Zoning Districts Within Inland Port Authority Jurisdictional Land



Legend

	Salt Lake City Boundary		M-1	Light Manufacturing	
	Inland Port Authority Area		BP	Business Park	
Zoning Districts in Inland Port Area					
	AG	Agricultural		CC	Commercial Corridor
	AG-2	Agricultural-2		CG	General Commercial
	OS	Open Space		TSA-MUEC-C	Mixed Use Employment Center- Core
				TSA-MUEC-T	Mixed Use Employment Center- Transition



3B. PLANNING COMMISSION PUBLIC HEARING – SEPT 12, 2018
i. AGENDA AND MINUTES

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

September 12, 2018, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR AUGUST 22, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **22-26 N M Street Eleemosynary Conditional Use & Lot Consolidation** - A request by Angela Dean who represents Ronald McDonald House Charities, for a Conditional Use to expand the existing eleemosynary operations located at 935 E. South Temple, to three adjacent properties to the north (22-26 N. M Street). An eleemosynary is generally a non-profit use that provides housing for people who are being treated at a nearby hospital. The proposal includes converting two existing single family homes into meeting spaces for Ronald McDonald House and developing an outdoor space that will include pavilion and picnic tables, a stage, and an elevated/accessible vegetable garden. Sculptures and new landscaping are proposed throughout. The project is located in the RMF-35 (Moderate Density Multi-Family Residential) zoning district within the Avenues Local Historic District in City Council District 3 represented by Chris Wharton. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00553 and PLNSUB2018-00447**
2. **Inland Port Zoning Modifications** - The Mayor has initiated a petition to respond to the State Bill HB2001 that requires zoning modifications by December 31, 2018 to allow inland port uses as permitted or conditional uses within the Inland Port Jurisdictional Area. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City's sustainability and master plan goals. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com or Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com) **Case Number PLNPCM2018-00601**

WORK SESSION

1. **The Exchange Planned Development and CBSD at Approximately 320 E 400 S** - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed use development at approximately 320 E 400 South. The proposal consist of two new buildings - One 9-story structure with over 15,000 square feet of retail and 286 mixed-income units, and one 5-story structure with 2,700 square feet of retail, 126 mixed-income units, and 30,000 square feet of co-working space. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications

to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434.**

OTHER BUSINESS

Chair and Vice Chair Elections

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 12, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:09 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Berry, Clark Ruttinger and Brenda Scheer. Commissioners Carolyn Hoskins, Matt Lyon, Andres Paredes, and Sara Urquhart were excused.

Planning Staff members present at the meeting were Wayne Mills, Planning Manager; Paul Nielson, Attorney; Amy Thompson, Principal Planner; Daniel Echeverria, Senior Planner; Tracy Tran, Senior Planner and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark, and Clark Ruttinger. Staff members in attendance were Wayne Mills, and Amy Thompson.

- **320 E 400 South** - Staff summarized project and reason for Planning Commission review.
- **22-26 N M Street** - Staff summarized project.

APPROVAL OF THE AUGUST 22, 2018, MEETING MINUTES. [5:33:16 PM](#)

MOTION [5:33:23 PM](#)

Commissioner Bachman moved to approve the August 22, 2018, meeting minutes. Commissioner Ruttinger seconded the motion. Commissioners Barry, Scheer, Bachman, and Ruttinger voted “Aye”. The motion passed unanimously.

REPORT OF THE CHAIR AND VICE CHAIR [5:33:37 PM](#)

Chairperson Clark stated he had nothing to report.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR [5:33:43 PM](#)

Mr. Wayne Mills, Planning Manager, stated he had nothing to report.

[5:34:13 PM](#)

22-26 N M Street Eleemosynary Conditional Use & Lot Consolidation - A request by Angela Dean who represents Ronald McDonald House Charities, for a Conditional Use to expand the existing eleemosynary operations located at 935 E. South Temple, to three adjacent properties to the north (22-26 N. M Street). An eleemosynary is generally a non-profit use that provides housing for people who are being treated at a nearby hospital. The proposal includes converting two existing single family homes into meeting spaces for Ronald McDonald House and developing an outdoor space that will include

pavilion and picnic tables, a stage, and an elevated/accessible vegetable garden. Sculptures and new landscaping are proposed throughout. The project is located in the RMF-35 (Moderate Density MultiFamily Residential) zoning district within the Avenues Local Historic District in City Council District 3 represented by Chris Wharton. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00553 and PLNSUB2018-00447**

Amy Thompson, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the petition with the conditions listed in the Staff Report.

Carrie Romano, Applicant, further reviewed the petition and provided details of the proposed project.

The Commission, and Applicant discussed the following:

- Sound concerns

PUBLIC HEARING [5:46:23 PM](#)

Chairperson Clark opened the public hearing; seeing no one wished to speak, Chairperson Clark closed the public hearing.

MOTION [5:46:58 PM](#)

Commissioner Scheer stated, based on the information in the staff report, the information presented, and the input received during the public hearing, I move that the Planning Commission approve Conditional Use Petition PLNPCM2018-00553 with the conditions listed in the staff report and associated Lot Consolidation PLNSUB2018-00447.

Commissioner Bachman second. Commissioners Ruttinger, Bachman, Scheer and Barry voted “Aye”. The motion passed unanimously.

[5:47:48 PM](#)

Inland Port Zoning Modifications - The Mayor has initiated a petition to respond to the State Bill HB2001 that requires zoning modifications by December 31, 2018 to allow inland port uses as permitted or conditional uses within the Inland Port Jurisdictional Area. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City’s sustainability and master plan goals. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com or Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com) **Case Number PLNPCM2018-00601**

Tracy Tran, Senior Planner; Daniel Echeverria, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). The Planners provided details regarding the benefits of the port and the drawbacks.

The Commission and Staff discussed the following:

- Clarity regarding air quality and water quality
- Standards with conditional use
- Regulations regarding number of cars and trains
- Possible future traffic impacts
- Conditional uses clarifications

- Who provides reviews of air quality
- Prison location
- Whether prison population is considered residential
- Transportation impact for future employee and use of public transportation
- Social impacts

PUBLIC HEARING [6:34:39 PM](#)

West Point Community Council Chairperson, Dorothy Pappas Owen – Stated she has been working with 6 other Community Councils to review the project. All Community Councils reached a unanimous agreement on two suggested changes on the zoning that they would like to be considered.

Chairperson Clark read the 2 suggestions provided by the Chair of Community Council:

1. The railroad freight terminal within 1 mile of residential areas needs to include a similar 1 mile buffer around the new Utah State Prison.
2. If Grain Silos and railroad repair shops are to be included under M-1 zoning, they should be included as conditional uses rather than permitted ones.

Deeda Seed – Stated she agrees there should be a 1 mile buffer for the prison and is in favor of bird conservation

Jack Ray – Raised his concern with preservation with wetland areas and habitats

Wayne Martinson – Raised concern with wildlife conservation, and said that there should be a buffer surrounding the State Prison

Nigel Suaby – Raised concern regarding landscaping and railroad traffic

Dr. Heidi Hoven – Raised concern regarding wildlife study of migrating birds in the area

Heather Dove – Raised concern with environmental impacts to the birds and people of the valley

David Scheer – Provided six suggested modifications to the ordinance which were listed as follows:

1. Consider specifically light and noise pollution
2. Consider a requirement to the applicant to hire a 3rd party to create a traffic analysis
3. Energy efficiency in buildings
4. Consider numerical limits on 1 off volume per unit side area
5. Consider requiring a letter from the water district stating that sufficient water supplies that are available to serve the project with current resources for defined period of time
6. Consider requiring all projects to submit an impact mitigation plan

Tom McLaughlin – Raised concern regarding quality of life and air quality

John Kotab – Submitted comment card but was not present to speak

Terry Marcasco – Raised concern regarding air quality

Carl Moore – Raised concern regarding quality of human life and wildlife

Kathy Wilson – Raised concern regarding quality of life and bird preservation

Seeing no one else wished to speak, Chairperson Clark stated that the Public hearing will be continued on September 26, 2018.

The Commission and Staff further discussed the following:

- Suggestion of energy conservation components that require onsite energy production
- What the process is by which the changes would be incorporated
- Possibility of soil and water issues
- The Commission recommended that Staff consider the comments that were made during the public hearing and provide revisions to the proposed ordinance for their consideration

WORK SESSION [7:30:43 PM](#)

The Exchange Planned Development and CBSD at Approximately 320 E 400 S - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed use development at approximately 320 E 400 South. The proposal consist of two new buildings - One 9-story structure with over 15,000 square feet of retail and 286 mixed-income units, and one 5-story structure with 2,700 square feet of retail, 126 mixed-income units, and 30,000 square feet of co-working space. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434**

Amy Thompson, Principal Planner, reviewed the petition as outlined in the memorandum.

Chris Parker, Applicant, provided further details and a presentation regarding the proposed project.

The Commission, Staff and Applicant discussed the following:

- Garage parking entrance and pedestrian entrances
- Residential entrances
- The possibility of an artful screen
- The length of the building
- Color of the building
- Sidewalk experiences and pedestrian activity
- Landscaping for building B
- What were the expectations when writing the RFP
- Height of the building
- Costs of wood frame building versus steel

Chair and Vice Chair Elections [8:30:10 PM](#)

Commissioner Scheer stated, I move to table the elections.

Commissioner Ruttinger second. Commissioners, Barry, Scheer, Bachman, and Rutting voted "Aye". Motion passed, and the elections were postponed until September 26, 2018.

The meeting adjourned at [8:31:23 PM](#)

3B. PLANNING COMMISSION PUBLIC HEARING – SEPT 12, 2018
ii. HEARING NOTICE

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

ACCOUNT NUMBER

PLANNING DIVISION,

9001394298

PO BOX 145480

DATE

SALT LAKE CITY UT 84114

9/5/2018

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

ORDER # / INVOICE NUMBER

8015357759

0001222883 / 101222883-09012018

PUBLICATION SCHEDULE

START 09/01/2018 END 09/01/2018

CUSTOMER REFERENCE NUMBER

Planning Commission Meeting 9/12/2018

CAPTION

Notice of Public Hearing On Wednesday, September 12, 2018, the Salt Lake City Plannin

SIZE

40 LINES 2 COLUMN(S)

TIMES

TOTAL COST

2

105.00

Notice of Public Hearing

On Wednesday, September 12, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

1. Inland Port Zoning Modifications - The Mayor has initiated a petition to respond to the State Bill HB2001 that requires zoning modifications by December 31, 2018 to allow inland port uses as permitted or conditional uses within the Inland Port Jurisdictional Area. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City's sustainability and master plan goals. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com or Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com) Case Number PLNPCM2018-00601

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711. 1222883 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF Notice of Public Hearing On Wednesday, September 12, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations FOR PLANNING DIVISION, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/01/2018 End 09/01/2018

DATE 9/5/2018

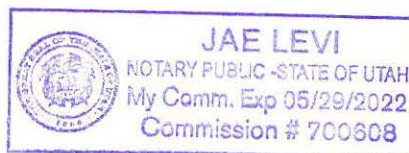
SIGNATURE *Judmundson*

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 5TH DAY OF SEPTEMBER IN THE YEAR 2018

BY LORAIN GUDMUNDSON,

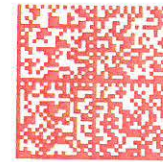


Jae Levi
NOTARY PUBLIC SIGNATURE



SALT LAKE CITY PLANNING DIVISION
 451 S STATE STREET ROOM 406
 PO BOX 145480
 SALT LAKE CITY UT 84114-5480

FIRST CLASS



U.S. POSTAGE PITNEY BOWES
 ZIP 84116 \$ 000.47⁰
 02 1W
 0001403373 AUG 09 2018

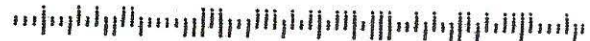
RETURN SERVICE REQUESTED

STATE MAIL 08/13/2018

Salt Lake City Planning Division Tracy Tran

PO BOX 145480
 Salt Lake City UT 84114

841145480 8900



Salt Lake City Planning Division
 451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

The Salt Lake City Planning Division is processing a zoning text amendment (Inland Port Zoning Amendments – PLNPCM2018-00601) to respond to the State Legislature’s Inland Port Authority Bill (*HB2001*). The bill requires the City to allow an “inland port” and associated “inland port uses” within the Inland Port Authority boundaries by **December 31, 2018**. If zoning text changes are not completed by this date, “inland port uses” cannot be regulated by the City.

The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City’s sustainability and master plan goals.

Below is a list of upcoming City-sponsored meetings:

- *Community Open House: Monday, August 20, 2018* – Day Riverside Library (1575 West 1000 North), 6:00-8:00 PM; Same content will be presented at this meeting and the August 23 meeting.
- *Planning Commission Briefing: Wednesday, August 22, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM
- *Community Open House: Thursday, August 23, 2018* – Sorenson Unity Center (1383 South 900 West), 6:00-8:00 PM; Same content will be presented at this meeting and the August 20 meeting.
- *Community Open House: Wednesday, September 5, 2018* – Sorenson Unity Center (1383 South 900 West), 6:00-8:00 PM
- *Planning Commission Public Hearing: Wednesday, September 12, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM
- *Planning Commission Public Hearing and Potential Recommendation: Wednesday, September 26, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM

In order to meet the **December 31, 2018** deadline, the Planning Commission must review the proposal and make a recommendation to City Council by **September 26, 2018**. Zoning text changes requires approval from the City Council. For additional information, links to the bill, maps, and project updates, please visit the website at www.slc.gov/planning/2018/08/02/inlandport. Staff contact: Tracy Tran at tracy.tran@slcgov.com or 801-535-7645.

3B. PLANNING COMMISSION PUBLIC HEARING – SEPT 12, 2018
iii. STAFF REPORT



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165
Tracy Tran, tracy.tran@slcgov.com, 801-535-7645

Date: September 12, 2018

Re: PLNPCM2018-00601 Inland Port Text Amendments

Zoning Text Amendment

PROPERTY ADDRESS: Multiple
PARCEL ID: Multiple
MASTER PLAN: Northwest Quadrant, Northwest
ZONING DISTRICT: Multiple

REQUEST: A proposal by Mayor Jackie Biskupski to modify zoning requirements related to inland port land uses as required by state statute 11-58-205(5). This statute gives the City until *December 31, 2018* to allow an inland port and associated uses as permitted or conditional uses subject to standards that are determined by the municipality and consistent with the policies and objectives of the inland port authority.

RECOMMENDATION: This is a briefing and public hearing regarding the proposed text amendments. The Planning Division requests that the Planning Commission hold an additional public hearing on *September 26* and make a recommendation the City Council on that date.

ATTACHMENTS:

- A. [Inland Port Jurisdictional Lands and Zoning Map](#)
- B. [Proposed Inland Port Overlay Zoning Ordinance Text](#)
- C. [Supporting Policies from Plan Salt Lake, Northwest Community Master Plan, and the Northwest Quadrant Master Plan](#)

PROJECT DESCRIPTION:

This proposal was initiated by Mayor Jackie Biskupski in response to the State Legislature adopting modifications to [State Code 11-58](#) "Utah Inland Port Authority Act" ([HB2001](#)) during a special session of the legislature held in July 2018. The changes to the bill state that:

- (a) No later than *December 31, 2018*, the ordinance of a municipality shall allow an inland port as a permitted or conditional use, subject to standards that are:
 - (i) Determined by the municipality; and

- (ii) Consistent with the policies and objectives stated in subsection 11-58-203(1)
- (b) A municipality whose ordinance do not comply with subsection (5)(a) within the time prescribed in that subsection shall allow an inland port as a permitted use without regard to any contrary provision in the municipality’s land use ordinances.

In other words, if the City does not specifically allow an inland port in the zoning ordinance, then the City would have to allow an inland port as a permitted use and would not be able to apply any additional standards to an inland port.

Overlay Approach and Proposed Regulation Overview

The Planning Division is proposing to utilize an overlay zoning district to address the requirement to allow the inland port land uses. The overlay would apply to the land area identified in Utah Code 11-58 Inland Port Authority. A map showing the boundaries of that area is located in [Attachment A](#).

WHY MAKE THE CHANGES?
<ul style="list-style-type: none"> • Maintain as much local control as possible • Promote economic development in the industrial areas of the City. • Minimize impact to air and water quality. • Preserve sensitive lands and wildlife habitats. • Promote energy conservation. • Respect property rights and fairness in application of land use regulations.

The primary regulations proposed for this overlay are summarized below:

- The overlay applies the M-1 Light manufacturing zoning district land use tables to the AG, BP, CC, CG, OS, and TSA zones that are also within the Inland Port Jurisdictional Lands. This will allow light industrial type uses that are typically associated with inland ports in all areas within the Inland Port Jurisdictional Lands.
- The overlay specifically prohibits very intense, heavy industrial uses that are not typically associated with inland ports and that are not considered inland port uses.
- The overlay requires more impactful light industrial uses to go through the Conditional Use process.
- The overlay includes additional application requirements for Conditional Uses to determine the extent of the impacts an inland port use has on the surrounding properties and the environment. This is identified in the ordinance as the “Impact Mitigation Plan.” Permitted uses would be treated in the same manner as they are currently.
- The overlay includes specific standards for outdoor storage of natural resources that would apply to all land uses. The purpose of these standards is to address the impacts that outdoor storage of these materials may have on surrounding properties and the environment. Utah Code 11-58 requires cities to allow the temporary storage of natural resources.
- The overlay also addresses the review and approval process. Due to the variety of zoning districts and other overlay districts, it is important that this overlay provide guidance towards the administration of the zoning ordinance and address how to decide conflicting regulations.

Basis of Regulations

The proposed overlay is based on a number of sources, including public input, Utah Code, and adopted City policies in Plan Salt Lake, the Northwest Quadrant Master Plan (NWQMP) and the Northwest Master Plan.

Public Input

The Planning Division has held several public meetings and created an online survey to help identify impacts that inland port uses may have on the nearby neighborhoods and the city/region as a whole and potential solutions. The public meetings were held at the Glendale Community Council meeting in August, two open houses the week of August 20th, and one open house on September 5th. Approximately 27 people attended the public meetings. The survey was posted online the week of August 20th. Approximately 480 people took the survey. The public was notified of each of the engagement opportunities through a direct mailing to all property owners within the inland port authority lands and within 300 feet of the of the inland port authority lands and emailed to all recipients on various city list serve accounts, including the Planning Division, Mayor’s Office, and City Council. The information was also sent out by various interest groups to their list serves. The events were also publicized on the various social media accounts of the City.

WHAT THE PUBLIC IS SAYING
<ul style="list-style-type: none">• Address air quality concerns• Protect water quality• No loss of wetlands• Protect wildlife habitat• Address transportation impacts

In total, over 3,000 comments were received regarding the inland port. For the purpose of updating the zoning ordinance, only the relevant comments were analyzed. Comments that suggested stopping the inland port, filing a lawsuit against the state regarding the inland port, the state legislature, and other similar comments will be forwarded to the Mayor and City Council, but have not been factored into the drafting of the overlay zoning district because the zoning ordinance is not the appropriate tool to address those comments.

Staff sorted the public comments into themes and each theme informed the standards in the ordinance related to the contents of the Impact Mitigation Plan, standards for outdoor storage, and the list of prohibited uses.

Utah Code

The primary sections of Utah Code that influenced the proposed overlay district include 10-9a Land Use and Development Management Act, 11-58 Inland Port Authority, and Title 19 Environmental Quality Code. The Utah Code was used to identify what the City can and cannot do within the overlay and as a reference for environmental impacts, such as the storage of hazardous waste.

Utah Code 10-9a authorizes municipalities to use zoning to regulate the development of land. Utah Code 10-9a-102 Purposes-General Land Use Authority states the following:

To accomplish the purposes of this chapter, municipalities may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that they consider necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, street and building orientation and width requirements, public facilities, fundamental fairness in land use regulation, considerations of surrounding land uses and the balance of the foregoing purposes with a landowner's private property interests, height and location of vegetation, trees, and landscaping, unless expressly prohibited by law.

The related purposes listed above include regulating land uses, open spaces, buildings, energy efficiency, light and air, air quality, transportation, public facilities, fundamental fairness, and

consideration of surrounding land uses. This same section also states that cities cannot regulate oil and gas activities unless the regulations are needed for surface activities and do not essentially prohibit oil and gas uses.

Utah Code 11-58 Inland Port Authority includes a number of applicable sections. Those sections include where it:

- Defines inland port uses;
- Identifies the land area where inland port uses are allowed;
- Requires cities to allow inland port uses as a permitted or conditional uses subject to standards determined by the municipality;
- Establishes the purposes of the Inland Port Authority and ties those purposes to the definition of inland port use;
- Includes environmental impacts as a purpose of the Inland Port Authority; and
- Requires certain submittal requirements regarding impacts for all appeals to the Inland Port Appeal Panel.

Title 19 of the Utah Code is known as the Environmental Quality Code. This code was referenced primarily for the definition of hazardous waste and to prohibit those materials within the inland port lands. The zoning ordinance currently prohibits the storage of hazardous waste, but does not define it. This proposal includes a definition and adds the storage of hazardous wastes as a prohibited use in the inland port jurisdictional lands to clarify the prohibition. Title 19 is also used by the Department of Environmental Quality to determine required permits that development and land uses are required to obtain. The overlay requires those permits to be acquired before city land use approval.

Adopted City Policies

Plan Salt Lake and the NWQMP includes a number of policies related to environmental protection, economic development, transportation, air and water quality, and land use development. Those policies helped establish the purpose of the overlay and the contents of the proposed overlay district. Relevant policies are included in [Attachment C](#).

Proposed Inland Port Overlay Zoning District Details

The proposed ordinance is broken down into a number of sections that serve specific purposes. They include:

- Purpose Statement
- Applicability
- Area
- Application Requirements
- Additional Development Standards
- Definitions

Each of these section is discussed in more detail below.

Purpose Statement

The purpose of the IP Inland Port Overlay Zoning District (IP Overlay) is based on the adopted city policies found in Plan Salt Lake and the NWQMP. The public comments reiterate the policies found in Plan Salt and the NWQMP. A purpose statement does not establish and specific regulation, but it does help make administrative interpretations and establishes the rationale for the zoning district.

Applicability

The applicability section explains how the overlay applies. This is the section that addresses the conflicts between State Code 11-58 and the eight different zoning districts that are impacted. The IP Overlay uses the M-1 land use table and applies it to all land that is within the Inland Port Jurisdictional lands identified in State Code 11-58. This section also addresses what to do if a use is not listed, addresses expansions of existing uses, existing development agreements and includes some prohibited uses. The prohibited uses are those uses that have the potential to create impacts that could not reasonably be mitigated and those that do not meet the intent and goals of the master plan or Utah Code 11-58.

Area

The “Area” section utilizes Utah Code 11-58 to identify the boundaries of the IP Overlay. The boundaries match the boundaries established in Utah Code 11-58. This proposal does not include a zoning map amendment because the land area is established by Utah Code and the City has to apply inland port uses on the lands identified in Utah Code 11-58. Not including a zoning map amendment as part of this proposal also eliminates the need for any future zoning map amendments involving the IP Overlay if the jurisdictional lands in Utah Code 11-58 were to change in the future.

Application Requirements

The application requirements in the proposed IP Overlay are intended to supplement the application requirements already required in city ordinance for conditional use applications.

The purpose for the increased application requirements is to provide the Planning Commission with enough information to be able to make a decision regarding the impacts a proposed use may have on the surrounding properties and the City.

The existing conditional use standards of review will be used to analyze a proposed conditional use to determine impacts and potential mitigation efforts. The key additional requirement is an “impact mitigation plan” that requires an applicant to identify any potential impact and how the proposal addresses that impact. As with all conditional uses, the City cannot deny a conditional use if a reasonably anticipated detrimental impact can be mitigated. Permitted uses would not be subject to the additional application requirements in this section.

The application section also addresses the procedure for reviewing applications for inland port uses. This is important because Utah Code 11-58 includes specific processing times and City ordinance includes required notice requirements and early engagement for conditional use applications.

Additional Development Standards

Additional development standards were added to address the storage of natural resources and bulk storage. The primary purpose for the additional standards is to address unique impacts that the storage of these materials have had on other places where natural resources are stored in conjunction with coastal ports and inland ports. The proposed standards would apply to all uses in the IP Overlay that include natural resource and bulk storage that is in excess of 500 square feet.

WHAT IS IN THE IMPACT MITIGATION PLAN
<ul style="list-style-type: none"> • Description of how the proposal will meet or exceed applicable state and federal regulations related to environmental impacts • Potential impacts to abutting properties • Impact on migratory bird production areas • Copies of all required federal and/or state permits. • Transportation impact study • Energy consumption plan • Storm water impact plan • Emergency response plan to address impacts due to natural disaster or on-site accident • Water use study

Definitions

The IP Overlay includes a number of new definitions that will be added to the zoning ordinance to help with the administration of the code. All of these definitions would be added to the general definitions of the chapter. The definitions include defining specific land uses that are listed in the zoning ordinance related to the IP Overlay and other terms that are found within the IP Overlay.

Other Ordinance Considerations

The Planning Division is still working through a few specific considerations in the proposed code. These include considerations for more specific energy efficiency standards for Conditional Uses and considerations related to residential and natural area buffers established for natural resource storage.

Energy Efficiency

With regard to energy efficiency, the proposed ordinance requires Conditional Use applicants to provide a report that details estimated energy consumption of their proposed use, demonstrates there is enough utility capacity for the use, and proves they are using best practices to implement City goals and policies related to energy efficiency. Staff considered developing a more specific energy efficiency standard, but is unsure if there is a broad enough standard to cover the different uses and scenarios that would be going through the Conditional Use process.

Residential and Natural Area Buffers

Staff has proposed 1,000 foot buffers from natural areas and residential zones for any natural resource storage, loading, unloading, and transfer. This buffer is intended to prevent any negative impacts on water quality and sensitive natural areas, such as from fugitive dust or spills, and to prevent any negative dust or odor impacts on residential uses. However, the state Inland Port Authority law does not allow the City to “prohibit” such uses in the Inland Port Authority Jurisdictional Area. This buffer requirement would not allow natural resource storage in these limited buffer areas and this may be considered to be “prohibiting” natural resource storage in certain areas of the Inland Port Authority Jurisdictional Area, potentially violating the state law.

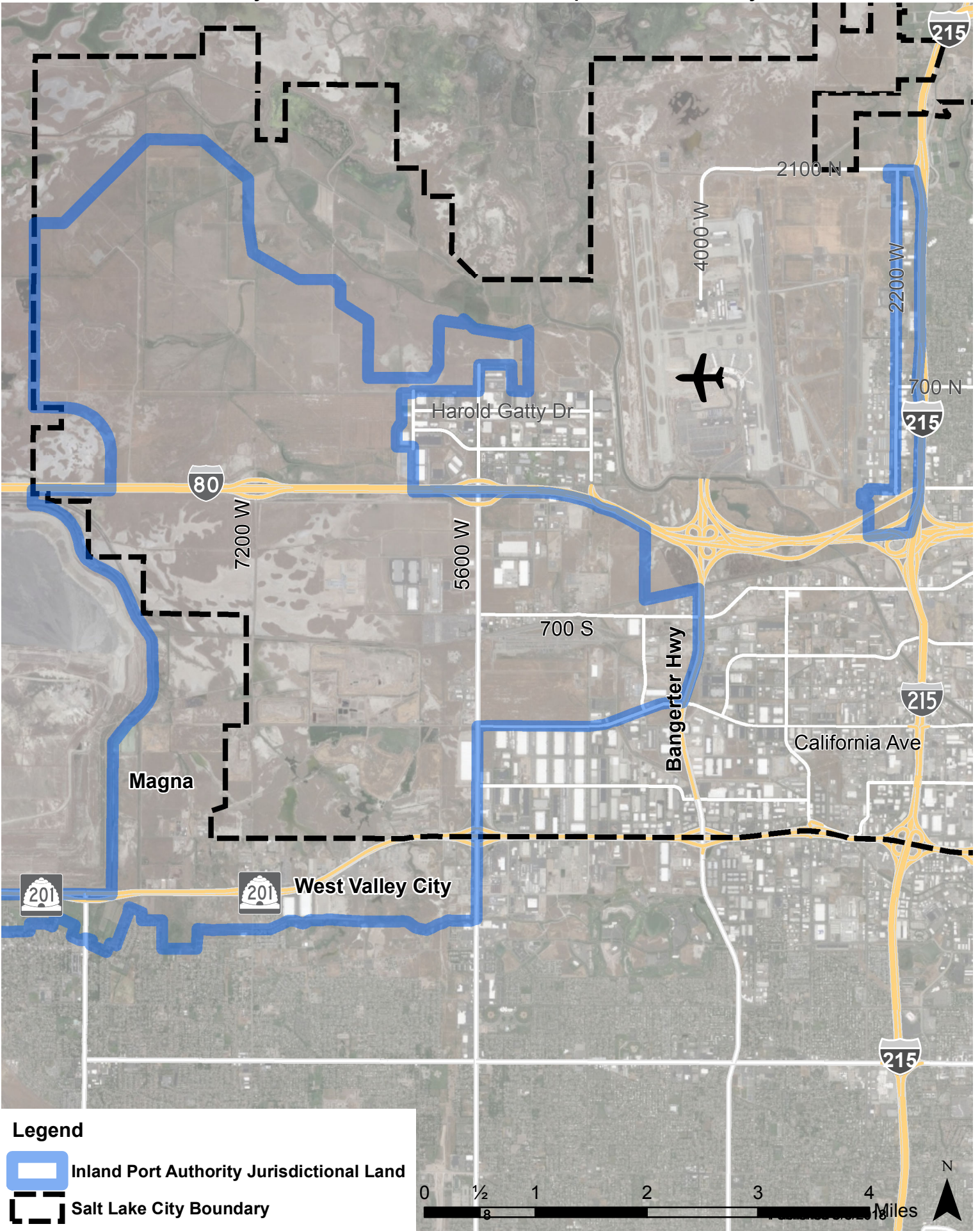
NEXT STEPS:

The Planning Commission is scheduled to hold a second public hearing on the proposed IP Overlay on *September 26, 2018*. After that public hearing, the Planning Commission will be expected to make a recommendation to the City Council. Given the timeframe, it is not likely that the Planning Division will have time to respond to Planning Commission requests for follow up research, more data, or other items. It would be appropriate for the Planning Commission to include such requests in whatever recommendation the commissioners decide to forward to the City Council. That would allow staff to start researching and prepare a response for the City Council to consider before the state imposed deadline of *December 31, 2018*.

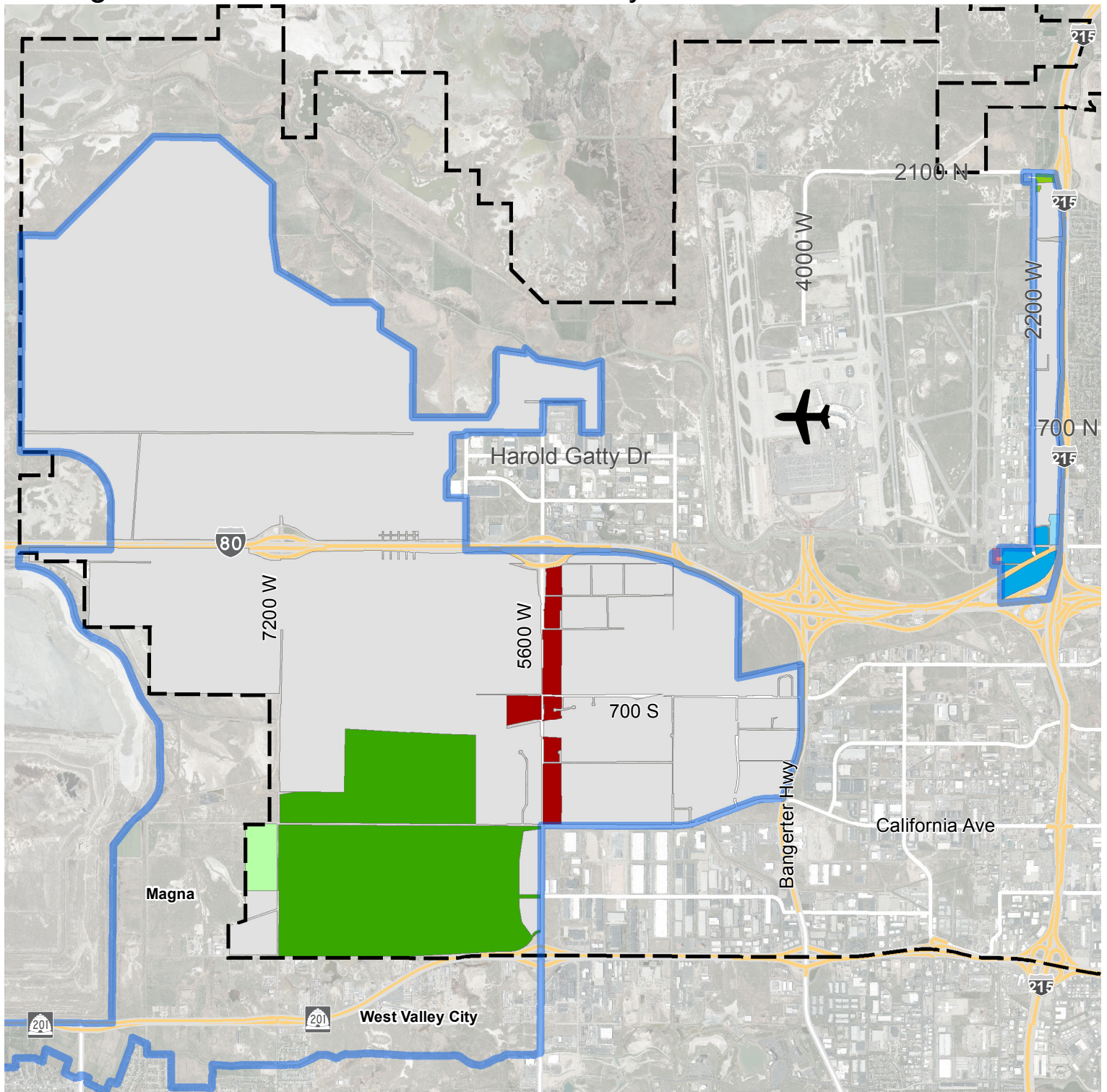
The Planning Division will prepare a more detailed staff report for the *September 26, 2018* Planning Commission public hearing on this matter. That staff report will reference back to this report but will also include a more detailed analysis of applicable city goals and policies.

ATTACHMENT A: Inland Port Jurisdictional Lands and Zoning Map

Inland Port Authority Jurisdictional Land/Proposed Overlay

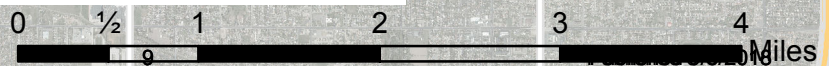


Zoning Districts Within Inland Port Authority Jurisdictional Land



Legend

	Salt Lake City Boundary		M-1	Light Manufacturing	
	Inland Port Authority Area		BP	Business Park	
Zoning Districts in Inland Port Area					
	AG	Agricultural		CC	Commercial Corridor
	AG-2	Agricultural-2		CG	General Commercial
	OS	Open Space		TSA-MUEC-C	Mixed Use Employment Center- Core
				TSA-MUEC-T	Mixed Use Employment Center- Transition



ATTACHMENT B: Proposed Inland Port Overlay Zoning Ordinance Text

ATTENTION: This is a draft ordinance that is currently under review by various city departments and the Salt Lake City Attorney's Office. The Planning Division is seeking your input to help refine the draft in preparation of Planning Commission review and City Council adoption. The language in this ordinance may change so please continue your involvement throughout the adoption process.

Chapter 21.34.150 IP Inland Port Overlay District

A. Purpose: The purpose of the IP Inland Port Overlay District is to allow for the development of an inland port as required in Utah Code Chapter 11-58 Utah Inland Port Authority Act and its successor. The district is intended to take advantage of its location near an international airport, the interstate system, and rail infrastructure to allow for development that facilitates regional, national, and international trade. Land uses in the district are light industrial in nature, provide high quality jobs, and are an economic engine for the City and region. The district is well connected, linking people to jobs and other parts of the City and region, and linking businesses to goods and services by vehicle, rail, transit, air, bicycle and foot. Above all, the district is a model to the nation for sustainable development that:

- respects and maintains sensitivity to the natural environment;
- helps to achieve City and State goals for air and water quality;
- minimizes resource use;
- utilizes best available technology and practices to mitigate environmental impacts; and
- is compatible with and complements other uses within the district and near the district.

The standards and processes stated in this chapter are intended to implement the purpose of the district and the vision, guiding principles, goals, objectives, and policies of Plan Salt Lake and other applicable city plans, such as the Northwest Quadrant Master Plan.

B. Applicability

1. The IP Inland Port Overlay District applies to all inland port uses that are located within the IP Inland Port Authority Jurisdictional Land as defined in Utah Code 11-58.
2. **Uses:** Uses in the IP Inland Port Overlay District are as specified in the table of permitted and conditional uses for the M-1 light manufacturing zoning district as set forth in chapter 21A.33 of this title.
 - a. When a land use in the IP overlay district is allowed as a permitted or conditional use in the M-1 Light Manufacturing zoning district, but is not allowed as either a permitted or conditional use in the underlying zoning district, the use shall be considered a conditional use.
 - b. Any conditional use that is within the IP Inland Port Overlay District is subject to the conditional use process and standards found within this chapter and in chapter 21A.54. The Planning Commission shall review all conditional use applications for inland port uses and are not considered an administrative conditional use.

- c. Expansion of Existing Uses:** A new conditional use is required for the expansion of a conditional use when:

 - (1) Required by Chapter 21A.54;
 - (2) The land area of the existing conditional use is expanded by one thousand (1,000) square feet or more; or
 - (3) The use was previously listed as a permitted use and is now listed as a conditional use and is expanded by one thousand (1,000) square feet or more.

- d. Natural Resource Unloading, Loading, Transfer, or Temporary Storage:** Any use that includes the unloading, loading, transfer, or temporary storage of natural resources as a primary or accessory use shall be considered a conditional use regardless of what is stated in the table of permitted and conditional uses for the underlying zoning district.

- e. Existing Development Agreements:** The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements.

- f. Prohibited Uses:** The following uses shall not be considered an inland port use and are not permitted within the IP Inland Port Overlay District:

 - (1) Any use that is listed as a permitted or conditional use in the M-2 heavy manufacturing district that is not otherwise allowed as a permitted use or conditional use in the M-1 light manufacturing zoning district.
 - (2) Extractive industry.
 - (3) Incinerator, medical waste/hazardous waste.
 - (4) Refinery, petroleum products.
 - (5) Hazardous waste processing or storage.
 - (6) Explosive manufacturing or storage.
 - (7) Bottling Plant.
 - (8) Animal Rendering.

- 3. Base Zoning District Standards:** All lot, bulk, and design standards or regulations applicable to the underlying zoning district or applicable overlay district shall apply unless otherwise specified in this chapter.

- 4. Applicability with Other Overlays:** If any other overlay district further restricts or prohibits any section of the IP Inland Port Overlay District, the more restrictive regulation shall apply and take precedence.

C. Area: The boundaries of the IP Inland Port Overlay District shall be the same as the authority jurisdictional lands defined in Utah Code 11-58.

D. Application Requirements

1. **Permitted Uses:** Permitted uses located in the IP Inland Port Overlay District shall be subject to the site plan review requirements found in chapter 21A.58.
2. **Conditional Uses:** An application for a conditional use shall comply with the application requirements in chapter 21A.54. In addition, the following items shall be submitted with a conditional use application in order to demonstrate compliance with Utah Code 11-58 and to measure the detrimental impacts a conditional use may have on abutting properties, the environment, and the ability of the city to implement adopted master plan policies. The items listed below shall include necessary descriptions, site plans, studies, reports, and already approved permits.
 - a. Evidence that the land use applicant has acquired all required federal and state permits, unless the state and/or federal permitting agency requires city conditional use approval prior to their permit approval. If a state and/or federal permitting agency requires city conditional use approval, obtaining the state and/or federal permit shall be a condition of approval of the conditional use.
 - b. An impact mitigation plan that includes:
 - (1) A description of how the proposed development will meet or exceed applicable state and federal regulations related to the development and use of the property;
 - (2) A description of the potential detrimental impacts of the proposed development on abutting properties and the methods proposed by the land use applicant to mitigate those impacts;
 - (3) A description of any potential detrimental environmental impacts the proposed development may cause including, but not limited to, impacts on air quality, surface water, and groundwater. The plan shall include methods the land use applicant intends to use to mitigate any potential environmental impact, including the extent to which the proposed development will apply the best available technology or systems, and best management practices and controls;
 - (4) A description of the potential detrimental impact of the proposed development on migratory bird production areas, as defined in Utah Code 23-28 and the methods proposed by the land use applicant to mitigate those impacts;

- (5) A transportation impact study that states the expected number of trips to be generated, the type of vehicles expected, and the times of day that the most severe impact can be expected. It shall also detail the effect on street capacity by the development, as well as nearby intersections that will be impacted by the development's traffic. The plan shall identify methods that the land use applicant proposes to mitigate detrimental transportation impacts;
- (6) A report that estimates the annual energy consumption of the use and that demonstrates that the utility capacity is sufficient to support the use at normal service levels and what methods and best practices will be used to implement adopted City goals and policies related to energy efficiency;
- (7) The anticipated impacts on the storm water system and the methods the land use applicant proposes to mitigate the impacts;
- (8) An emergency response plan that indicates the detrimental impacts that the development may have on its surroundings and public resources in the event of a natural disaster or on-site accident and methods used to mitigate the impacts; and
- (9) A water use study that shows the anticipated water consumption from the land use and any methods that the land use applicant proposes to reduce water consumption;

3. Procedures:

- a. **Determination of Completeness of Application:** Upon receipt of an inland port land use application, the Planning Director shall make a determination of completeness of the application pursuant to the application requirements required by this title. No processing timeline required by Utah Code 11-58 or by this title shall start until the application is deemed to be complete. An application that does not comply with the applicable standards in this Title shall not be considered a complete application.
- b. The City shall comply with all applicable application processing and noticing requirements as established in Utah Code 10-9a and 11-58 and chapter 21A.10.
- c. An inland port land use application shall be processed according to the procedures and timelines established in Utah Code 11-58 and this title.
- d. The planning director may request a third party review of any element of the mitigation plan required by this chapter.
- e. **Exemptions from Impact Mitigation Plan:** The following conditional uses are exempt from the impact mitigation plan required by this chapter:
 - (1) Uses listed as a Conditional Use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 zone.

- (2) Uses not listed as an allowed use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 zone.
 - (3) Adaptive reuse of a landmark site
 - (4) Alcohol related establishments
 - (5) Antenna, communication tower, exceeding the maximum building height
 - (6) Wireless telecommunications facility
4. **Appeals:** Decisions related to inland port uses made by the city appeals hearing officer may be appealed to the Inland Port Authority Appeals Panel as authorized in Utah code 11-58.

E. Additional Development Standards

1. **Natural Resources and Bulk Storage:** Utah Code 11-58 requires that the transporting, unloading, transfer, or temporary storage of natural resources be allowed in the IP Inland Port Overlay District. The following standards apply to natural resource and bulk storage in excess of five hundred (500) square feet:
 - a. Standards applicable to outdoor storage of natural resource and bulk materials:
 - (1) Storage areas shall not be located within one thousand (1,000) feet of a residential zone.
 - (2) The ground under the storage area shall be a solid, non-permeable surface,
 - (3) The storage area shall be contained within walls and that material shall not be stored at a height that is greater than the height of the wall.
 - (4) The storage area shall include fugitive dust control measures that include dust that is created by unloading, loading, transfer, and temporary storage.
 - b. The unloading, loading, transfer, or temporary storage of coal, coal byproducts (such as coke, fly ash, bottom ash, synthetic gypsum and similar products), and crude oil shall be:
 - (1) Conducted within an enclosed building, except that such materials may be stored in a rail car if the rail car is covered or sprayed with a surfactant to reduce dust.
 - (2) Located a minimum of one thousand (1,000) feet from any aquatic resources as defined by the Army Corps of Engineers, any migratory bird production area as defined in Utah Code 23-28, or any environmentally sensitive area as identified by any state or federal agency.
 - (3) Located a minimum of one thousand (1,000) feet from a residential zone.
 - c. The outdoor storage of bulk materials necessary for public safety purposes, such as the storage of de-icing materials used on public streets, is exempt from these requirements.
 - d. The standards in this section do not apply to existing landfills located within the LO Landfill Overlay Zoning District.

List of Terms (to be added to 21A.60)

Animal Rendering
Aquatic resource
Bulk Storage
Fugitive dust
Hazardous waste processing or storage
Inland port
Inland port use
Inland port land use application
Impact mitigation report
Land Use appeal authority
Land use applicant
Land use application
Land use authority
Natural resource
Temporary storage

Definition to be added or modified:

ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of animal products into more useful materials.

AQUATIC RESOURCE: High-functioning water bodies, riparian corridors, wetlands, uplands, and playas as determined by the Army Corps of Engineers.

BULK STORAGE: Loose, unwrapped, non-parceled, or unbundled materials stored outside.

FUGITIVE DUST: Solid airborne particulate matter emitted from any source other than through a stack or chimney.

HAZARDOUS WASTE PROCESSING AND STORAGE: A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code Title 19.

INLAND PORT: The use of land as defined in Utah Code 11-58 and its successor.

INLAND PORT USE: A use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah Code 11-58 and its successor.

INLAND PORT LAND USE APPLICATION: Any application required by this title, any required building permits, utility permits, or other permits required by the city necessary to develop an inland port use.

IMPACT MITIGATION REPORT: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in 21A.34.150 and any other information deemed necessary by the Planning Director for the planning commission to evaluate the detrimental impacts identified in 21A.54.

LAND USE APPEAL AUTHORITY: The designated or appointed appeals hearing officer(s) for Salt Lake City.

LAND USE APPLICANT: An individual or entity that submits a land use applicant. A land use applicant shall be the owner of the property or a designated representative of the owner.

LAND USE APPLICATION: An application required by this title for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

LAND USE AUTHORITY: The entity identified by this title to decide a land use application.

NATURAL RESOURCE: A material supplied by nature excluding any material that has gone through a process to alter the material from its natural state, such as refined products, the production of chemicals, or waste materials, other than collecting it from its natural setting and transporting to another location.

TEMPORARY STORAGE: The storage of any material for less than 30 days.

ATTACHMENT C: Supporting Policies from Plan Salt Lake, Northwest Community Master Plan, and the Northwest Quadrant Master Plan

Plan Salt Lake

Plan Salt Lake is the adopted City vision document. It establishes citywide values, principles, and initiatives that are intended to guide the decision making process for a number of different topics, including the manner in which the City addresses growth. The following guiding principles and initiatives are related to the proposed ordinance. The guiding principles and initiatives set the direction for what the ordinance is trying to accomplish in terms of overall growth, transportation, air quality, the natural environment, economy, and how we govern as a City.

Guiding Principle Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.

Supporting Initiatives:

- Preserve open space and critical environmental areas.
- Reduce consumption of natural resources, including water.

Guiding Principle Transportation and Mobility

Supporting Initiatives:

- Support and enhance the Salt Lake International Airport as a regional and international amenity (including freight).
- Collaborate with regional partners to relieve congestion and enhance rights of way for alternative modes of transportation.

Guiding Principle Air Quality: Air that is healthy and clean.

Supporting Initiatives:

- Reduce greenhouse gas emissions
- Reduce individual and citywide energy consumption.
- Support and promote renewable energy resources.
- Encourage energy efficiency citywide
- Ensure local industries meet stringent environmental standards.

Guiding Principle Natural Environment: Minimize our impact on the natural environment.

Supporting Initiatives:

- Preserve natural open space and sensitive areas to sustain biodiversity and ecosystem functions.
- Protect water quality and supply
- Practice responsible waste management.

Guiding Principle Economy: a balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.

Supporting Initiatives:

- Maintain and grow Salt Lake City as the economic center of the region.
- Create an industrial fulfillment center
- Support the growth of the industrial areas of the City.

Guiding Principle Government: A local government that is collaborative, responsive, and transparent.

Supporting Initiatives:

- Provide opportunities for public participation, input, and engagement throughout the decision making process.
- Facilitate open communication and transparency.
- Maintain a safe and healthy natural and human environment.
- Be prepared for severe disasters and develop a resiliency plan to recover from major disasters.
- Prepare for climate change impacts on community health and safety.

Northwest Community Master Plan

The inland port lands include areas along 2200 West on the eastern side of the Salt Lake International Airport. This area is covered by the Northwest Community Master Plan. This plan is one of the oldest in the City. It identifies the 2200 West corridor as “business/commercial.” The plan does not specifically describe what this designation means. Over time, the corridor has development as a light industrial corridor, primarily due to the access to the east side of the airport and the access to I-215. In 2017, the City Council rezoned most of the 2200 West corridor from Business Park to M-1 Light Manufacturing to match the development pattern that has occurred.

The area that is located near the intersection of North Temple and 2200 West is a mix of zoning designations, including TSA Transit Station Area and a small piece of CC Corridor Commercial. This section is subject to the North Temple Boulevard Plan, which is a corridor plan within the Northwest Community Plan. The following policies are related to the proposed IP Inland Port Overlay District:

- Create standards that produce compact, dense and intense development closer to the station. (Note: this is referring to both the 1950 West Station and the 2200 West Station, which has not yet been built.)
- Identify transit friendly land uses that are appropriate in the station area
- Retain and enhance the 2200 West job base.
- Develop airport property on 2200 West.

The proposed approach maintains the underlying zoning district and the bulk, setback, and underlying land uses in the TSA zone. However, the overlay expands the potential for light industrial uses to occur in this area. It should be noted that light industrial uses are already located within TSA zoning lands in this area. The Airport Overlay District restricts residential land uses west of I-215.

Northwest Quadrant Master Plan

The Northwest Quadrant Master Plan was adopted in 2016 and establishes the adopted vision and development policies for the area. The vision in the plan states the following about development in the area:

- Respect the unique nature of the Great Salt Lake and surrounding environment for current generations and preserves sensitive natural environments for future generations.
- Includes an ecologically oriented industrial park that helps drive the City's economic and natural resource protection goals.
- Is an economic engine for the City, region, and State.

The Plan also states that development in the Northwest Quadrant should accomplish the following:

- Environmental sensitivity-providing places for people to work and recreate while protecting natural resources and wildlife habitat;
- A high quality, well designed built environment;
- Well connected with good transportation linking people to jobs and other parts of the City and region, and linking business to goods and services by vehicle, rail, transit, air, bicycle, and foot.
- Economically thriving with a flourishing and diverse local, regional, and global economy;
- Well served with public and private services that are appropriate to people's needs and accessible to all.

The Plan is broken down into sections that address natural areas, greenways and open spaces, development areas, transportation, public services, and development guidelines. The proposed IP Inland Port Overlay District would apply strictly to development areas within the plan. The following goals are related to the proposed overlay district:

- Preserve areas for future office, industrial, manufacturing, research or distribution uses.
- Continue the continuation of the Salt Lake International Airport and the airport related industries.
- Concentrate development near major transportation corridors.
- Promote the infill land redevelopment of underutilized areas
- Expand the region's economic base by supporting business recruitment, development, and job creation.
- Promote economic viability and equity
- Develop and eco industrial park development strategy for the area north of I-80.
- Encourage the development of renewable energy.

3C. PLANNING COMMISSION PUBLIC HEARING – SEPT 26, 2018
i. AGENDA AND MINUTES

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

September 26, 2018, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR SEPTEMBER 12, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

UNFINISHED BUSINESS

1. **Sugar House Heights Planned Development & Preliminary Subdivision** - Consideration of the revised design and additional information that was requested by the Planning Commission at the August 22nd meeting. The public hearing was closed at that meeting, and no further public comment or participation is scheduled for this item. (Staff contact: Ashley Scarff (801) 535-7660 or ashley.scarff@slcgov.com) **Case Numbers: PLNSUB2017-01027 & PLNSUB2017-01028**

PUBLIC HEARINGS

1. **Moda Main Planned Development** - Brock Loomis, representing JF Capital, is requesting Planned Development approval to construct 11 multi-family residential units on a property located at approximately 1570 S. Main St. The applicant is requesting relief from the City's Zoning Ordinance through the Planned Development process for modified corner side yard setbacks and waive the requirement for building entrances along public streets (Harris Ave). The property is located in the CC Corridor Commercial zoning district and Council District 5, represented by Erin Mendenhall. (Staff contact: John Anderson at (801) 535-7214 or john.anderson@slcgov.com) **Case Number: PLNSUB2018-00570**
2. **TAG 700 Planned Development** - Jordan Atkin, the owner of the property, is requesting Planned Development and Preliminary Subdivision approval to construct four single-family attached units (townhomes) on the property at 2593 S. 700 East. The applicant is requesting relief from the City's Zoning and Subdivision Ordinance through the Planned Development process for modified setbacks, reduction of the side entry landscape buffer, and the creation of undersized lots without street frontage. The property is located in the RMF-30 (Low Density Multi-Family Residential) zoning district and Council District 7, represented by Amy Fowler. (Staff contact: Lauren Parisi at (801) 535-7226 or lauren.parisi@slcgov.com) **Case Numbers: PLNSUB2018-00555 & PLNSUB2018-00665**
3. **East Capitol Residential Development** - The petitioner, Brian Zaitz, on behalf of the property owner Jeffrey Adams (MAKADAMS LLC), has initiated petitions to subdivide three parcels and then construct four residential buildings containing a total of 6 units (2 twin homes and 2 single family dwellings) at approximately 649 N East Capitol Boulevard and 658 N East Capitol Street. The project requires planned development and preliminary subdivision approval. The preliminary subdivision is to reapportion the three existing parcels into six parcels while the planned development request is to reduce the front yard setback for one of the single family dwellings. The properties are located in the R-2 (Single and Two Family Residential) zoning district and Council District 3, represented by

Chris Wharton. Staff Contact: Chris Lee at chris.lee@slcgov.com or 801-535-7706. **Case Numbers: PLNSUB2018-00366 & PLNSUB2018-00426**

4. Inland Port Zoning Modifications – Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City’s sustainability and master plan goals. The proposed modifications include changes to:

- Allow inland port uses in the zoning districts that do not currently allow them,
- Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment,
- Establish standards for the storage of natural resources, and
- Prohibit uses that are not light industrial in nature.

Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). **Case Number: PLNPCM2018-00601**

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division’s website at www.slcgov.com/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, September 26, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:33:15 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Barry, Matt Lyon, Brenda Scheer, and Sara Urquhart. Commissioners Adrienne Bell, Andres Paredes, and Clark Ruttinger were excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Molly Robinson, Planning Manager; John Anderson, Senior Planner; Daniel Echeverria, Senior Planner; Tracy Tran, Senior Planner; Lauren Parisi, Associate Planner; Chris Lee, Principal Planner; Ashley Scarff, Principal Planner; and Marlene Rankins, Administrative Secretary.

Field Trip

A field trip was held prior to the work session. Planning Commissioners present were: Maurine Bachman, Weston Clark,Carolynn Hoskins, Brenda Scheer, and Sara Urquhart. Planning Staff were: Nick Norris, Chris Lee, Lauren Parisi, and John Anderson.

- **649 N East Capitol Boulevard and 658 N East Capitol Street** - Staff gave an overview of the project and oriented the commissioners to the site.
Q: Is the proposed building in a substantially different location than existing building?
A: Staff oriented the commission and discussed the setbacks.
Q: Are sidewalks required?
A: Will be discussed at meeting.
Q: A question was asked about site grading and building height.
A: The height is within the permitted height and grading would comply with applicable regulations.
A comment was made: One commissioner asked the other to look at the heights of the buildings in the area.
- **1570 S Main St.** – Staff provided an overview of the project and oriented the commissioners to the site.
Q: What streets will the buildings face and whether facing Main street is more important than either of the side streets.
A: Staff pointed out where the building entrances were.
Q: What is the setback along the west property line?
A: Staff answered based on the information on the site plan.
Q: Can people park on the side streets?
A: Appears as though parking is allowed on one of the streets, but not the other

Voting took place for the original motion that Commissioner Urquhart stated. Commissioners Barry, Urquhart, Bachman, Hoskins and Lyon voted “Aye”. Commissioner Scheer voted “Nay”. The motion passed 5-1.

[8:07:21 PM](#)

Inland Port Zoning Modifications – Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City’s sustainability and master plan goals. The proposed modifications include changes to:

- Allow inland port uses in the zoning districts that do not currently allow them,
- Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment,
- Establish standards for the storage of natural resources, and
- Prohibit uses that are not light industrial in nature.

Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). **Case Number: PLNPCM2018-00601**

Mr. Nick Norris, Planning Director, stated he wanted to recognize the Staff effort on this project. The Staff has allocated close to a thousand staff hours researching, meeting with people, talking to State Departments, Federal Departments, property owners, etc. He stated he wanted to thank Tracy and Daniel who are the face of the project and the other staff members who behind the scenes have done a lot of leg work to help protect the city’s long-term interest in the Northwest quadrant associated with this project.

Tracy Tran, Senior Planner, provided a recap of the Staff tasks. Daniel Echeverria, Senior Planner, provided details of the proposed ordinance. He also addressed how Staff responded to the comments and concerns made by the public in the previous public hearing. He stated Staff recommended the Commission forward a positive recommendation to the City Council. The Staff addressed the following matters:

- Uses:
 - a) Grain Silos
 - b) Railroad Repair Shops
- Buffers:
 - a) Railroad freight terminal 1-mile buffer
 - b) Natural resource storage/transfer/loading/unloading
- Specific standards:
 - a) Energy efficiency
 - b) Lighting ordinance
 - c) Noise standards

The Commission and Staff discussed the following:

- Clarification on whether there was a 1-mile buffer from the prison in the February decision
- Whether rezoning the prison area as residential would be beneficial
- Whether negative impacts that can be mitigated includes air quality
- Discussion regarding one-thousand-foot buffer for the natural area

PUBLIC HEARING [8:32:25 PM](#)

Dorothy Owen, Council Chair of the WestPoint Community Council – Raised concern regarding the residential buffer surrounding the prison.

Judi Short – Provided comments regarding the conditional uses, bird conservation, and air quality.

Steve Erickson – Provided a comment card stating he wished to speak but was no longer present.

Wayne Martinson – Raised concern regarding the mile buffer surrounding the prison.

David Scheer – Raised concern regarding the impact mitigation process and stated he would like to see a professional third party produce all the information that is requested in the impact mitigation plan.

Nigel Swaby – Raised concern regarding environmental quality.

Richard Holman – Stated he would like to see a baseline of standards that everyone would have to satisfy.

Seeing no one else wished to speak, Chairperson Clark closed the Public Hearing.

The Commission and Staff further discussed the following:

- The buffer surrounding the prison
- History regarding freight buffer in February
- What the process is moving forward
- Who would pay for a third-party assessment and whether it would be possible to request one

MOTION [9:05:02 PM](#)

Commissioner Bachman stated, based on the findings and analysis in the staff report, testimony, and discussion at the public hearing, I move that the Planning Commission recommend that the City Council approve PLNPCM2018-00601, Inland Port Zoning Modifications with a recommendation to look at the land use agreements by the prison to potentially incorporate one-mile buffer and to add the professionally prepared to the mitigation impact reports. Also, how to pay for the third-party review.

Commissioner Barry second. Commissioners Barry, Scheer, Urquhart, Bachman, Hoskins and Lyon voted “Aye”. The motion passed unanimously.

[9:09:08 PM](#)

CHAIR AND VICE CHAIR ELECTIONS

Commissioner Barry nominated Maurine Bachman for Chair. Commissioner Scheer second. All voted in favor, Maurine Bachman won Chair.

Commissioner Barry nominated Sara Urquhart for Vice Chair. Commissioner Lyon second. All voted in favor, Sara Urquhart won Vice Chair.

The meeting adjourned at [9:12:27 PM](#)

3C. PLANNING COMMISSION PUBLIC HEARING – SEPT 26, 2018
ii. HEARING NOTICE

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News



The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

PLANNING DIVISION,

PO BOX 145480

SALT LAKE CITY UT 84114

ACCOUNT NUMBER

9001394298

DATE

9/17/2018

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

8015357759

ORDER # / INVOICE NUMBER

0001224369 /

PUBLICATION SCHEDULE

START 09/15/2018 END 09/15/2018

CUSTOMER REFERENCE NUMBER

Planning Commission Meeting 9/26/2018

CAPTION

Notice of Public Hearing On Wednesday, September 26, 2018, the Salt Lake City Plannin

SIZE

59 LINES 2 COLUMN(S)

TIMES

2

TOTAL COST

152.50

Notice of Public Hearing

On Wednesday, September 26, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

- Inland Port Zoning Modifications** - Mayor Jackie Biskupski has initiated a petition to allow inland port uses as permitted or conditional uses within portions of the industrial area in the Northwest Quadrant and on the east side of the Salt Lake International Airport along 2200 West. The proposed zoning changes are being proposed in response to the State Bill HB2001 that requires zoning modifications by December 31, 2018. If the city does not adopt changes by December 31, 2018 then all inland port uses would be considered permitted uses and the city would lose the ability to further regulate inland port land uses. The majority of the Inland Port Authority Jurisdictional Land area is located in the Light Manufacturing (M-1) zoning district and typical inland port uses are already allowed in the M-1 zone. However, there are eight other zoning districts and six overlay districts located within the inland port area that may not currently allow uses associated with an inland port. The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support City's sustainability and master plan goals. The proposed modifications include changes to:
 - Allow inland port uses in the zoning districts that do not currently allow them,
 - Update application requirements for conditional uses in order to determine the impact that a conditional use may have on surrounding properties and the environment,
 - Establish standards for the storage of natural resources, and
 - Prohibit uses that are not light industrial in nature.

Other related provisions of Title 21A will be amended as part of this petition. (Staff Contacts: Daniel Echeverria at 801-535-7165 or daniel.echeverria@slcgov.com, Tracy Tran at 801-535-7645 or tracy.tran@slcgov.com). Case Number: PLNPCA2018-00601

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711. 1224369 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **Notice of Public Hearing On Wednesday, September 26, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations** FOR **PLANNING DIVISION**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/15/2018 End 09/15/2018

DATE 9/17/2018

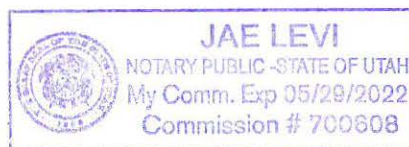
SIGNATURE _____

STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 15TH DAY OF SEPTEMBER IN THE YEAR 2018

BY LORAIN GUDMUNDSON

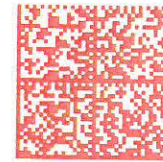


NOTARY PUBLIC SIGNATURE



SALT LAKE CITY PLANNING DIVISION
 451 S STATE STREET ROOM 406
 PO BOX 145480
 SALT LAKE CITY UT 84114-5480

FIRST CLASS



U.S. POSTAGE PITNEY BOWES
 ZIP 84116 \$ 000.47⁰
 02 1W
 0001403373 AUG 09 2018

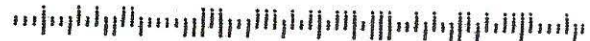
RETURN SERVICE REQUESTED

STATE MAIL 08/13/2018

Salt Lake City Planning Division Tracy Tran

PO BOX 145480
 Salt Lake City UT 84114

841145480 8900



Salt Lake City Planning Division
 451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

The Salt Lake City Planning Division is processing a zoning text amendment (Inland Port Zoning Amendments – PLNPCM2018-00601) to respond to the State Legislature’s Inland Port Authority Bill (*HB2001*). The bill requires the City to allow an “inland port” and associated “inland port uses” within the Inland Port Authority boundaries by **December 31, 2018**. If zoning text changes are not completed by this date, “inland port uses” cannot be regulated by the City.

The main focus of this project is to identify the types of uses associated with an inland port in Salt Lake City and develop regulations that support the City’s sustainability and master plan goals.

Below is a list of upcoming City-sponsored meetings:

- *Community Open House: Monday, August 20, 2018* – Day Riverside Library (1575 West 1000 North), 6:00-8:00 PM; Same content will be presented at this meeting and the August 23 meeting.
- *Planning Commission Briefing: Wednesday, August 22, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM
- *Community Open House: Thursday, August 23, 2018* – Sorenson Unity Center (1383 South 900 West), 6:00-8:00 PM; Same content will be presented at this meeting and the August 20 meeting.
- *Community Open House: Wednesday, September 5, 2018* – Sorenson Unity Center (1383 South 900 West), 6:00-8:00 PM
- *Planning Commission Public Hearing: Wednesday, September 12, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM
- *Planning Commission Public Hearing and Potential Recommendation: Wednesday, September 26, 2018* – City and County Building (451 S State Street, Room 326), 5:30 PM

In order to meet the **December 31, 2018** deadline, the Planning Commission must review the proposal and make a recommendation to City Council by **September 26, 2018**. Zoning text changes requires approval from the City Council. For additional information, links to the bill, maps, and project updates, please visit the website at www.slc.gov/planning/2018/08/02/inlandport. Staff contact: Tracy Tran at tracy.tran@slcgov.com or 801-535-7645.

3C. PLANNING COMMISSION PUBLIC HEARING – SEPT 26, 2018
iii. STAFF REPORT



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Daniel Echeverria, daniel.echeverria@slcgov.com, 801-535-7165
Tracy Tran, tracy.tran@slcgov.com, 801-535-7645

Date: September 26, 2018

Re: PLNPCM2018-00601 Inland Port Text Amendments

Zoning Text Amendment

PROPERTY ADDRESS: Multiple
PARCEL ID: Multiple
MASTER PLAN: Northwest Quadrant, Northwest
ZONING DISTRICT: Multiple

REQUEST: A proposal by Mayor Jackie Biskupski to modify zoning requirements related to inland port land uses as required by Utah Code 11-58-205(5). This statute gives the City until *December 31, 2018* to allow an inland port and associated uses as permitted or conditional uses subject to standards that are determined by the municipality and consistent with the policies and objectives of the inland port authority.

RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed zoning text amendments meet the standards for a zoning ordinance amendment. Staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2018-00601 to the City Council.

ATTACHMENTS:

- A. [Inland Port Jurisdictional Lands and Zoning Map](#)
- B. [Proposed Inland Port Overlay Zoning Ordinance Text](#)
- C. [Northwest Quadrant Overlay Zoning for Reference](#)
- D. [Conditional Use Standards for Reference](#)
- E. [M-1 Zoning District Land Use Table for Reference](#)
- F. [Analysis of Standards](#)
- G. [Department Review Comments](#)
- H. [Suggested Lighting Ordinance \(from David Scheer\)](#)
- I. [Public Process and Comments](#)

PROJECT DESCRIPTION:

This zoning text amendment proposal was initiated by Mayor Jackie Biskupski in response to the State Legislature adopting modifications to [Utah Code 11-58](#) “Utah Inland Port Authority Act” ([HB2001](#)) during a special session of the legislature held in July 2018. The changes to the bill state that:

- (a) No later than *December 31, 2018*, the ordinance of a municipality shall allow an inland port as a permitted or conditional use, subject to standards that are:
 - (i) Determined by the municipality; and
 - (ii) Consistent with the policies and objectives stated in subsection 11-58-203(1)
- (b) A municipality whose ordinance do not comply with subsection (5)(a) within the time prescribed in that subsection shall allow an inland port as a permitted use without regard to any contrary provision in the municipality’s land use ordinances.

In other words, if the City does not specifically allow an inland port in the zoning ordinance, then the City would have to allow an inland port as a permitted use and would not be able to apply any additional standards to an inland port.

The Planning Division has developed an ordinance to respond to and comply with the State legislation. The ordinance includes an overlay zone that would apply additional zoning requirements on development in the Inland Port Authority Jurisdictional Area and that allows inland port type uses within the overlay. A draft of this ordinance was presented at the September 12th Planning Commission meeting. The staff report from that meeting goes over the general structure of the proposed ordinance and its major components.

This staff report covers modifications to the ordinance since that time, miscellaneous issues of note, public comments, department comments, and the City standards of review for zoning text amendments. Public comments are generally summarized and also included in full detail in [Attachment I](#). An analysis of the proposed text changes against the standards of review for City text amendments is located in [Attachment F](#). Department comments and suggestions for the ordinance are located in [Attachment G](#). For the Commission’s reference, staff has also attached the existing Northwest Quadrant Overlay zoning code in [Attachment C](#), existing standards for Conditional Uses in [Attachment D](#), and the existing M-1, Light Manufacturing, land use table in [Attachment E](#).

Concerns from Prior Commission Meeting and Responses/Updates to Ordinance

At the September 12th Planning Commission public hearing, the Commission heard a number of different suggestions for inclusion in the proposed ordinance and other concerns. Staff has evaluated the suggestions and has responded with changes to the ordinance or explanations regarding why the additional changes were not incorporated into the ordinance. Those changes and responses are detailed below.

Buffers

The Commission discussed buffers, including the reasons for certain buffers and the lack of buffers for certain uses. With regard to the reasons for certain proposed distances, staff has reviewed a number of studies and documents regarding environmental impacts from industrial type uses impacts, including noise, air, and water quality impacts, and found some general guidance for buffers in these documents. Many of the documents/studies reviewed did not establish specific buffer parameter guidelines and rather studied generalized distances for environmental impacts, such as if there were health impacts

within 1 mile or within 1,500 feet. However, there were a few notable documents that provided specific buffer guidance.

This includes the “Air Quality and Land Use Handbook: A Community Health Perspective” from the California EPA and Air Resources Board (CARB) that was developed to provide specific guidance to local governments regarding buffering to limit air quality and health impacts on nearby residential and other sensitive uses.¹ The key relevant recommended buffers noted in that document were 1,000 foot buffers for rail yards and large distribution centers from residential uses. This distance was “based primarily on data showing that the air pollution exposures addressed here (i.e., localized) can be reduced as much as 80% with the recommended separation.”

The CARB document did not specifically identify buffer guidelines for outdoor storage of bulk products; however, guidelines developed by the Environmental Protection Authority of Victoria in “Recommended Separation Distances for Industrial Residual Air Emissions” provide buffer recommendations for such uses.² Some related buffer recommendations include 100 to 250 m (820 ft) for petroleum tanks, 250 meters (820 ft) for “Transfer Stations” that include temporarily storing refuse or used materials before transfer elsewhere, and 250 m (820 ft) for crushing, stockpiling and conveying of rock. An additional document from the South Australian EPA titled “Evaluation Distances for Effective Air Quality and Noise Management” provides evaluation guidelines of 300 meters (984 ft) for bulk shipping facilities.³

The Environmental Law Institute published a “Planner’s Guide to Wetland Buffers for Local Governments” that includes buffers of generally up to 300 feet from water bodies, with additional buffering sometimes warranted for wildlife impacts.⁴ These buffers are generally in-line with City required buffers related to these uses and situations. Considering those guideline buffers, other various studies, and existing buffering standards in City ordinance, staff believes that the proposed 1,000 foot buffer is a reasonable distance to account for a variety of potential noise, odor, water, and air quality impacts.

Equity concerns were brought up in the Planning Commission meeting regarding the lack of a 1 mile buffer from the prison to the freight terminal facility when there is an existing 1 mile buffer requirement from residential zones in City ordinance. The 1 mile buffer is aligned with recommendations from the CARB guidelines referenced above that identified the highest potential health impacts from a railyard within 1,000 feet of the facility and next highest health risks within ½ to 1 mile from the facility. Staff recognizes that the same 1 mile buffer standard would provide equitable buffering for the prison population. However, virtually all properties within 1 mile of the prison are under development agreements with the City that have vested those properties’ development rights under the existing M-1 zoning regulations. A map of those buffers and the properties under development agreements is below. The agreements are discussed in more detail below in the Development Agreement section further in this report. Any additional restrictions on a rail freight terminal (inland port) use applied through the

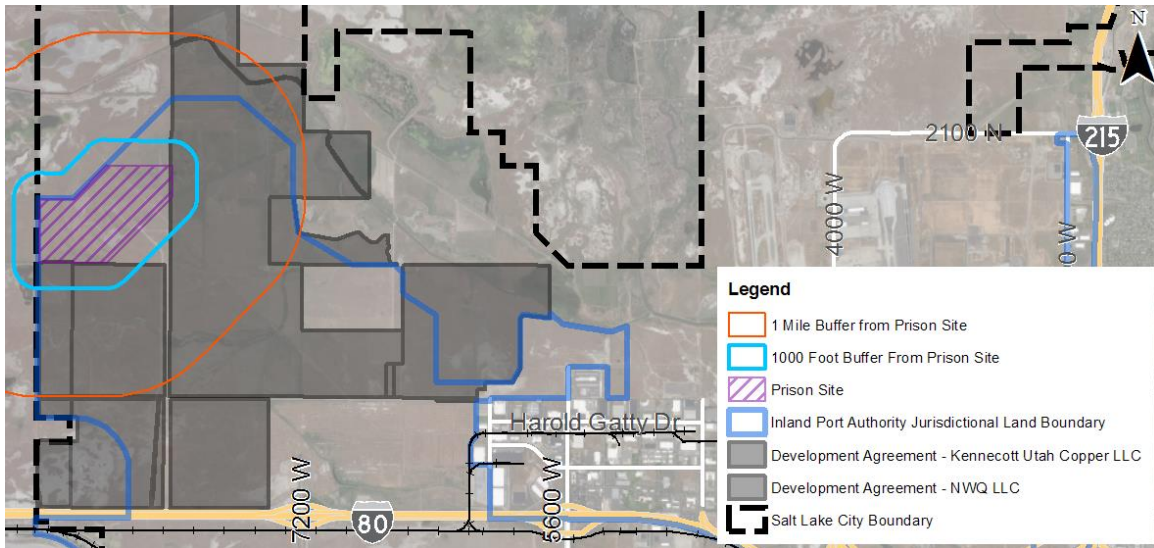
¹ See <https://www.arb.ca.gov/ch/handbook.pdf>

² See https://www.epa.vic.gov.au/~/_media/Publications/1518.pdf

³ See http://www.epa.sa.gov.au/files/12193_eval_distances.pdf

⁴ See https://www.eli.org/sites/default/files/eli-pubs/d18_01.pdf

proposed new ordinance would not apply to these properties. However, as natural resource storage was not specifically allowed as a use in the existing M-1 zoning regulations, staff has included the 1,000 foot buffer in the proposed ordinance as it could potentially be applied to this specific use. Due to those development agreements staff has not proposed changes to the freight terminal buffer requirements, acknowledging that such a regulation would essentially have no effect; however, the Planning Commission may still recommend that this or another buffer be included in the ordinance in the recommendation to the City Council.



Map showing prison site, buffers from prison, and lands under existing development agreements

Grain Silos

Comments were provided regarding making grain silos a conditional use due to potential impacts on natural areas from potential invasive vermin or plants. There are existing grain silos or “grain elevators” in Salt Lake City and staff has included images of those silos below. Generally these are contained uses with limited potential for negative impacts on adjacent properties. However, in researching grain silos further, it appears that these structures sometimes have the potential for dust impacts and some buffer guideline documents reviewed by staff suggested that a review for impacts may be appropriate. As such, we are proposing to change the use to a conditional use and that change is reflected in the attached ordinance.



Grain Silos/Elevators in Salt Lake City (Left, 425 W 500; Right, 751 W 700 S)

Railroad Repair

Comments were provided regarding making Railroad Repair Shop facilities a conditional use. Staff evaluated the use and local examples and found that this use often occurs inside of structures and does not generally appear to have significant negative impacts regarding noise, light, dust, or air/water quality. There are a couple local examples run by UTA including the Jordan River Service Center Trax maintenance facility located at 2200 S 900 West and the Warm Springs Rail Service Center Frontrunner maintenance facility at 500 W 900 North. Photos of the interior and exterior of the facilities are below. As shown, these are generally clean facilities where maintenance activities generally are contained and take place inside. However, based on the guideline documents reviewed by staff related to buffers, in some cases there may be exterior maintenance activities with some railroad repair facilities that may have negative impacts. As such, staff has made the use a conditional use in the proposed ordinance. It is not known whether the inland port facility will include a repair shop; however, the existing Union Pacific rail freight terminal facility at 886 S 4800 West does not include a repair shop.



(Source: Mass Transit Mag/Credit: Leah Harnack/Mass Transit)

(Source: Archiplex Group)

Photos of the Jordan River Service Center facility



(Source: Utahrails.net)



(Source: Google Streetview)

Photos of the Warm Springs Service Center facility

Natural Resource Storage

Some comments were provided regarding the coal storage standards proposed in the ordinance, questioning whether it could be stored within a structure. Coal can be stored within a structure and can be stored on rail cars with either covers or with dust surfactant applied. For example, coal is stored at the Long Beach California coastal port within enclosed “barns” or “sheds” as shown in the adjacent photo.



(Source: Oxbow Corporation)

Landscaping

Comments were provided regarding requiring native landscaping. The Northwest Quadrant overlay, which applies to the area north of I-80 already requires native plant use in any landscaping. The full Northwest Quadrant Overlay zoning regulations are attached in [Attachment C](#) for reference.

Energy Efficiency

Comments were provided regarding potentially requiring a specific energy efficiency standard that all development must comply with. The State recently adopted the 2015 International Energy Conservation Code (IECC) which requires specific energy efficiency features in new building construction. The ASHRAE 90.1 standards, which were suggested as a standard to be applied within this overlay, are an available alternative compliance route for development to demonstrate IECC compliance, so this is already an adopted standard by the State. As such, we are not proposing any specific energy standard; however, we are still requiring that conditional uses provide an estimate of their energy use and how they are utilizing best practices to “implement adopted City goals and policies related to energy efficiency.”

Noise and Light Pollution

Comments were also provided regarding any noise limitation proposed for this overlay zone. City code outside of the zoning ordinance provides specific sound limitations for districts and uses. Modifying the City’s sound regulations goes beyond the scope of this petition. However, the uses allowed in this zone that would be expected to have sound impacts, such as outdoor uses, are subject to conditional use review. The Conditional Use review includes standards that allow the Planning Commission to impose conditions needed to mitigate noise impacts and provides Planning staff and the Commission with the ability to request information from applicants regarding their anticipated noise levels and impacts. As the Conditional Use chapter already covers this topic, staff has not added an additional noise consideration standard to the proposed overlay zone.

Similarly, comments were provided regarding artificial light impacts on the birds and methods to limit those impacts, such as adopting a lighting ordinance to regulate all aspects of outdoor lighting. Staff looked at model lighting ordinances, including those provided through public comment. Mr. David Scheer provided an adapted outdoor lighting code from the Pattern Outdoor Lighting Code (POLC). (See [Attachment H](#)). Staff reviewed Mr. Scheer’s proposed lighting ordinance; unfortunately, such a comprehensive ordinance change is beyond the scope of this petition and with the current deadlines we do not have sufficient time to develop and analyze the appropriateness of such a comprehensive set of regulations. However, as with noise, lighting impacts in general are covered by the Conditional Use review process which allows the Planning Commission to impose “conditions needed to mitigate any...light” impacts from development. This would allow staff to request information about their proposed outdoor lighting and request that reasonable modifications be made to limit detrimental impacts, such as potential negative impacts on birds.

Additionally, the recently adopted IECC standards, which apply to any new development, include specific outdoor lighting limits and requires automatic sensors and controls to turn off or reduce lighting power after business hours/midnight or when no activity has been detected for longer than 15 minutes. This will require a base level of lighting efficiency and lower lighting levels in general for any new developments in this area.

Bird Collisions

Concerns were brought up regarding the potential for bird collisions. This potential was evaluated and glass requirements to prevent bird collisions were adopted into the Northwest Quadrant Overlay last year. Those same requirements would still apply with this new overlay. The full Northwest Quadrant Overlay zoning regulations are attached in [Attachment C](#) for reference.

Mosquito Abatement

Comments were provided about mosquito abatement restrictions. Mosquito abatement actions are under the authority of the Mosquito Abatement District, which is a State authorized entity, and as such their activities can't be restricted through City zoning.

Mitigation Baseline

Comments were provided regarding what baseline Conditional Uses would be evaluated against. In response to those comments, staff has proposed a specific standard in the overlay that would require that "Any detrimental impact or effect from the proposed use shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district." This will provide a baseline of review for any detrimental impacts identified in the mitigation plan and elsewhere in evaluating uses against the conditional use standards. This is a measure that is used for conditional uses in other jurisdictions throughout the country and is considered a best practice.

Public Utilities-Related Comments

The Public Utilities department requires that any development utilize Best Management Practices (BMPs) and the department has broad discretion regarding ensuring that a development complies with BMPs. This allows them to request a broad range of measures and improvements from development. This discretion is provided outside of the zoning ordinance in other sections of City Code. Comments were provided requesting that other specific information be provided regarding whether the City can provide water to a project and that they provide specific runoff volumes. Public Utilities has provided comments regarding these suggestions in [Attachment G](#). They note that these suggestions are covered by existing requirements from Public Utilities for any new development.

Transportation-Related Comments

Public comments were provided regarding transportation impacts and more specifically requesting that development not affect service levels of a street. Service levels are a standard used by transportation planners in evaluating street capacity and efficiency of traffic movement. With any new development there is an expectation that the service level of a street will be affected, so we can't prohibit any and all impacts on a street's service level. However, we can ask for mitigation or improvements to reduce their level of impact. The proposed ordinance language will require that applicants for a conditional use provide a professionally prepared traffic impact study that will address service level impacts. If any impact is identified, staff and the Commission will be able to request mitigation measures, such as traffic signal installations or street configuration changes.

Miscellaneous Language Changes

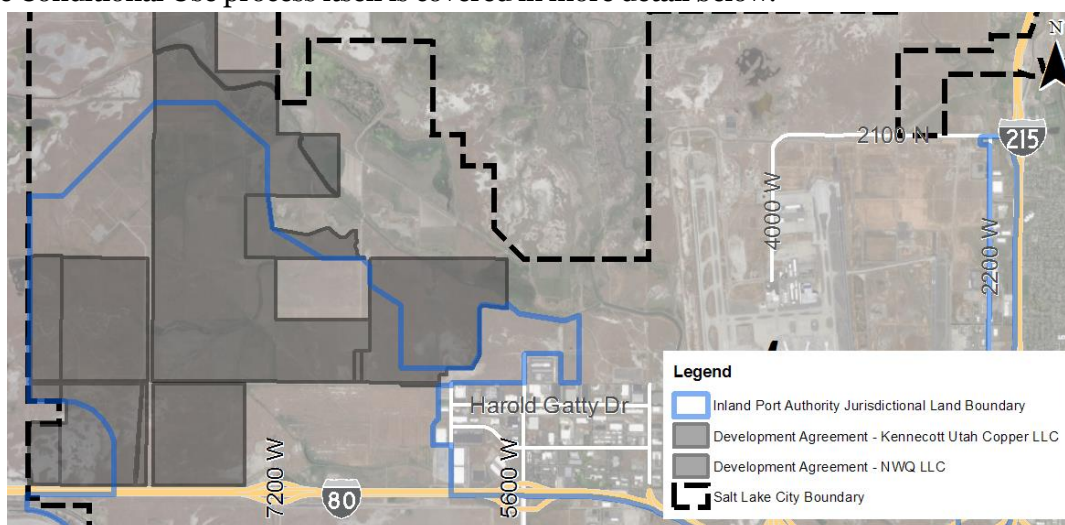
Other minor changes to ordinance language have been made in response to suggestions in public and City department comments. Some of these include changing the term "abutting" to "surrounding,"

adding clarifying purpose statement language, adding natural areas to buffering requirements, and adding more specific utility related material requirements.

Other Considerations

Existing Development Agreement Limitation

Staff has included language in the ordinance that acknowledges existing development agreements in the area. These “Development Agreements” are legal agreements that the City made with property owners that locked their properties into the zoning code adopted when the agreements were made. The map below shows the areas where existing development agreements are in place. The proposed additional regulations may not impact uses in these areas unless the property owners propose something that was not allowed in the underlying zoning at the time the agreements were made. However, even in the areas subject to development agreements any Conditional Use listed in the M-1 Light Manufacturing zoning district will still be subject to the more general Conditional Use standards and review process, such as for a Rail Freight Terminal Facility. The specific uses subject to this process and the Conditional Use process itself is covered in more detail below.



Map of property affected by development agreements within Inland Port Jurisdictional Boundary

Uses Subject to the Impact Mitigation Plan

The ordinance requires an Impact Mitigation Plan for most of the higher intensity light industrial uses. Other lighter industrial uses, such as warehousing and offices will not be required to provide an Impact Mitigation Plan or go through a public process. The higher intensity uses are generally identified as “Conditional Uses” in the M-1 land use table (see [Attachment E](#)) and these uses generally have outdoor aspects that have a high potential for negative impacts. The uses subject to the Mitigation Plan are as follows:

- Animal, Stockyards
- Community Correctional Facilities
- Concrete and/or asphalt manufacturing
- Railroad, freight terminal facility
- Recycling Processing Center (Outdoor)
- Rock, sand and gravel storage and distribution
- Utility, Electric Generation Facilities

- Utility, Solid Waste Transfer Stations
- Automobile Salvage and Recycling (Outdoor)
- Natural Resource Unloading, Loading, Transfer, or Temporary Storage

All of the above uses, except for Natural Resource Unloading, Loading, Transfer, or Temporary Storage, are currently Conditional Uses in the M-1 Light Manufacturing zoning district.

The Conditional Use Process

One major component of addressing potential impacts from new development is the Conditional Use process itself. This process includes broad evaluation standards that allow staff and the Planning Commission to identify virtually any potential negative impact a development may have and to impose reasonable mitigation measures on a development to limit or eliminate those negative impacts. The Conditional Use process includes a broad list of aspects of a development to evaluate and the Commission may impose “any conditions necessary” to mitigate those impacts. The Conditional Use process also states that “A proposed conditional use shall be denied” if the anticipated detrimental effects can’t be substantially mitigated with reasonable conditions.

The broad standards of the review process allow for the capture of miscellaneous effects not captured explicitly in the proposed Mitigation Plan, such as noise and light. These and many other aspects are already standard development aspects that are reviewed in the Conditional Use process. For reference, the standards of review for Conditional Uses are located in [Attachment D](#).

DISCUSSION:

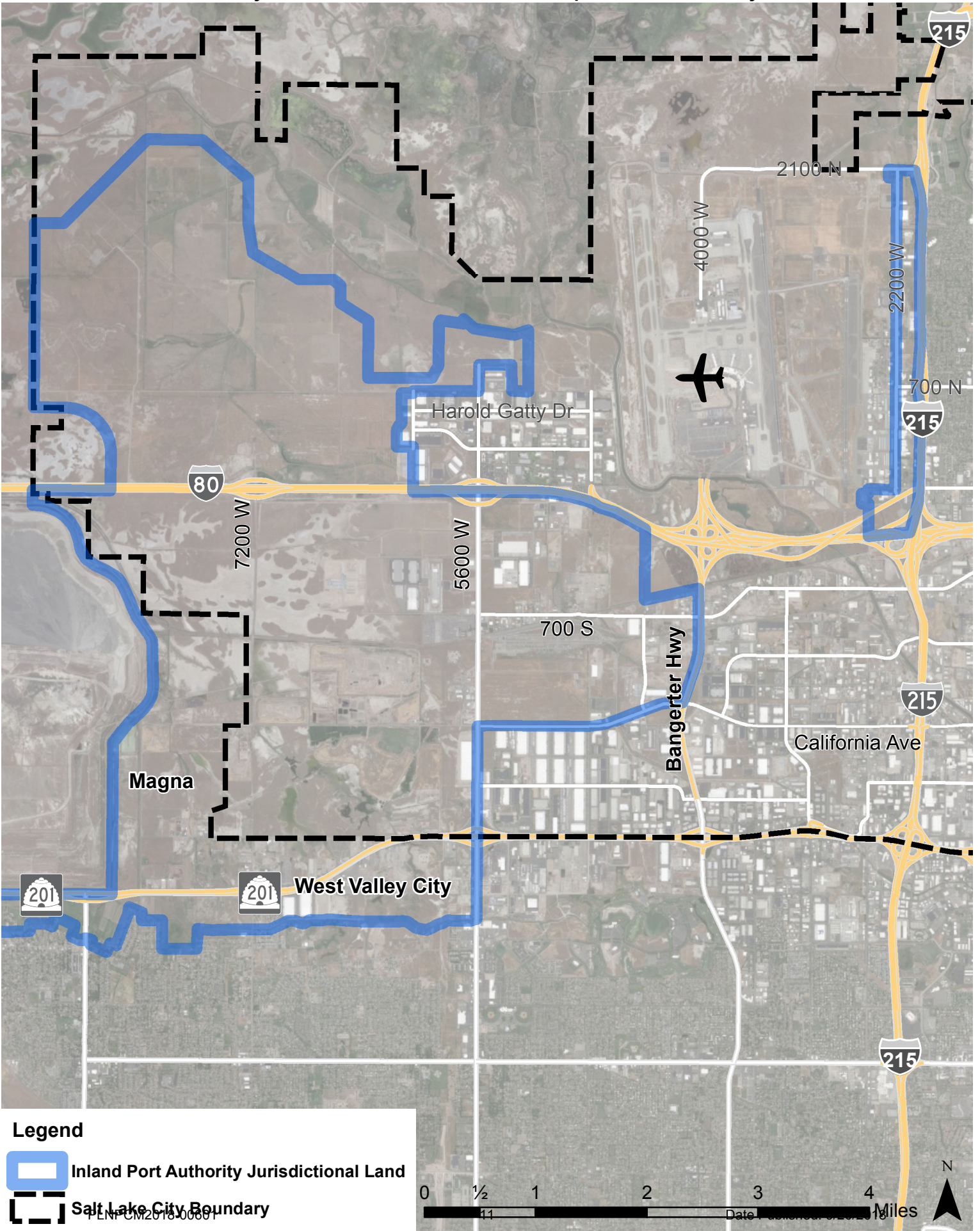
The proposed overlay has been developed within the context of City adopted policies and objectives, including environmental and economic development policies and objectives. The proposed overlay is intended to mitigate the potential for environmental impacts from potentially impactful industrial uses. The generalized standards proposed to be used are intended to cover a wide variety of potentially impactful activities that could occur with these uses and to provide staff and the Planning Commission wide discretion in identifying potentially negative impacts. Additionally, the specific material requirements in the Impact Mitigation Plan are intended to assist staff and the Planning Commission to make reasonable and accurate determinations of potential impacts, while guiding applicants in how they should design their proposals and mitigate any negative impacts on the front end. Given the many unknowns of how the inland port facility will ultimately be developed, staff believes that this approach will best account for any negative impacts from such a facility.

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: Inland Port Jurisdictional Lands and Zoning Map

Inland Port Authority Jurisdictional Land/Proposed Overlay

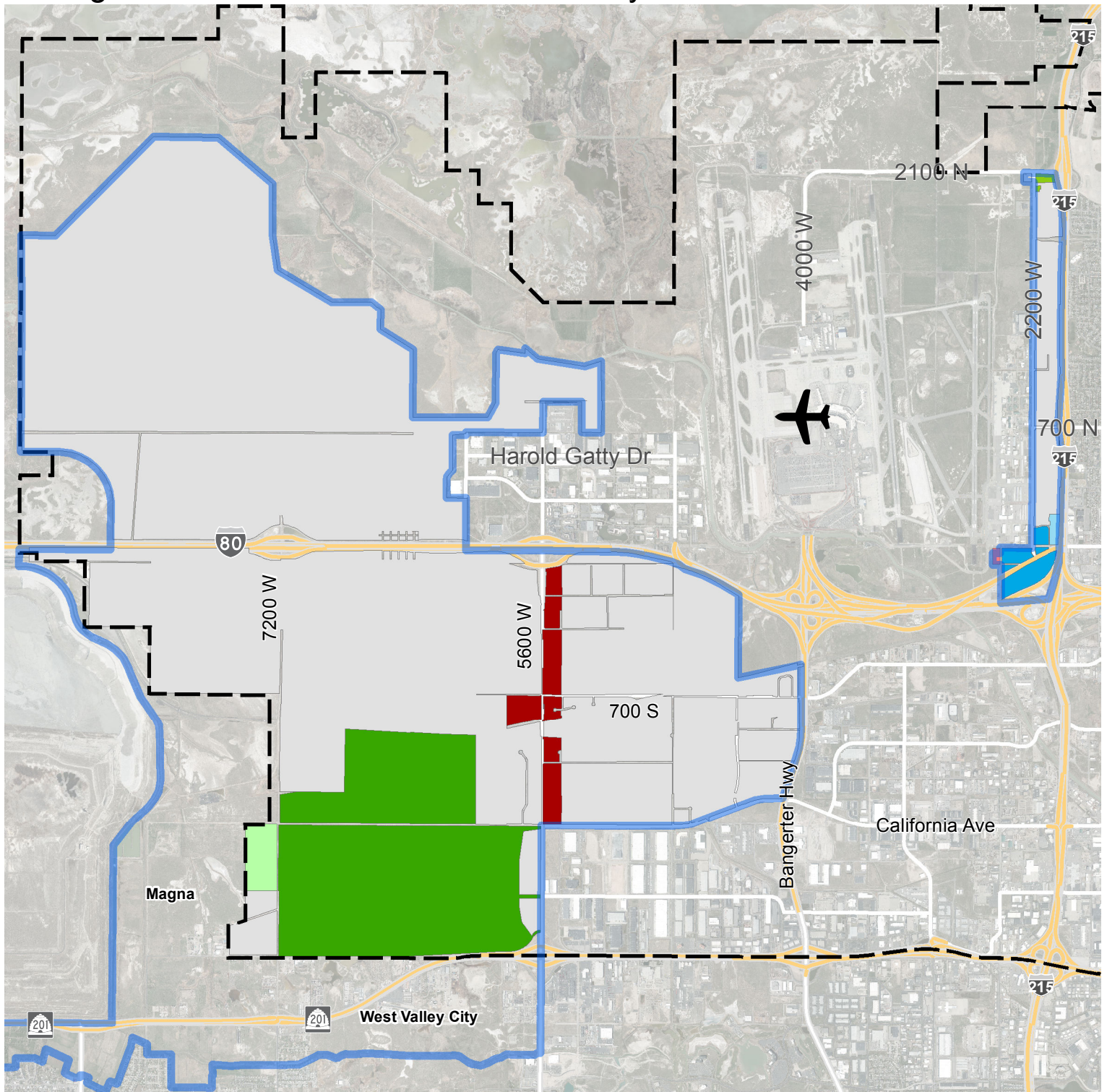


Legend

-  Inland Port Authority Jurisdictional Land
-  Salt Lake City Boundary

0 1/2 1 2 3 4 Miles
Date: 11/18

Zoning Districts Within Inland Port Authority Jurisdictional Land



Legend

	Salt Lake City Boundary		M-1	Light Manufacturing	
	Inland Port Authority Area		BP	Business Park	
Zoning Districts in Inland Port Area					
	AG	Agricultural		CC	Commercial Corridor
	AG-2	Agricultural-2		CG	General Commercial
	OS	Open Space		TSA-MUEC-C	Mixed Use Employment Center- Core
				TSA-MUEC-T	Mixed Use Employment Center- Transition



ATTACHMENT B: Proposed Inland Port Overlay Zoning Ordinance Text

DRAFT ORDINANCE

Chapter 21.34.150 IP Inland Port Overlay District

A. Purpose: The purpose of the IP Inland Port Overlay District is to allow for the development of an inland port as required in Utah Code Chapter 11-58 Utah Inland Port Authority Act and its successor. The district is intended to take advantage of its location near an international airport, the interstate system, and rail infrastructure to allow for development that facilitates regional, national, and international trade. Land uses in the district are light industrial in nature, provide high quality jobs, and are an economic engine for the City and region. The district is well connected, linking people to jobs and other parts of the City and region, and linking businesses to goods and services by vehicle, rail, transit, air, bicycle, and foot. Above all, the district is a model to the nation for sustainable development that:

- respects and maintains sensitivity to the natural environment;
- helps to achieve City and State goals for air and water quality;
- minimizes resource use;
- utilizes best available technology and practices to avoid, minimize, manage and mitigate detrimental environmental impacts; and
- is compatible with and complements other uses within the district and near the district.

The standards and processes stated in this chapter are intended to implement the purpose of the district and the vision, guiding principles, goals, objectives, and policies of Plan Salt Lake and other applicable city plans, such as the Northwest Quadrant Master Plan.

B. Applicability

1. The IP Inland Port Overlay District applies to all inland port uses that are located within the IP Inland Port Authority Jurisdictional Land as defined in Utah Code 11-58.
2. **Uses:** Uses in the IP Inland Port Overlay District are as specified in the table of permitted and conditional uses for the M-1 Light Manufacturing zoning district as set forth in chapter 21A.33 of this title. This section does not prohibit land uses that are listed as permitted or conditional in the underlying zoning district.
 - a. **Land Use Table Conflict:** When a land use in the IP overlay district is allowed as a permitted or conditional use in the M-1 Light Manufacturing zoning district, but is not allowed as either a permitted or conditional use in the underlying zoning district, the use shall be considered a conditional use.
 - b. **Conditional Use Process and Approval Authority:** Any conditional use that is within the IP Inland Port Overlay District is subject to the conditional use process and standards found within this chapter and in chapter 21A.54. The Planning Commission shall review all Conditional Uses in the IP Inland Port Overlay District and are not considered an administrative conditional use.
 - c. **Expansion of Existing Conditional Uses:** A new conditional use is required for the expansion of a conditional use when:

- (1) Required by chapter 21A.54;
- (2) The land area of the existing conditional use is expanded by one thousand (1,000) square feet or more; or
- (3) The use was previously listed as a permitted use and is now listed as a conditional use and is expanded by one thousand (1,000) square feet or more.

d. Natural Resource Unloading, Loading, Transfer, or Temporary Storage: Any use that includes the unloading, loading, transfer, or temporary storage of natural resources as a primary or accessory use shall be considered a conditional use regardless of what is stated in the table of permitted and conditional uses for the underlying zoning district.

e. Existing Development Agreements: The applicability of this chapter in relationship to existing development agreements shall be determined based on the terms of the existing development agreements.

f. Prohibited Uses: The following uses shall not be considered an inland port use and are not permitted within the IP Inland Port Overlay District:

- (1) Any use that is listed as a permitted or conditional use in the M-2 Heavy Manufacturing district that is not otherwise allowed as a permitted use or conditional use in the M-1 Light Manufacturing zoning district.
- (2) Extractive industry.
- (3) Incinerator, medical waste/hazardous waste, nonhazardous waste, and/or any incinerating facility that would be considered regulated as a point source.
- (4) Refinery, petroleum products.
- (5) Hazardous waste processing or storage.
- (6) Explosive manufacturing or storage.
- (7) Bottling Plant.
- (8) Animal Rendering.

3. Base Zoning District Standards: All lot, bulk, and design standards or regulations applicable to the underlying zoning district or applicable overlay district shall apply unless otherwise specified in this chapter.

4. Applicability with Other Overlays: If any other overlay district further restricts or prohibits any section of the IP Inland Port Overlay District, the more restrictive regulation shall apply and take precedence.

C. Area: The boundaries of the IP Inland Port Overlay District shall be the same as the authority jurisdictional lands defined in Utah Code 11-58.

D. Application Requirements

1. **Permitted Uses:** Permitted uses located in the IP Inland Port Overlay District shall be subject to the site plan review requirements found in chapter 21A.58.
2. **Conditional Uses:** In addition to the requirements in chapter 21A.54, Conditional Uses in the IP Inland Port Overlay district shall comply with the following additional standards and application submittal requirements.

a. State and Federal Permits: Evidence shall be provided that the land use applicant has acquired all required federal and state permits, unless the state and/or federal permitting agency requires city conditional use approval prior to their permit approval. If a state and/or federal permitting agency requires city conditional use approval prior to their issuance of permits, obtaining the state and/or federal permit shall be a condition of approval of the conditional use.

b. Impact Mitigation Plan: An Impact Mitigation Plan that includes the following information shall be provided in order to demonstrate compliance with Utah Code 11-58 and to measure the detrimental impacts a conditional use may have on surrounding properties, the environment, and the ability of the city to implement adopted master plan policies. The items listed below shall include any necessary descriptions, site plans, studies, reports, plans, and applicable state and federal permits already received.

- (1) A description of how the proposed development will meet or exceed applicable state and federal regulations related to the development and use of the property;
- (2) A description of the potential detrimental impacts of the proposed development on surrounding properties and the methods proposed by the land use applicant to mitigate those impacts;
- (3) A description of any potential detrimental environmental impacts the proposed development may cause including, but not limited to, impacts on air quality, surface water, and groundwater. The plan shall include methods the land use applicant intends to use to mitigate any potential environmental impact, including the extent to which the proposed development will apply the best available technology or systems, and best management practices and controls;
- (4) A description of the potential detrimental impact of the proposed development on migratory bird production areas, as defined in Utah Code 23-28 and the methods proposed by the land use applicant to mitigate those impacts;

- (5) A transportation impact study that states the expected number of trips to be generated, the type of vehicles expected, and the times of day that the most severe impact can be expected. It shall also detail the effect on street capacity by the development, as well as nearby intersections that will be impacted by the development's traffic. The plan shall identify methods that the land use applicant proposes to mitigate detrimental transportation impacts;
- (6) A report that estimates the annual energy consumption of the use and that demonstrates that the utility capacity is sufficient to support the use at normal service levels and what methods and best practices will be used to implement adopted City goals and policies related to energy efficiency;
- (7) The anticipated impacts on the storm water system and the methods the land use applicant proposes to mitigate the impacts. This shall include a technical drainage study which meets current City stormwater detention/retention requirements; information regarding how the land use will comply with any stormwater master plans; and information regarding possible flooding hazards and how the land use will comply with any flood plain development permitting requirements;
- (8) A water use study that identifies the anticipated water consumption from the land use and a plan that outlines all water efficiency measures or methods that the land use applicant will implement to reduce water consumption and any off-site improvements that may be required to provide water service;
- (9) A sanitary sewer discharge study that shows the anticipated sewer discharge from the land use and any off-site improvements that may be required to provide sewer service; and
- (10) An emergency response plan that indicates the detrimental impacts that the development may have on its surroundings and public resources in the event of a natural disaster or on-site accident and methods used to mitigate the impacts.

c. Specific Conditional Use Standards for the IP Inland Port Overlay: In addition to the standards of review for Conditional Uses in chapter 21A.54, Conditional Uses in the IP Inland Port Overlay shall comply with the following:

- (1) Any detrimental impact or effect from the proposed use shall not exceed those that could reasonably be expected to arise from a use that is permitted in the district.

- (2) A conditional use that is considered an Inland Port Use shall meet the objectives for an inland port use stated in Utah Code 11-58.

3. Procedures:

- a. **Determination of Application Completeness:** Upon receipt of an inland port land use application, the Planning Director shall make a determination of completeness of the application pursuant to the application requirements required by this title. No processing timeline required by Utah Code 11-58 or by this title shall start until the application is deemed to be complete. An application that does not comply with the applicable standards in this Title shall not be considered a complete application.
 - b. **State and City Procedure Compliance:** The City shall comply with all applicable application processing and noticing requirements as established in Utah Code 10-9a and 11-58 and chapter 21A.10.
 - c. **Third-Party Review:** The planning director may request a third-party review of any element of the mitigation plan required by this chapter.
 - d. **Exemptions from Impact Mitigation Plan:** The following conditional uses are exempt from the Impact Mitigation Plan required by this chapter:
 - (1) Uses listed as a Conditional Use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 Light Manufacturing zoning district.
 - (2) Uses not listed as an allowed use in the table of permitted and conditional uses of the underlying zone, but listed as a permitted use in the M-1 Light Manufacturing zoning district.
 - (3) Adaptive reuse of a landmark site.
 - (4) Alcohol related establishments.
 - (5) Antenna, communication tower, exceeding the maximum building height
 - (6) Wireless telecommunications facility.
4. **Appeals:** Decisions related to inland port uses made by the city appeals hearing officer may be appealed to the Inland Port Authority Appeals Panel as authorized in Utah code 11-58.

E. Additional Development Standards

1. **Natural Resource and Bulk Storage:** Utah Code 11-58 requires that the transporting, unloading, transfer, or temporary storage of natural resources be allowed in the IP Inland Port Overlay District. The following standards apply to natural resource and bulk material storage in excess of five hundred (500) square feet in area:
 - a. Standards applicable to outdoor storage of natural resource and bulk materials:
 - (1) Storage areas shall not be located within one thousand (1,000) feet of a residential zoning district or the Utah State prison facility.

- (2) The ground under the storage area shall be a solid, non-permeable surface,
 - (3) The storage area shall be contained within walls and that material shall not be stored at a height that is greater than the height of the wall.
 - (4) The storage area shall include fugitive dust control measures that include dust that is created by unloading, loading, transfer, and temporary storage.
- b. The unloading, loading, transfer, or temporary storage of coal, coal byproducts (such as coke, fly ash, bottom ash, synthetic gypsum and similar products), and crude oil shall be:
- (1) Conducted within an enclosed building, except that such materials may be stored in a rail car if the rail car is covered or sprayed with a surfactant to reduce dust.
 - (2) Located a minimum of one thousand (1,000) feet from any area located in the Northwest Quadrant Overlay District Natural Area, any aquatic resources as defined by the Army Corps of Engineers, any migratory bird production area as defined in Utah Code 23-28, or any environmentally sensitive area as identified by any state or federal agency.
 - (3) Located a minimum of one thousand (1,000) feet from a residential zoning district or the Utah State prison facility.
- c. The outdoor storage of bulk materials necessary for public safety purposes, such as the storage of de-icing materials used on public streets, is exempt from these requirements.
- d. The standards in this section do not apply to existing landfills located within the LO Landfill Overlay zoning district.

List of Terms (to be added to 21A.60)

Animal Rendering
Aquatic resource
Bulk Storage
Fugitive dust
Hazardous waste processing or storage
Inland port
Inland port use
Inland port land use application
Impact mitigation report
Land Use appeal authority
Land use applicant
Land use application
Land use authority
Natural resource
Temporary storage

Definition to be added or modified:

ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination or interpretation made by a land use authority in the administration or the enforcement of this title.

ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of animal products into more useful materials.

AQUATIC RESOURCE: High-functioning water bodies, riparian corridors, wetlands, uplands, and playas as determined by the Army Corps of Engineers.

BULK MATERIAL STORAGE: Loose, unwrapped, non-parceled, or unbundled materials stored outside.

FUGITIVE DUST: Solid airborne particulate matter emitted from any source other than through a stack or chimney.

HAZARDOUS WASTE PROCESSING AND STORAGE: A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code Title 19.

INLAND PORT: The use of land as defined in Utah Code 11-58 and its successor.

INLAND PORT USE: A use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah Code 11-58 and its successor.

INLAND PORT LAND USE APPLICATION: Any application required by this title, any required building permits, utility permits, or other permits required by the city necessary to develop an inland port use.

IMPACT MITIGATION REPORT: A report provided by an inland port land use applicant that identifies all potential detrimental impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in 21A.34.150 and any other information deemed necessary by the Planning Director for the planning commission to evaluate the detrimental impacts identified in chapter 21A.54.

LAND USE APPEAL AUTHORITY: The designated or appointed appeals hearing officer(s) for Salt Lake City.

LAND USE APPLICANT: An individual or entity that submits a land use applicant. A land use applicant shall be the owner of the property or a designated representative of the owner.

LAND USE APPLICATION: An application required by this title for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

LAND USE AUTHORITY: The entity identified by this title to decide a land use application.

NATURAL RESOURCE: A material supplied by nature excluding any material that has gone through a process to alter the material from its natural state, such as refined products, the production of chemicals, or waste materials, other than collecting it from its natural setting and transporting to another location.

TEMPORARY STORAGE: The storage of any material for less than 30 days.

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS: (Extract showing proposed modifications only)

Use	Permitted And Conditional Uses By District	
	M-1	M-2
Grain elevator	<u>CP</u> ¹²	P
Railroad, repair shop	<u>CP</u>	P
Solar array	P ^a	P
<u>Storage, self</u>	<u>P</u>	<u>P</u>

a. Prior to issuance of a building permit in the Development Area and the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay, consultation with the Utah Division of Wildlife Resources is required to obtain recommendations on siting and equipment types for all solar arrays on a particular property to mitigate impacts to wildlife.

ATTACHMENT C: Northwest Quadrant Overlay Zoning for Reference

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 (3) 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:** 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. **Precedence:** For areas where the LC Lowland Conservancy Overlay District is mapped within the Northwest Quadrant Development Area and/or the Northwest Quadrant Eco-Industrial Buffer Area, the LC Lowland Conservancy Overlay District shall take precedence.

B. Northwest Quadrant Development Area: The purpose of this area of the Northwest Quadrant Overlay District 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:

- (1) Front Yard: Twenty feet (20').
- (2) Corner Side Yard: Twenty feet (20').
- (3) Interior Side Yard: None required.
- (4) 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 chapter 21A.48 of this title 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 chapter 21A.48 of this title apply. This section shall take precedence in the case of a conflict with chapter 21A.48 of this title.

C. Northwest Quadrant Eco-Industrial Buffer Area: The purpose of this area of the Northwest Quadrant Overlay District 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 subsection B of this section, properties located within the Northwest Quadrant Eco-Industrial Buffer Area are subject to the following requirements:

a. Glass Requirements: For buildings with more than ten percent (10%) glass on any building elevation, a minimum of ninety percent (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. Fencing:** 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 of the Northwest Quadrant Overlay District 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:

Accessory use (associated with an allowed principal use).
Agricultural use.
Living quarters for caretaker or security guard.
Maintenance to existing infrastructure.
Natural open space.
Necessary infrastructure to support an allowed use.
Utility, building or structure (public).
Utility, transmission wire, line, pipe or pole (public).
Wildlife and game preserves.

2. Conditional Uses And Standards:

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

Hunting club, (when allowed by the underlying zoning).
Underground utility transmission infrastructure (private), subject to the following:

- (1) An appropriate plan for mitigation of any construction activities shall be prepared, and
- (2) Absent any State or Federal regulations, a plan for creating no adverse impact should the line be abandoned shall be prepared.

Utility, building or structure (private).

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 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.

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. (Ord. 59-17, 2017)

ATTACHMENT D: Conditional Use Standards for Reference

21A.54.080: STANDARDS FOR CONDITIONAL USES:

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met:

1. The use complies with applicable provisions of this title;
2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;
3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and
4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following:

1. This title specifically authorizes the use where it is located;
2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;
3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;
4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;
5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;
6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic;
7. The site is designed to enable access and circulation for pedestrian and bicycles;
8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;
9. The location and design of off street parking complies with applicable standards of this code;
10. Utility capacity is sufficient to support the use at normal service levels;
11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;
12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;
13. The hours of operation and delivery of the use are compatible with surrounding uses;

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and
15. The proposed use does not undermine preservation of historic resources and structures.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to:

1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and
2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor, noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

D. Denial Of Conditional Use: A proposed conditional use shall be denied if:

1. The proposed use is unlawful; or
2. The reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated as proposed in the conditional use application or by the imposition of reasonable conditions to achieve compliance with applicable standards set forth in this section.

E. Notice Of Decision: The planning commission, or in the case of administrative conditional uses, the planning director or designee, shall provide written notice of the decision, including all conditions imposed, to the applicant and local community council within ten (10) days of the final action. If the conditional use is approved, this notice shall be recorded against the property by the city recorder.

ATTACHMENT E: M-1 Zoning District Land Use Table for Reference

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

Legend:	C =	Conditional	P =	Permitted
---------	-----	-------------	-----	-----------

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
Artisan food production	P	P
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
Commercial food preparation	P	P
Community correctional facility, large	C ^{8,16}	
Community correctional facility, small	C ^{8,16}	
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 ¹²	P

Greenhouse	P	
Heavy manufacturing		P ¹²
Home occupation	P ¹⁵	P ¹⁵
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 ^{13,14}	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:		
Commercial	P	
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	C ⁴

Railroad, repair shop	P	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	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.40.090E of this title)		
Woodworking mill	P	P

Qualifying provisions:

1. See subsection [21A.02.050B](#) 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 shall be located within 1 mile of a residential zoning district.
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 Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.
14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.
15. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section [21A.36.030](#) of this title.
16. Prohibited within 1/2 mile of any residential zoning district boundary and subject to section [21A.36.110](#) of this title.

ATTACHMENT F: 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.

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 following adopted City plans are applicable to the proposed text amendment: Plan Salt Lake, Northwest Quadrant Master Plan, Northwest Community Master Plan, and the Salt Lake City Strategic Plan. The proposed zoning amendment supports the light industrial development and economic development in the City and addresses concerns regarding air quality, the environment, and sensitive areas.</p> <p>Plan Salt Lake</p> <p>Plan Salt Lake is the adopted City vision document. It establishes citywide values, principles, and initiatives that are intended to guide the decision making process for a number of different topics, including the manner in which the City addresses growth. The following guiding principles and initiatives are related to the proposed ordinance. The guiding principles and initiatives set the direction for what the ordinance is trying to accomplish in terms of overall growth, transportation, air quality, the natural environment, economy, and how we govern as a City.</p> <p>Guiding Principle Growth: Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.</p> <p>Supporting Initiatives:</p> <ul style="list-style-type: none"> • Preserve open space and critical environmental areas. • Reduce consumption of natural resources, including water. <p>Guiding Principle Transportation and Mobility</p> <p>Supporting Initiatives:</p>

		<ul style="list-style-type: none"> • Support and enhance the Salt Lake International Airport as a regional and international amenity (including freight). • Collaborate with regional partners to relieve congestion and enhance rights of way for alternative modes of transportation. <p>Guiding Principle Air Quality: Air that is healthy and clean.</p> <p>Supporting Initiatives:</p> <ul style="list-style-type: none"> • Reduce greenhouse gas emissions • Reduce individual and citywide energy consumption. • Support and promote renewable energy resources. • Encourage energy efficiency citywide • Ensure local industries meet stringent environmental standards. <p>Guiding Principle Natural Environment: Minimize our impact on the natural environment.</p> <p>Supporting Initiatives:</p> <ul style="list-style-type: none"> • Preserve natural open space and sensitive areas to sustain biodiversity and ecosystem functions. • Protect water quality and supply • Practice responsible waste management. <p>Guiding Principle Economy: a balanced economy that produces quality jobs and fosters an innovative environment for commerce, entrepreneurial local business, and industry to thrive.</p> <p>Supporting Initiatives:</p> <ul style="list-style-type: none"> • Maintain and grow Salt Lake City as the economic center of the region. • Create an industrial fulfillment center • Support the growth of the industrial areas of the City.
--	--	--

		<p>Guiding Principle Government: A local government that is collaborative, responsive, and transparent.</p> <p>Supporting Initiatives:</p> <ul style="list-style-type: none"> • Provide opportunities for public participation, input, and engagement throughout the decision making process. • Facilitate open communication and transparency. • Maintain a safe and healthy natural and human environment. • Be prepared for severe disasters and develop a resiliency plan to recover from major disasters. • Prepare for climate change impacts on community health and safety. <p>Northwest Quadrant Master Plan</p> <p>The Northwest Quadrant Master Plan was adopted in 2016 and establishes the adopted vision and development policies for the area. The vision in the plan states the following about development in the area:</p> <ul style="list-style-type: none"> • Respect the unique nature of the Great Salt Lake and surrounding environment for current generations and preserves sensitive natural environments for future generations. • Includes an ecologically oriented industrial park that helps drive the City’s economic and natural resource protection goals. • Is an economic engine for the City, region, and State. <p>The Plan also states that development in the Northwest Quadrant should accomplish the following:</p> <ul style="list-style-type: none"> • Environmental sensitivity-providing places for people to work and recreate while protecting natural resources and wildlife habitat; • A high quality, well designed built environment; • Well connected with good transportation linking people to jobs
--	--	--

		<p>and other parts of the City and region, and linking business to goods and services by vehicle, rail, transit, air, bicycle, and foot.</p> <ul style="list-style-type: none"> • Economically thriving with a flourishing and diverse local, regional, and global economy; • Well served with public and private services that are appropriate to people’s needs and accessible to all. <p>The Plan is broken down into sections that address natural areas, greenways and open spaces, development areas, transportation, public services, and development guidelines. The proposed IP Inland Port Overlay District would apply strictly to development areas within the plan. The following goals are related to the proposed overlay district:</p> <ul style="list-style-type: none"> • Preserve areas for future office, industrial, manufacturing, research or distribution uses. • Continue the continuation of the Salt Lake International Airport and the airport related industries. • Concentrate development near major transportation corridors. • Promote the infill land redevelopment of underutilized areas • Expand the region’s economic base by supporting business recruitment, development, and job creation. • Promote economic viability and equity • Develop an eco-industrial park development strategy for the area north of I-80. • Encourage the development of renewable energy. <p>Northwest Community Master Plan</p> <p>The inland port lands include areas along 2200 West on the eastern side of the Salt Lake International Airport. This area is covered by the Northwest Community Master Plan. This plan is one of the oldest in the City. It identifies the 2200 West corridor as “business/commercial.” The plan does</p>
--	--	---

		<p>not specifically describe what this designation means. Over time, the corridor has developed as a light industrial corridor, primarily due to the access to the east side of the airport and the access to I-215. In 2017, the City Council rezoned most of the 2200 West corridor from Business Park to M-1 Light Manufacturing to match the development pattern that has occurred.</p> <p>The area that is located near the intersection of North Temple and 2200 West is a mix of zoning designations, including TSA Transit Station Area and a small piece of CC Corridor Commercial. This section is subject to the North Temple Boulevard Plan, which is a corridor plan within the Northwest Community Plan. The following policies are related to the proposed IP Inland Port Overlay District:</p> <ul style="list-style-type: none"> • Create standards that produce compact, dense and intense development closer to the station. (Note: this is referring to both the 1950 West Station and the 2200 West Station, which has not yet been built.) • Identify transit-friendly land uses that are appropriate in the station area • Retain and enhance the 2200 West job base. • Develop airport property on 2200 West. <p>The proposed approach maintains the underlying zoning district and the bulk, setback, and underlying land uses in the TSA zone. However, the overlay expands the potential for light industrial uses to occur in this area. It should be noted that light industrial uses are already located within TSA zoning lands in this area. The Airport Overlay District restricts residential land uses west of I-215.</p> <p>The 1993 Salt Lake City Strategic Plan includes the following: “Salt Lake City sustains a vibrant local economy that takes full advantage of its competitive geographic</p>
--	--	---

		<p>advantages for tourism, distribution, communications, and transportation.” The proposed changes allows Salt Lake City to take full advantage of its competitive geographic advantage for distribution and transportation.</p> <p>The proposed changes are consistent with City purposes, goals, and policies.</p>
<p>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</p>	<p>Complies</p>	<p>The purpose of the zoning ordinance “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 plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes.” The State Legislature recently enacted changes to Utah Code 11-58, which requires Salt Lake City to make changes to allow inland port uses within the inland port jurisdictional land within the City. The proposal to update the zoning ordinance to comply with Utah Code 11-58 complies with above statement.</p> <p>The purposes of the zoning ordinance also states the title is intended to:</p> <ul style="list-style-type: none"> • Lessen congestion in the streets or roads; • Secure safety from fire of other dangers; • Classify land uses and distribute land development and utilization; • Foster the City’s industrial, business and residential development; and • Protect the environment <p>The amendments to support “inland port uses” as required by Utah Code 11-58, and the conditional use processes for inland port uses meets the intent of the zoning ordinance above.</p> <p>The proposed change helps implement the adopted master plans listed in the</p>

		above section, which furthers a purpose of the zoning ordinance.
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 proposed text amendment creates an Inland Port (IP) Overlay District. The area also includes additional overlays, including: Airport Flight Path Protection (AFPP) Overlay, Northwest Quadrant (NWQ) Overlay, Lowland Conservancy Overlay (LCO), the Landfill Overlay (LO), Light Manufacturing Height Overlay (M-1H), and the Transitional Overlay (T).</p> <p>The creation of the IP Overlay allows M-1 Light Manufacturing uses in the City within the inland port jurisdictional boundary and requires additional standards for conditional uses. However, the other overlays may impose some additional standards such as landscaping and glass requirements within the NWQ overlay. It is not anticipated that the proposed changes will have any impact on any overlay districts. Any future development would need to comply with applicable zoning overlay regulations.</p>
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>The City is required to make changes to be consistent with Utah Code 11-58. If changes are not made, the City will lose its ability to regulate land uses located within the City. The proposed changes take into account the uses that would be a part of and related to inland ports. The majority of land in the City that falls within the Inland Port Jurisdictional boundary is already zoned M-1 Light Manufacturing, which allows and supports the variety of uses that are typical of an inland port, such as railroad freight terminals distribution, warehousing, and manufacturing.</p> <p>The intent of the changes is to comply with Utah Code 11-58 and ensure the City has land use authority over uses located within the City. If changes are not made, the City will lose its ability to regulate inland port uses, which will not allow the City to implement any best practices of planning and design.</p>

		<p>There are many concerns over air quality, transportation, water, and the overall environment related to the operation and uses associated with inland ports.</p> <p>Requiring more impactful uses to go through a conditional use process allows staff to analyze detrimental impacts and to impose conditions to mitigate detrimental impacts. Conditional use processes are a common best practice in professional planning.</p> <p>Planning staff has conducted extensive public engagement including meetings with stakeholders, community councils, open houses, a website, and online surveys to inform the proposed text changes, which furthers current professional best practices of urban planning.</p>
--	--	---

ATTACHMENT G: Department Review Comments

Airport: Thank you for letting me review the inland port zoning modification. Although there are only a few parcels of land that have the potential to impact the airspace around SLCIA, I would like to see text in the inland port overlay district that addresses the maximum height of structures. The text could be similar to the M-1 zone text that addresses the maximum height of structures.

Engineering: No comment.

Fire: No comments received.

Police: No comments received.

Public Utilities: A few comments:

- Bottling plant - does it matter size or use? Does a small craft brewery qualify as a bottling plant? There are currently some uses that may qualify as bottling that if they were to expand 1000 ft would not be allowed. Maybe add bottling plant to the definitions?
- Section D.2.b.3. I think this is good. It is pretty well covered by city, state, and federal guidelines but good to add as a specific requirement.
- Section D.2.b.7. This is covered under our current requirements, but I like it specifically listed here. Please add the following "A technical drainage study which meets current City requirements including stormwater detention/retention, how the land use will comply with any stormwater master plans, a review of possible flooding hazards and any flood plain development permitting requirements." (Engineers are poor writers, so please feel free to change to make this more clear)
- Section D.2.b.9. I think this is good. I don't know how to write it but it would be good to include in this something about any offsite improvements that may be required to provide water service. It would also be good to include in this a sanitary sewer discharge study that shows the anticipated sewer discharge from the land use and any offsite improvements that may be required to provide sewer service.

As far as suggestions -

- Our current technical drainage requirement covers the numerical limits on runoff. Additional requirements by the state or for water quality based on TMDL studies, would apply regardless of use.
- I don't think a letter stating this is needed. When we approve a plat or a utilities development permit we are committing that we will provide water service to the property. We don't routinely provide a specific water availability letter to city properties, but can and do provide them occasionally as requested. We are in a current review of our water storage capacity and our major conveyance study. These are reviewed and projected for 20 years. Restricted use of water would generally be applied city wide per the water drought contingency plans.

Sustainability: Attached below.

Transportation: No comments.

Zoning: No comments.

Chapter 21.34.150 IP Inland Port Overlay District

A. Purpose: The purpose of the IP Inland Port Overlay District is to allow for the development of an inland port as required in Utah Code Chapter 11-58 Utah Inland Port Authority Act and its successor. The district is intended to take advantage of its location near an international airport, the interstate system, and rail infrastructure to allow for development that facilitates regional, national, and international trade. Land uses in the district are light industrial in nature, provide high quality jobs, and are an economic engine for the City and region. The district is well connected, linking people to jobs and other parts of the City and region, and linking businesses to goods and services by vehicle, rail, transit, air, bicycle and foot. Above all, the district is a model to the nation for sustainable development that:

- respects and maintains sensitivity to the natural environment;
- improves air quality;
- improves water quality;
- minimizes resource use;
- utilizes best available technology to mitigate environmental ~~and climate~~ impacts and reduce carbon emissions that contribute to a changing climate; and
- is compatible with and complements other uses within the district and near the district

The standards and processes stated in this chapter are intended to implement the purpose of the district and the vision, guiding principles, goals, objectives, and policies of Plan Salt Lake and other applicable city plans, such as the Northwest Quadrant Master Plan.

B. Applicability

1. The IP Inland Port Overlay District applies to all inland port uses that are located within the IP Inland Port Authority Jurisdictional Land as defined in Utah Code 11-58.
2. Uses: Uses in the IP Inland Port Overlay District are as specified in the table of permitted and conditional uses for the M-1 light manufacturing zoning district as set forth in chapter 21A.33 of this title.
 - a. When a property within the IP Inland Port Overlay District is located within a zoning district other than the M-1 light manufacturing district, a use that is listed in the M-1 light manufacturing district table of permitted and conditional uses and is not listed as a permitted or conditional use in that zoning district shall be considered a conditional use.
 - b. Any conditional use that is within the IP Inland Port Overlay District is subject to the conditional use process and standards found within this chapter and in chapter 21A.54. The Planning Commission shall review all conditional use applications for inland port uses and are not considered an administrative conditional use.
 - c. For uses not listed in the table of permitted and conditional uses for the M-1 light manufacturing district, an inland port land use applicant may submit an

Commented [BV1]: Saying "climate impacts" may lead to confusion. Perhaps "mitigate carbon emissions that would contribute to the changing climate"? Not sure that is great, but something like that.

administrative interpretation in accordance with section 21A.12 of this title. In addition to the applicable regulations and process in 21A.12 of this title, the zoning administrator shall also consider whether or not the proposed inland port use is consistent with the definition of inland port use in Utah Code 11-58. Any use that is specifically prohibited within the IP Inland Port Overlay District shall not be allowed through an administrative interpretation process and may only be allowed through a zoning text amendment.

- d. Expansion of existing uses: The expansion of an existing conditional use or previously permitted use that is now listed as a conditional use in the underlying zoning district or in this chapter shall require a new conditional use as required in 21A.54 or includes an expansion of land area that exceeds 25% of the existing use or one thousand (1,000) square feet.
- e. Any use that includes the transporting, unloading, loading, transfer, or temporary storage of natural resources as a primary or accessory use shall be considered a conditional use regardless of what is stated in the table of permitted and conditional uses for the underlying zoning district.
- f. Existing Development Agreements: the applicability of this chapter in relationship to an existing development agreement shall be determined based on the terms of the existing development agreement. Future development agreements shall be subject to the standards of this title unless otherwise modified by the City Council through a zoning amendment application.
- g. Prohibited Uses: The following uses shall not be considered an inland port use and are not permitted within the IP Inland Port Overlay District:

Any use that is listed as a permitted or conditional use in the M-2 heavy manufacturing district that is not otherwise allowed as a permitted use or conditional use in the M-1 light manufacturing zoning district.

Extractive industry.

Incinerator, medical waste/hazardous waste, nonhazardous waste, and/or any facility that would be considered regulated as a point source.

Refinery, petroleum products.

Hazardous or radioactive waste processing or storage.

Explosive manufacturing or storage.

~~B~~Any ~~ottling~~ bottling, packaging, or ~~P~~canning plant that utilize the city's culinary water supply to make a commercial beverage product.

Commented [SB2]: This does not make sense. Perhaps it should be broken into two sentences. Is this defining expansion?

Commented [SB3]: Probably needs a little more work

Animal Rendering.

3. Base zoning district standards: any standard or regulation that applies to the underlying zoning district shall also apply to any inland port use.
4. Applicability with other Overlays: if any other overlay district further restricts or prohibits any section of the IP Inland Port Overlay District, the more restrictive regulation shall apply and take precedence

C. Area: The boundaries of the IP Inland Port Overlay District shall be the same as the authority jurisdictional lands defined in Utah Code 11-58.

D. Application Requirements

1. Permitted Uses: permitted uses located in the IP Inland Port Overlay District shall be subject to the site plan review requirements found in chapter 21A.58.
2. Conditional Uses: an application for a conditional use shall comply with the application requirements in chapter 21A.54. In addition, the following items shall be submitted with a conditional use application in order to demonstrate compliance with Utah Code 11-58 and to measure the impacts a conditional use may have on abutting properties, the environment, and the ability of the city to implement adopted master plan policies. The items listed below shall include necessary descriptions, shown on site plans, studies, reports, and already approved permits.
 - a. Evidence that the land use applicant has acquired all required federal and state permits.
 - b. An impact mitigation plan that includes:
 - (1) A description of how the proposed development will meet or exceed applicable state and federal regulations;
 - (2) A description of the potential impacts of the proposed development on abutting properties and the methods proposed by the land use applicant to mitigate those impacts;
 - (3) A description of any potential environmental impact the proposed development will have, ~~including~~ on the quality of air, soil, vegetation, wildlife, ~~quality~~, surface water, and groundwater. The description shall include a baseline study that shows current impact levels and the methods the land use applicant intends to use to mitigate any potential environmental impact, including the extent to which the proposed development will apply the best available technology or systems to mitigate any environmental impacts of the development;

Commented [LD4]: The impact mitigation plan only applies to conditional uses – can we require the plan – or set requirements for all permitted uses, to meet minimum environmental/energy/air quality standards? (Under the Utah Code on Land Use?)

(4) A description of the specific air quality impacts including total annual release of the major ambient air pollutants including toxic metals, polycyclic aromatic hydrocarbons (PAHs), benzene, particulate matter (PM 2.5 and PM 10), nitrogen oxides, sulfur oxides, carbon monoxide, volatile organic compounds (VOCs), and ozone at the facility level as well as the gross operational level;

Commented [BV5]: May want to specifically mention transportation emissions that result from shipping/receiving operations

(5) A description of the potential impact of the proposed development on a migratory bird production area, as defined in Utah Code 23-28-102 and the methods proposed by the land use applicant to mitigate those impacts;

(56) Evidence that the land use applicant has acquired all required federal and state permits;

(67) A transportation impact study that identifies impact to intersections between the subject property and the closest access point to a roadway classified as an interstate or limited access freeway and the methods that the land use applicant proposes to mitigate transportation impacts;

(78) A report plan that shows that the building will be built, at a minimum, to the highest energy standards adopted in the most recent International Energy Conservation Code (IECC). The plan shall outline strategies that will be employed to electrify facility and operations including air source heat pumps, Electric Vehicle (EV) readiness for a minimum of 20% of parking stalls, air source heat pumps, and on-site solar installations, that estimates the annual energy consumption of the use and methods that the land use applicant proposes to use offset the annual energy consumption; Facilities designed for Net Zero Energy are preferred.

(89) The anticipated impact on the storm water system and the methods the land use applicant proposes to mitigate the impact;

(910) A resiliency plan that indicates the impact that the development may have on its surroundings and public resources in the event of a natural disaster or on-site accident; and

(1011) A water use study that shows the anticipated water consumption from the land use and a plan that outlines all water efficiency measures any or methods that land use applicant will implement proposes to reduce water consumption;

c. A description of any mitigation methods the land use applicant is proposing to comply with any standard and mitigate any detrimental impact listed in chapter 21A.54 or in this section.

3. Procedures:

- a. Application: a complete application shall include the application requirements for the specific type of land use application that is required by this Title, including additional requirements identified in this chapter, and shall be accompanied by the applicable fees shown on the Salt Lake City consolidated fee schedule.
 - b. Determination of Completeness: Upon receipt of an inland port land use application, the Planning Director shall make a determination of completeness of the application pursuant to the application requirements required by this title. No processing timeline required by Utah Code 11-58 or by this title shall start until the application is deemed to be complete. An application that does not comply with the applicable standards in this Title shall not be considered a complete application.
 - c. The City shall comply with all applicable application processing and noticing requirements as established in Utah Code 10-9a and 11-58 and chapter 21A.10.
 - d. An inland port land use application shall be processed according to the procedures and timelines established in Utah Code 11-58 and this title.
 - e. The planning director may request a third party review of any element of the mitigation plan required by this chapter.
 - f. If a proposed use is listed as a Conditional Use in the underlying zone, but is listed as a permitted use in the M-1 zone, then the use is not required to submit an impact mitigation plan required by this chapter.
4. Appeals: Certain decisions related to inland port uses made by the city appeals hearing officer may be appealed to the Inland Port Authority Appeals Panel as authorized in Utah code 11-58.

E. Additional Development Standards

1. Natural Resources and bulk storage. Utah Code requires that the transporting, unloading, transfer, or temporary storage of natural resources be allowed in the IP Inland Port Overlay District. The following standards apply to natural resource and bulk storage in excess of five hundred (500) square feet:
 - a. Standards applicable to outdoor storage of natural resource and bulk materials:
 - i. ~~Temporary storage~~Storage shall not exceed 30 days.
 - ii. Storage areas shall not be located within 1,000 (one thousand) feet of a residential zone or residential use.

- iii. The ground under the storage area shall be a solid, ~~non-permeable~~non-permeable surface,
- iv. The storage area shall be contained within walls and that material shall not be stored at a height that is greater than the height of the wall.
- v. The storage area shall include dust control measures that include dust that is created by loading and unloading operations.
- b. Temporary storage of energy production related natural resources, including, the storage of coal, coal byproducts (such as coke, fly ash, bottom ash, synthetic gypsum and similar products) oil, gasoline, kerosene, natural gas, or other similar energy production related products shall:
 - i. Shall be stored within an enclosed building or within a rail car that is covered or is sprayed with a surfactant to reduce dust.
 - ii. Shall be located a minimum of one thousand (1,000) feet from any aquatic resources as defined by the Army Corps of Engineers, any migratory bird production area as defined in Utah code, or any environmentally sensitive area as identified by any state or federal agency.
- c. The outdoor storage of bulk materials necessary for public safety purposes, such as the storage of de-icing materials used on public streets, is except from these requirements.
- d. The standards in this section do not apply to existing landfills located within the LO Landfill Overlay Zoning District.

List of terms (to be added to 21A.60)

Animal Rendering
 Aquatic resource
 Bulk Storage
 Fugitive dust
 Hazardous waste processing or storage
 Inland port
 Inland port use
 Inland port land use applicant
 Impact mitigation report
 Land Use appeal authority
 Land use applicant
 Land use application
 Land use authority

Natural resource

Temporary storage

Definition to be added or modified:

ADMINISTRATIVE DECISION: Any final order, requirement, decision, determination or interpretation made by a land use authority ~~the Zoning Administration~~ in the administration or the enforcement of this title.

ANIMAL RENDERING: A facility that converts waste animal tissue into stable, usable products. Rendering includes the processing of of animal products into more useful materials.

AQUATIC RESOURCE: high-functioning water bodies, riparian corridors, wetlands, uplands, and playas.

BULK STORAGE: loose, unwrapped, non-parceled, or unbundled materials stored outside

FUGITIVE DUST: Any solid particulate matter that becomes airborne by natural or man-made activities, excluding particulate matter emitted from an exhaust stack.

HAZARDOUSE WASTE PROCESSING AND STORAGE: A facility that treats, stores, recycles, incinerates or transfers hazardous waste. Hazardous waste shall include any waste material that is subject to Utah Code Title 19.

INLAND PORT: the use of land as defined in Utah Code 11-58 and its successor.

INLAND PORT USE: a use of land that supports, promotes and depends on the proximity to the inland port as defined in Utah code 11-58 and its successor.

INLAND PORT LAND USE APPLICANT: any application required by this title, any required building permits, utility permits, or other permits required by the city necessary to develop an inland port use.

IMPACT MITIGATION REPORT: A report provided by an inland port land use applicant that identifies all potential impacts that may be produced by an inland port use. The impact mitigation report includes the topics required in 21A.34.150 and any other information necessary for the planning commission to evaluate the detrimental impacts identified in 21A.54.

LAND USE APPEAL AUTHORITY: The appeals hearing officer for Salt Lake City.

LAND USE APPLICANT: an individual or entity that submits a land use applicant. A land use applicant shall be the owner of the property or a designated representative of the owner.

LAND USE APPLICATION: an application required by this tile for any process, development, or permit required by this title. A land use application does not include an application to create or modify a master plan or a zoning amendment.

Commented [LD6]: I believe Hazardous waste includes Radioactive waste – but legal should clarify? Radioactive is also regulated under Utah Code Title 19, but I'm not sure if there is a separate definition?

LAND USE AUTHORITY: the entity identified by this title to decide an appeal of a decision of a land use application.

NATURAL RESOURCE: a material supplied by nature and unaltered by humans. Natural resource does not include any material that has gone through a process to alter the material from its natural state, such as refined products, the production of chemicals, or waste materials, other than collecting it from its natural setting and transporting to another location.

TEMPORARY STORAGE: the storage of any material for less than 30 days.

DRAFT

ATTACHMENT H: Suggested Lighting Ordinance From David Scheer

Tran, Tracy

From: David Scheer <david@scheerarchitecture.com>
Sent: Tuesday, September 18, 2018 12:17 PM
To: Tran, Tracy
Subject: Outdoor lighting code
Attachments: CBL-POLC-standard-v2.0 edited.docx; CBL-POLC-standard-v2.0.pdf

Hi Tracy-

The attached .docx file contains an outdoor lighting code I adapted from the Pattern Outdoor Lighting Code (POLC) v. 2.0 (2010)- also attached for reference.

I decided to use this model rather than the one I cited at the PC meeting (The IAD-IES Model Lighting Code). The latter has no provisions for compliance or enforcement whereas it's straightforward to verify compliance with the POLC. The POLC integrates better with our overall regulatory environment. Also, I also found some articles indicating that the IAD-IES code doesn't control light pollution as effectively as the POLC. Here's an [article](#) by a planner comparing these and other model codes.

In adapting the POLC, I eliminated the higher-illumination lighting zone (LZ-2) which is intended for developed commercial areas. The illustrations in the PDF are not in the .docx version because they didn't translate. I don't think they're necessary to interpret the code and planning staff can refer to them in the PDF for clarification if needed. Please look at Section 13. Violation and Penalty. I'm not sure if this is legal.

Hope this helps.

David

David Ross Scheer ARCHITECT
776 east capitol blvd
salt lake city utah 84103
+1 801.910.0920
www.scheerarchitecture.com

Outdoor Lighting Code
proposed as part of Inland Port overlay September 18, 2018

Contents

Section 1: Purpose and Intent

Section 2: Conformance with Applicable Codes

Section 3: Applicability

3.1 New Uses, Buildings and Major Additions or Modifications

3.2 Minor Additions

3.3 Resumption of Use after Abandonment

3.4 Public Roadways

Section 4: General Outdoor Lighting Standards

4.1 Shielding Standards

4.2 Total Outdoor Light Output Standards

4.3 Lamp Type Standards

4.4 Spot Light Aiming Standard

4.5 “House Side” Shielding Standard

4.6 Effective Shielding Standard

4.7 Multi-Class Lighting Standard

4.8 Luminous Tube Lighting

4.9 Internally Illuminated Architecture

4.10 Indoor Lighting

4.11 Time Limits.

Section 5: Outdoor Advertising Sign Lighting Standards

5.1 Externally Illuminated Sign Lighting Standards

5.2 Internally Illuminated Sign, Neon Sign, Multicolor Fixed-Copy LED Sign and Single-Color LED Sign Lighting Standards

5.3 Multicolor Changeable-Copy LED Sign Lighting Standards

5.4 Time Limits

Section 6: Special Use Lighting Standards

6.1 Recreational Facilities

6.2 Frontage Row of Vehicle Display Areas

6.3 Service Station Canopies

6.4 Other Lighting on Parcels with Special Uses

Section 7: Submission of Plans and Evidence of Compliance with Code,

Subdivision Plats

7.1 Submission Contents

7.2 Additional Submission

7.3 Subdivision Plats

7.4 Lamp or Fixture Substitution

7.5 Plan Approval

7.6 Certification of Installation

Section 8: Prohibitions

8.1 Sale of Non-Conforming Fixtures and Lamps

8.2 Laser Source Light

8.3 Searchlights

Section 9: Temporary Exemption

9.1 Request; Renewal; Information Required

- 9.2 Approval; Duration
- 9.3 Disapproval; Appeal
- Section 10: Other Exemptions
 - 10.1 Nonconformance
 - 10.2 State and Federal Facilities
 - 10.3 Emergency Lighting
 - 10.4 Swimming Pool and Fountain Lighting
- Section 11: Appeals
- Section 12: Law Governing Conflicts
- Section 13: Violation and Penalty
- Section 14: Severability
- Section 15: Definitions

Note: *Bold italics* indicate terms defined in Section 15.

Section 1. Purpose and Intent.

It is the intent of this Code to define practical and effective measures by which the obtrusive aspects of outdoor light usage can be reduced, while preserving safety, security, and the nighttime use and enjoyment of property. These measures are intended to curtail the degradation of the nighttime visual environment, reduce *light trespass, glare*, energy and resource waste by encouraging lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the use of poorly shielded or inappropriately directed *lighting fixtures*.

Section 2. Conformance with Applicable Codes.

All outdoor lighting shall be *installed* in conformance with the provisions of this Code, the Building Code, the Electrical Code, the Energy Code, and the Sign Code of the jurisdiction as applicable and under appropriate permit and inspection.

Section 3. Applicability.

3.1 New Uses, Buildings and Major Additions or Modifications. For all proposed new land uses, developments, buildings, and structures that require a permit, all outdoor lighting shall meet the requirements of this Code. All building additions or modifications of twenty-five (25) percent or more in terms of additional dwelling units, gross floor area, or parking spaces, either with a single addition or with cumulative additions subsequent to the effective date of this provision, shall invoke the requirements of this Code for the entire property, including previously installed and any new outdoor lighting. Cumulative modification or replacement of outdoor lighting constituting twenty-five (25) percent or more of the permitted *lumens* for the parcel, no matter the actual amount of lighting already on a non-conforming site, shall constitute a major addition for purposes of this section.

3.2 Minor Additions. Additions or modifications of less than twenty-five (25) percent to existing uses, as defined in Section 3.1 above, and that require a permit, shall require the submission of a complete inventory and site plan detailing all existing and any proposed new *outdoor lighting fixtures*. Any new *outdoor lighting fixtures* on the site shall meet the requirements of this Code with regard to shielding

and lamp type; the *total outdoor light output*

after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this Code, whichever is larger.

3.3 Resumption of Use after *Abandonment*. If a property or use with non-conforming lighting is *abandoned*, then all outdoor lighting shall be reviewed and brought into compliance with this Code before the use is resumed.

3.4 Public Roadways. Lighting for public roadways must comply with the provisions of this Code, except the *total outdoor light output* limits of Section 4.2.

Section 4. General Outdoor Lighting Standards.

4.1 Shielding Standards. All nonexempt *outdoor lighting fixtures* shall have shielding as shown in Table 4.1; outdoor *luminous tube* lighting does not require shielding but total output from *partially shielded* lighting is subject to the limits set forth in Section 4.2.

Use Codes:

A = unshielded, *partially* and *fully shielded fixtures* allowed

P = *partially* and *fully shielded fixtures* allowed

F = only *fully shielded fixtures* allowed

X = not allowed

Table 4.1. LIGHT FIXTURE SHIELDING STANDARDS

Land Use and Lighting Class	Shielding	Notes
Commercial, Industrial, Mixed-use and Multi-family Residential uses		
Class 1 lighting (Color Rendition):		
Initial output ≥ 2000 lumens	F	
Initial output < 2000 lumens	F	2
Class 2 lighting (General Illumination):		
Initial output ≥ 2000 lumens	F	
Initial output < 2000 lumens	F	2
Class 3 lighting (Decorative):		1
Initial output ≥ 2000 lumens	X	
Initial output < 2000 lumens	P	2
Initial output < 20 lumens	X	

Notes to Table 4.1

1. Exception: seasonal decorations using typical low-wattage incandescent lamps shall be permitted in all lighting zones from Thanksgiving through 15 January.

2. Examples of lamp types of 2,000 and 1,000 *lumens* and below (The acceptability of a particular light is determined by *lumen* output, not wattage; values listed are approximate; check manufacturer’s specifications). Lamp Type and Wattage with Outputs below 2000 *lumens* and 1000 *lumens*

Lamp Type	2000 <i>lumens</i>	1000 <i>lumens</i>
-----------	--------------------	--------------------

Standard incandescent and less	100 watt	60 watt
Tungsten-halogen (quartz) and less	100 watt	60 watt
Fluorescent and less	25 watt	15 watt
Compact Fluorescent and less	26 watt	13 watt
No available High-Pressure Sodium or Metal Halide		

4.2. *Total Outdoor Light Output Standards.* Total outdoor light output (see definition 16.30) shall not exceed the limits in Table 4.2.

Table 4.2. MAXIMUM TOTAL OUTDOOR LIGHT OUTPUT STANDARDS

Land Use	Maximum Total Light Output	Notes
Commercial Industrial, Mixed-use and Multi-family Residential uses (lumens per net acre)		
total (fully shielded + partially shielded + unshielded)	50,000	
partially shielded + unshielded only	5,000	
Residential uses (lumens per residence)		1
total (fully shielded + partially shielded)	10,000	
partially shielded	3,000	

Note to Table 4.2

1. For purposes of this section, residential refers to all residential land-use zoning, including all densities and types of housing such as single-family detached and duplexes, but does not include multi-family residential uses.

4.3. *Lamp Type Standards.* All lamps must conform to the types listed in Table 4.3.

Lamp Types:

wLED = "warm white" light emitting diode with $CCT \leq 3500$ K

HPS = high-pressure sodium

LPS = low-pressure sodium

Table 4.3. ALLOWED LAMP TYPES

LIGHTING CLASS	Allowed Lamp Types	Notes
Class 1 lighting (Color Rendition):		
All initial outputs	all types	

Class 2 lighting (General Illumination):		
Initial output \geq 2,000 lumens	wLED, HPS, LPS	
Initial output $<$ 2,000 lumens	all types	
Class 3 lighting (Decorative):		
All initial outputs	all types	

4.4. *Spot Light Aiming Standard.* *Light Fixtures* containing *Spot* or *Flood lamps* must be aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side). When aimed above straight down but at less than 45 degrees, such *light fixtures* shall be considered *partially shielded*; when aimed straight down they shall be considered *fully shielded*.

4.5. “House Side” Shielding Standard. Beyond the shielding requirements of Section 4.1, any privately or publicly owned *outdoor light fixture* with a lamp of initial output over 10,000 *lumens* located within 50 feet of any residential (including multi-family residential) property or public right-of-way shall utilize an internal or external “house-side” shield, with the *light fixture* and shield oriented to minimize *light trespass* over the adjacent property or right-of-way line. If an external shield is used, the surface of the shield facing the lamp must be a dark or flat black color.

4.6. Effective Shielding Standard. All *light fixtures* that are required to be *fully shielded* shall be installed and maintained in such a manner that the shielding is effective as described in the definition in Section 15 for *fully shielded fixtures*.

4.7. *Multi-Class Lighting Standard.* *Multi-Class lighting* must conform to the shielding and timing restrictions, if any, that apply to the most restrictive included *Lighting Class*.

4.8. *Luminous Tube Lighting.* Lighting using *luminous tubes* is included in the total outdoor light output calculations for the site. Lumens for neon lighting are calculated on a per foot basis, rather than per "fixture." Any unshielded neon lighting is limited by the *partially shielded* + unshielded lighting limits of Section 4.2.

4.9. Internally Illuminated Architecture. Any architectural element including walls, portions of buildings or canopy edges that is internally illuminated and that is not a sign or fenestration (windows or doors) shall have 100 percent of the initial lamp output of all lamps used to provide such illumination considered *partially shielded* lighting for the purposes of calculating *total outdoor light output* for the site.

4.10. Indoor Lighting. Any indoor lighting fixture within a non-residential structure containing a lamp with initial output over 2,500 lumens and mounted such that any part of the fixture is lower than the upper edge of a window or door must be fully shielded.

4.11. Time Limits.

A. *Class 3 lighting* shall be extinguished between 10:00pm (or when the business closes, whichever is later) and the time the business re-opens.

B. *Class 2 lighting* located 75 feet or more from the nearest building, *display area* or storage area shall be extinguished between 10:00pm (or within 30 minutes of the business closing, whichever is later) and the time the business re-opens.

Section 5. Outdoor Advertising Sign Lighting Standards.

5.1 *Externally Illuminated Sign Lighting Standards.* External illumination for signs, including *billboards*, shall conform to the provisions of this Code. Such lighting shall be treated as *Class 1 lighting* and shall conform to the lamp source, shielding restrictions and *total outdoor light output* limits of Section 4 (except as provided in Section A below). All upward-directed sign lighting is prohibited.

A. Lighting for externally illuminated *billboards* may use up to 200 initial lamp *lumens* per square foot of sign face. Lighting for billboards is not included toward the *total outdoor light output* limits of Section 4.2.

5.2 *Internally Illuminated Sign, Neon Sign, Multicolor Fixed-Copy LED Sign and Single-Color LED Sign Lighting Standards.*

A. Outdoor *internally illuminated signs* must either be constructed with an *opaque* background and translucent text and symbols, or with a colored background and generally LIGHTER text and symbols. Lamps used for internal illumination of *internally illuminated signs* shall not be counted toward the *total outdoor light output* limits in Section 4.2.

B. *Neon signs, multicolor fixed-copy LED Signs and single-color LED signs* shall be treated as *internally illuminated signs* for the purposes of this Code, and shall not have their outputs counted toward the *total outdoor light output* limits in Section 4.2. Any lighting extending beyond the area considered to be the sign area (as defined in the Sign Code of this jurisdiction) shall conform to all provisions of this Code. In particular, such lighting shall be treated as *Class 3 lighting* (decorative) and shall conform to the *total outdoor light output* limits of Section 4.

C. Other internally-illuminated panels or decorations not considered to be signage according to the sign code of this jurisdiction (such as illuminated canopy margins or building faces), shall be considered *Class 3 lighting* (decorative), and shall be subject to the standards applicable for such lighting, including but not limited to the lamp source, shielding standards and *total outdoor light output* limits of Section 4.2.

5.3 *Multicolor Changeable-Copy LED Sign Lighting Standards.* *Multicolor changeable-copy LED signs* are not permitted.

5.4 Time Limits. Illumination for all *on-site advertising signs* except *billboards* shall be turned off by the times listed in Table 5.4 or when the business closes,

whichever is later. Signs subject to time limits are required to have functioning and properly adjusted automatic shut-off timers. Light background (white, off-white, light gray, cream or yellow) *internally illuminated signs, installed* legally before enactment of this code [enter date], may continue to be used and illuminated but must conform to the time limits as indicated.

Table 5.4. ILLUMINATED SIGN TIME LIMITS

Sign Type	Time limit
Internally illuminated, light background	6pm
All other types	9pm

Section 6: Special Use Lighting Standards.

6.1 Recreational Facilities.

A. Class of Play: Fields designed primarily for use by municipal or amateur leagues, training, recreational or social levels, shall be considered *Sports Class IV* as defined by the Illuminating Engineering Society of North America (IESNA). Fields designed primarily for college, semiprofessional, professional or national levels shall be considered *Sports Class I, Sports Class II* or *Sports Class III* as defined by IESNA.

B. Lighting Class and Amount: Lighting for outdoor athletic fields, courts or tracks shall be considered *Class 1 lighting* (Color Rendition), and shall be exempt from the *lumens* per acre limits of Section 4.2. *Illuminance* shall be designed to achieve no greater than the minimal levels for the activity as recommended by the Illuminating Engineering Society of North America (IESNA) for the *Sports Class* as described in Section 6.1.A.

C. Shielding:

1. Facilities designed for *Sports Class III* and *Sports Class IV*: lighting for the field shall use *fully shielded lighting fixtures*. Where *fully shielded fixtures* are not available, *lighting fixtures* using external louvers or shields that, in the final installed configuration, extend to within 3 inches on the lowest portion of the light fixture opening are required. The fixtures shall be *installed* and maintained with aiming angles that permit no greater than 1% of the light emitted by each fixture to project above the horizontal.

2. Facilities designed for *Sports Class I* and *Sports Class II*: lighting for the field shall use *lighting fixtures* with internal and/or external control louvers or shields to minimize off-site *glare* and *light trespass*. The fixtures shall be *installed* and maintained with aiming angles that permit no greater than 5% of the light emitted by each fixture to project above the horizontal.

D. Certification: Every such lighting system design and installation shall be

certified by a registered engineer, architect or landscape architect as conforming to all applicable restrictions of this Code.

E. Time Limit: All field lighting shall be extinguished within 30 minutes of cessation of play, and events shall be scheduled so as to complete activity before 11pm. Illumination of the playing field, court or track shall be permitted after the time limit only to conclude a scheduled event that did not conclude before the time limit due to unusual circumstances.

6.2. *Frontage Row of Vehicle Display Areas*

A. Lighting Class: Lighting for *frontage row of vehicle display areas* shall be considered *Class 1 lighting* (Color Rendition).

B. Shielding: All *frontage row vehicle display area* lighting shall utilize *fully shielded light fixtures* that are *installed* in a fashion that maintains the *fully shielded* characteristics.

C. Lumen Limit: *Total outdoor light output* for the *frontage row of vehicle display areas* is exempt from the *total outdoor light output* limits in Section 4.2, but shall not exceed 60 *lumens* per square foot.

D. Time Limit: The *frontage row of vehicle display area* lighting exceeding the *lumens* per acre cap of Section 4.2 shall be turned off at 10 p.m. or within thirty minutes after closing of the business, whichever is later. Lighting in the *frontage row of vehicle display areas* after the time limit shall be considered *Class 2 lighting*, and shall conform to all restrictions of this Code applicable for *Class 2 lighting*, including the *total outdoor light output* limits in Section 4.2.

6.3 Service Station Canopies.

A. Lighting for service station canopies shall be considered *Class 1 lighting* (Color Rendition).

B. Shielding: All light fixtures mounted on or recessed into the lower surface of service station canopies shall be *fully shielded* and utilize flat lenses.

C. Total Under-Canopy Output: The total light output used for illuminating service station canopies, defined as the sum of all under-canopy initial bare-lamp outputs in *lumens*, shall not exceed 60 *lumens* per square foot of canopy. All lighting mounted under the canopy, including but not limited to *light fixtures* mounted on the lower surface or recessed into the lower surface of the canopy and any lighting within signage or illuminated panels over the pumps, is to be included toward the total at full initial *lumen* output.

D. The *lumen* output of lamps mounted on or within the lower surface of a canopy is included toward the *total outdoor light output* limits in Section 4.2 according to the method defined for *total outdoor light output*. Other lighting located under a canopy but not mounted on or within the lower surface is included toward the *total outdoor*

light output limits in Section 4.2 at full initial output.

6.4 Other Lighting on Parcels with Special Uses. All lighting not directly associated with the special use areas above shall conform to the lighting standards described in this Code at all times, including but not limited to the shielding requirements of Section 4.1, the *total outdoor light output* limits of Section 4.2 and the lamp type standards of Section 4.3. The *net acreage* for the determination of compliance with Section 4.2 shall not include the area of the athletic field or *frontage row of vehicle display area*; the area of any service station canopy shall be included in the *net acreage*.

Section 7. Submission of Plans and Evidence of Compliance with Code, Subdivision Plats.

7.1 Submission Contents. The applicant for any permit required by any provision of the laws of this jurisdiction in connection with proposed work involving *outdoor lighting fixtures* shall submit (as part of the application for permit) evidence that the proposed work will comply with this Code. Even should no other such permit be required, the installation or modification of any exterior lighting (except for routine servicing and same-type lamp replacement) shall require submission of the information described below. The submission shall contain but shall not necessarily be limited to the following, all or part of which may be part of or in addition to the information required elsewhere in the laws of this jurisdiction upon application for the required permit:

A. plans indicating the total number and location on the premises of all *outdoor lighting fixtures*, both proposed and any already existing on the site;

B. description of all *outdoor lighting fixtures*, both proposed and existing. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers (including sections where required); lamp types, wattages and initial *lumen* outputs;

7.2 Additional Submission. The above required plans, descriptions and data shall be sufficiently complete to enable the designated official to readily determine whether compliance with the requirements of this Code will be secured. If such plans, descriptions and data are not sufficient, the applicant shall submit such additional evidence as reasonably requested by the jurisdiction, including certified reports of tests performed and certified by a recognized testing laboratory.

7.3 Subdivision Plats. If any subdivision proposes to have *installed* street or other common or public area outdoor lighting, submission of the information as described in Section 7.1 shall be required for all such lighting.

7.4 Lamp or Fixture Substitution. Should any *outdoor light fixture* or the type of light source therein be changed after the permit has been issued, a change request must be submitted to the designated official for approval, together with adequate

information to assure compliance with this Code. Approval must be received prior to substitution.

7.5 Plan Approval. If the designated official determines that the proposed lighting does not comply with this Code, the permit shall not be issued or the plan approved.

7.6 Certification of Installation. For projects using 200,000 lumens or more a registered engineer shall certify in writing to the City that all lighting was installed in accordance with the approved plans.

Section 8. Prohibitions.

8.1 Sale of Non-Conforming Fixtures and Lamps. The installation, sale, offering for sale, lease or purchase of any outdoor lighting fixture or lamp the use of which is not allowed by this Code is prohibited.

8.2 Laser Source Light. The use of laser source light or any similar high intensity light for outdoor advertising or entertainment, when projected above the horizontal, is prohibited.

8.3 Searchlights. The operation of searchlights for advertising purposes is prohibited.

Section 9. Temporary Exemption.

9.1 Request; Renewal; Information Required. Any person may submit, on a form prepared by the jurisdiction, to the designated official, a temporary exemption request. The request shall contain the following information:

- A. specific Code exemption(s) requested;
- C. duration of requested exemption(s);
- E. proposed location on premises of the proposed light fixture(s);
- B. purpose of proposed lighting;
- D. information for each light fixture and lamp combination as required in section 7.1;
- F. previous temporary exemptions, if any, and addresses of premises thereunder;
- G. such other data and information as may be required by the designated official.

9.2 Approval; Duration. The designated official shall have five (5) business days from the date of submission of the request for temporary exemption to act, in writing, on the request. If approved, the exemption shall be valid for not more than thirty (30) days from the date of issuance of the approval. The approval shall be renewable upon further written request, at the discretion of the designated official, for a maximum of one (1) additional thirty (30) day period. The designated official is not authorized to grant more than one (1) temporary permit and one (1) renewal for a thirty (30) day period for the same property within one (1) calendar year.

9.3 Disapproval; Appeal. If the request for temporary exemption or its extension is disapproved, the person making the request will have the appeal rights provided in Section 11.

Section 10. Other Exemptions.

10.1 Outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code. All outdoor light fixtures lawfully installed prior to and operable on the effective date of this Code are exempt from all requirements of this Code. There shall be no change in use or lamp type, or any replacement (except for same-type and same-output lamp replacement) or structural alteration made, without conforming to all applicable requirements of this Code. Further, if the property is abandoned, or if there is a change in use of the property, the provisions of this Code will apply when the abandonment ceases or the new use commences.

10.2 State and Federal Facilities. Compliance with the intent of this Code at all State and Federal facilities is encouraged.

10.3 Emergency Lighting. Emergency lighting, used by police, firefighting, or medical personnel, or at their direction, is exempt from all requirements of this code for as long as the emergency exists.

10.4 Swimming Pool and Fountain Lighting. Underwater lighting used for the illumination of swimming pools and fountains is exempt from the lamp type and shielding standards of Section 4.1, though it must conform to all other provisions of this code.

Section 11. Appeals.

Any person substantially aggrieved by any decision of the designated official made in administration of the Code has the right and responsibilities of appeal to the Advisory/Appeals Board of this jurisdiction.

Section 12. Law Governing Conflicts.

Where any provision of federal, state, county, township or city statutes, codes, or laws conflicts with any provision of this Code, the most restrictive shall govern unless otherwise regulated by law.

Section 13. Violation and Penalty.

It shall be a civil infraction for any person to violate any of the provisions of this Code. Each and every day or night during which the violation continues shall constitute a separate offense. A fine shall be imposed of not less than fifty dollars nor more than seven hundred dollars for any individual or not less than 100 nor more than ten thousand dollars for any corporation, association, or other legal entity for each offense. The imposition of a fine under this Code shall not be suspended.

Section 14. Severability.

If any of the provisions of this Code or the application thereof is held invalid, such

invalidity shall not affect other provisions or applications of this Code which can be given effect, and to this end, the provisions of this Code are declared to be severable.

Section 15. Definitions.

As used in this Code, unless the context clearly indicates otherwise, certain words and phrases shall mean the following:

15.1 *Abandoned*. Abandonment shall be determined as provided in Section _____ of the City/Town's Zoning Ordinance. [Consider "cessation of use" here instead, depending on advice of local counsel]

15.2 *Billboard*. Any sign designed for use with changeable advertising copy and which is normally used for the advertisement of goods produced or services rendered at locations other than the premises on which the sign is located.

15.3 *CCT*. Correlated color temperature. A numerical figure used to describe the apparent color of white or nearly white light sources such as LEDs or metal halide.

15.4 *Class 1 Lighting*. All outdoor lighting used for, but not limited to, outdoor sales or eating areas, assembly or repair areas, advertising and other signs, recreational facilities and other similar applications where COLOR RENDITION IS IMPORTANT to preserve the effectiveness of the activity. Designation of lighting as *Class 1 lighting* requires a finding by the Planning Director of the essential nature of color rendition for the application. Recognized *Class 1 lighting* uses are: outdoor eating and retail food or beverage service areas; outdoor maintenance areas where regularly scheduled maintenance activity occurs after dark; *display areas*; assembly areas such as concert or theater amphitheaters.

15.5 *Class 2 Lighting*. All outdoor lighting used for, but not limited to, illumination for walkways, roadways, equipment yards, parking lots and outdoor security where GENERAL ILLUMINATION for visibility, safety or security of the grounds is the primary concern.

15.6 *Class 3 Lighting*. Any outdoor lighting used for DECORATIVE effects including, but not limited to, architectural illumination, flag and monument lighting, and illumination of trees, bushes, etc.

15.7 *Development Project*. Any residential, commercial, industrial or mixed-use subdivision plan or development plan which is submitted to the City for approval.

15.8 *Display Area*. Outdoor areas where active nighttime sales activity occurs AND where accurate color perception of merchandise by customers is required.

Recognized *display area* uses include automobile and recreational vehicle sales, boat sales, tractor sales, building supply sales, gardening or nursery sales, swap meets. Uses not on this list must be approved as *display area* uses by the Planning Director.

15.9 *Frontage Row of Vehicle Display Area*. That portion of a *display area* used for vehicles located adjacent to the parcel frontage. Includes only the front row of vehicles adjacent to the parcel frontage; does not include the driving area located behind the parked vehicles or the remainder of the *display area* not adjacent to the frontage.

15.10 *Flood Lamp*. See *Spot Lamp*.

15.11 *Footcandle*. The standard imperial unit used to measure *illuminance*, or the amount of light falling onto a surface, such as a roadway or athletic field. One

footcandle equals one *lumen* per square foot. One *footcandle* equals approximately 10 *lux*.

15.12 *Fully Shielded (Light Fixture)*. A *light fixture* constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the *fixture*, is projected below the horizontal. Any structural part of the *light fixture* providing this shielding must be permanently affixed, and part of the fixture, not part of any surrounding building or architectural elements.

15.13 *Glare*. The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause annoyance, discomfort, or loss in visual performance and visibility; blinding light.

15.14 *Illuminance*. The amount of light falling onto a unit area of surface (luminous flux per unit area) - measured in *footcandles* or *lux*.

15.15 *Installed*. The attachment, or assembly fixed in place, whether or not connected to a power source, of any *outdoor light fixture*.

15.16 *LED*. Light emitting diode.

15.17 *Light Fixture, Outdoor*. A complete lighting assembly (including the lamp, housing, reflectors, lenses and shields), less the support assembly (pole or mounting bracket). Includes *luminous tubes*, lamps or similar devices, permanently *installed* or portable, used for illumination, decoration, or advertisement. Such devices shall include, but are not limited to lights used for:

- A. parking lot or *parking garage* lighting;
- B. roadway and driveway lighting;
- C. pedestrian or walkway lighting;
- D. entryway lighting;
- E. recreational areas;
- F. landscape lighting;
- G. *billboards* and other signs (advertising or other);
- H. *display area* lighting;
- I. building or structure decoration;
- J. building overhangs and open canopies.

For purposes of determining *total light output from a light fixture*, lighting assemblies which include multiple lamps within a single *light fixture* or on a single pole or standard shall be considered as a single unit.

15.18 *Light Trespass*. Light falling across property boundaries, onto property not containing the originating light source.

15.19 *Lumen*. Unit of luminous flux; used to measure the amount of light emitted by lamps.

15.20 *Luminaire*. See *Light Fixture, (Outdoor)*.

15.21 *Luminance*. The intensity of light reflected or emitted from a unit area of surface, such as a sign face - measured in *nits*.

15.22 *Luminous Tube*. A glass tube filled with a gas or gas mixture (including neon, argon, mercury or other gasses), usually of small diameter (10-15 millimeter), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs. A "neon" tube. Does not include common fluorescent tubes or compact fluorescent lamps.

15.23 *Lux*. The standard metric unit used to measure *illuminance*, or the amount of light falling onto a surface, such as a roadway or athletic field. One *lux* equals one *lumen* per square meter. One *lux* equals approximately 0.1 *footcandles*.

15.24 *Multi-Class Lighting*. Any outdoor lighting used for more than one purpose, such as security and decoration, such that its use falls under the definition of two or more Classes as defined for *Class 1, 2 and 3 Lighting*.

15.25 *Neon Tube*. See *Luminous Tube*.

15.26 *Net Acreage*. The remaining area after deleting all portions for proposed and existing streets within a parcel, subdivision or multiple contiguous parcels proposed for development. For parcels including special uses listed in Section 6 that are exempted from the *total outdoor light output* limits of Section 4.2, the area devoted to the special use only shall also be excluded from the *net acreage*.

15.27 *Nit*. The standard unit used to measure the brightness of a surface, such as a sign.

15.28 *Outdoor Light Fixture*. See *Light Fixture, Outdoor*.

15.29 *Opaque*. *Opaque* means that a material does not transmit light from an internal illumination source. Applied to sign backgrounds, means that the area surrounding any letters or symbols on the sign allows no light from an internal source to shine through it.

15.30 *Outdoor Light Output, Total*. The initial total amount of light, measured in *lumens*, from all lamps used in *outdoor light fixtures*. Includes all lights and *luminous tubes* used for *Class 1, Class 2, Class 3* and *multi-Class lighting*, and lights used for external illumination of signs, but does not include lights used to illuminate *internally illuminated signs, luminous tubes* used in *neon signs*, or seasonal lighting from typical low-output lamps permitted between Thanksgiving and January 15th. For lamp types that vary in their output as they age (such as high pressure sodium, fluorescent and metal halide), the initial lamp output, as defined by the manufacturer, is the value to be considered. For *LED* fixtures, the light output of the fixture, as defined by the manufacturer, is the value to be considered. For determining compliance with Section 4.2 [*Total Outdoor Light Output*] of this Code, the light emitted from lamps and *luminous tubes* is to be included in the total output as follows:

A. *outdoor light fixtures* installed on poles (such as parking lot *light fixtures*) and *light fixtures* or *luminous tubes* installed on the sides of buildings or other structures, when not shielded from above by the structure itself as defined in parts B, C and D below, are to be included in the *total outdoor light output* by simply adding the initial *lumen* outputs of the lamps and tubes;

B. *outdoor light fixtures* and *luminous tubes* installed under canopies, buildings (including *parking garage decks*), overhangs or roof eaves where all parts of the lamp, tube or *light fixture* are located at least five (5) feet but less than ten (10) feet from the nearest edge of the canopy or overhang are to be included in the *total outdoor light output* as though they produced only one-quarter (0.25) of the lamp's rated initial *lumen* output;

C. *outdoor light fixtures* and *luminous tubes* installed under canopies, buildings (including *parking garage decks*), overhangs or roof eaves where all parts of the lamp, tube or *light fixture* are located at least ten (10) feet but less than thirty (30) feet from the nearest edge of the canopy or overhang are to be included in the total outdoor light output as though they produced only one-tenth (0.10) of the lamp's or tube's rated initial *lumen* output.

D. *outdoor light fixtures* and *luminous tubes* installed under canopies, buildings (including *parking garage decks*), overhangs or roof eaves where all parts of the lamp or light fixture are located thirty (30) or more feet from the nearest edge of the

canopy or overhang are not to be included in the *total outdoor light output*. Such lamps and tubes must however conform to the lamp source and shielding requirements of Section 4.

15.31 *Parking Garage*. A multi-level or covered structure for parking that is open to the outside air. Includes parking facilities under buildings when the area is open to the outside at more locations than just the automobile entries and exits.

15.32 *Partially Shielded* (Light Fixture). A *light fixture* constructed and mounted such that most light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal. Light emitted at or above the horizontal direction (sideways or upwards) arises only from decorative elements or strongly colored or diffusing materials such as "honey" or colored glass or plastic. Fixtures using spot or flood lamps are considered *partially shielded* if the lamps are aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side).

15.33 *Person*. any individual, tenant, lessee, owner, or any commercial entity including but not limited to firm, business, partnership, joint venture, or corporation.

15.34 *Searchlight*. A lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp, and with a swiveled or gimballed mount to allow the assembly to be easily redirected. Such lights are used commonly to sweep the sky for advertisement purposes.

15.35 *Sign, Externally Illuminated*. A sign illuminated by light sources from the outside.

15.36 *Sign, Internally Illuminated*. A sign illuminated by light sources enclosed entirely within the sign cabinet and not directly visible from outside the sign.

15.37 *Sign, Multicolor Changeable-Copy LED*. A sign composed of *LEDs* of more than one color and programmable to allow changing displays.

15.39 *Sign, Multicolor Fixed-Copy LED*. A sign composed of *LEDs* of more than one color with a fixed (not changeable or programmable) copy display.

15.38 *Sign, Neon*. A sign including *luminous tubes* formed into text, symbols or decorative elements and directly visible from outside the sign cabinet.

15.39 *Sign, On-Site Advertising*. A sign used primarily to advertise goods or services offered on the same parcel on which the sign is located. Such a sign may include incidental non-advertising information (for example time and temperature; does not include publicly owned signs providing general interest information exclusively (such as road names or highway conditions)

15.40 *Sports Class I/II/III/IV*. Level of sports play as defined by the Illuminating Engineering Society of North America. This level is primarily determined by the number and distance of spectators; the higher recommended illumination levels facilitate the spectator's ability to view the action. *Sports Class IV* is the most common level, and is typical of municipal and amateur league and social level sports, with minimal accommodations for spectators, typically including bleachers located close to the field. *Sports Class III* includes increased accommodation for spectators. *Sports Class II* and *Sports Class I* apply to large sports facilities where thousands of spectators may be located hundreds of feet from the field, and television broadcasting may be a consideration.

15.41 *Spot Lamp*. A specific form of lamp designed to direct its output in a specific

direction (a beam) with a reflector formed from the glass envelope of the lamp itself, and with a clear or nearly clear glass envelope: Such lamps are so designated by the manufacturers, and typically used in residential outdoor area lighting.

15.42 *Spot Light*. A *light fixture* containing a *Spot Lamp*.

15.43 *Temporary Lighting*. Lighting which does not conform to the provisions of this Code and which will not be used for more than one thirty (30) day period within a calendar year, with one thirty (30) day extension. Temporary lighting is intended for uses which by their nature are of limited duration; for example holiday decorations, civic events, or construction projects in.

ATTACHMENT I: 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. All written comments that were received throughout this process can be found below.

Community Council Notice:

Notices were sent on July 25, 2018 to Westpointe, Rose Park, Jordan Meadows, Fairpark, Poplar Grove, and Glendale Community Councils informing them of the proposed text amendments and asking if they would like Planning staff to present at their community council meeting. Glendale Community Council requested Planning staff to present the proposal.

Planning staff presented at the Glendale Community Council meeting on August 15, 2018. Staff gave an overview of what zoning changes needed to be made in order to comply with the State Code. Staff helped answer questions related to:

- What changes needed to be made
- Why certain components were included
- What natural resource storage entailed
- Impact of trains
- Website information

Notices were sent to all recognized community organizations on August 2, 2018 informing them of the proposed text amendments and all upcoming City-sponsored meetings related to the proposed text changes.

Mailings and Listserv

Notices were mailed to all property owners within the inland port jurisdictional boundary plus properties within 300 feet of the inland port jurisdictional boundary on August 9, 2018. The notices included information for all upcoming city-sponsored meetings including the public hearing notices for the Planning Commission meetings.

Emails were sent to those who had been involved in the past Northwest Quadrant Master Plan and associated zoning amendments. They were informed of the proposal and provided information on all upcoming city-sponsored meetings related to the proposal.

Open House:

Because this zoning amendment impacts multiple community councils, City staff held three open houses on the following dates and locations:

The first two open houses focused on providing the public information on the proposal and understanding the public's concerns about inland port uses and potential impacts.

- August 20, 2018 – Day-Riverside Library, 21 attendees
- August 23, 2018 – Sorenson Unity Center, 3 attendees

The third open house was a follow up to the first two open houses. This open house focused on the issues that came up and Planning staff presented the proposed draft ordinance.

- September 5, 2018 (follow up to the previous two Open Houses) – Sorenson Unity Center, 3 attendees

Website and Online Survey:

The Planning staff worked with the City’s Civic Engagement Team to create two online surveys. The first survey was released on August 20, 2018 and was closed on September 5, 2018. The first survey resulted in over 480 respondents with over 3,000 comments. The report generated for the first survey can be found [here](#). The applicable comments focused on the following concerns and impacts:

- Inland port impact on air quality, transportation, infrastructure, sensitive lands and wildlife
- Uses that would be allowed
- Need for transparent process

A second survey was released on September 10, 2018 that allowed the public to respond to the proposed ordinance. As of the date the staff report was published, the survey has resulted in approximately 58 responses. The comments applicable to the zoning amendment include:

- Air quality/environmental concerns
- Impacts on wildlife
- Effectiveness of mitigation plan
- Enforcement of zoning and mitigation efforts
- Concerns over natural resources

Meetings

Planning staff met with various City departments and stakeholders including:

- Army Corps of Engineers
- Environmental/Wildlife Non-Governmental Organizations (NGOs)
- Property owners

Planning Commission

September 12, 2018 Meeting

Public hearing notice published in the newspaper on September 1, 2018

Public notice posted on City and State websites and Planning Division list serve: August 30, 2018

A public hearing was held on September 12. The overall comments included:

- One-mile buffer needed for prison
- Grain Silos and railroad repair shops should be conditional use
- Coal cannot be covered
- Provide 1,000 foot buffer of natural resource storage from Northwest Quadrant natural areas
- Add landscaping and pavement requirements
- Require energy generation
- Include wildlife corridor study, artificial light study, noise pollution, and bird collision information in mitigation plan
- Greater buffer than 1,000 feet is needed
- Restrict mosquito abatement
- Require energy efficiency standards

September 26, 2018 Meeting

Public hearing notice published in the newspaper on September 15, 2018

Public notice posted on City and State websites and Planning Division list serve: September 13, 2018

Public Input:

All public comments received to date can be found below.

Comments in Response to Proposed Ordinance

September 2018

Tracy Tran, Senior Planner
Planning Division
Department of Community and Neighborhoods
Salt Lake City Corp.
tracy.tran@slcgov.com

Re: Comments on Inland Port Zoning Modifications per HB 2001

Dear Ms. Tran,

I am submitting these comments on behalf of Utah Audubon Council. They are in addition to those you received previously from National Audubon Society and Great Salt Lake Audubon.

We agree with and support the statement of purpose for the Inland Port Overlay District as a guide to development of the Port, but offer this suggestion pertaining to mitigation of impacts in order to strengthen and improve it:

Unless otherwise defined elsewhere in City codes, "mitigation" may be defined as "to make milder, less severe, less rigorous or less painful"¹. In some contexts, however, mitigation is viewed as compensation after the fact, after harm has been caused or negative impacts have occurred (e.g. wetlands replaced or created off-site to compensate for wetlands lost to development, or endangered species "refugia" created to off-set habitat lost). Since "mitigation" is used throughout the IP Overlay Ordinance, we think it is important that it be understood in a broader context of efforts to avoid, minimize, manage, and monitor potential impacts. Therefore we suggest that the language in the purpose statement be edited as follows:

After "utilizes best available technology and practices to" insert "avoid, minimize, manage, and" "mitigate environmental impacts;"

We suggest you consider adding to the prohibited uses radioactive waste. Similarly, temporary storage of radioactive waste should be a conditional use. The rationale for these suggestions is that rail shipments of radioactive wastes currently traverse the area of the IP on route to Energy Solutions and to the Waste Isolation Pilot Project in New Mexico. The U.S. Senate is poised to vote after the November elections on re-starting the funding and the process for approving the Yucca

¹ Webster's New World College Dictionary, Fourth Edition, 2001

Mountain high level nuclear waste repository (the House has already voted to do so). While the prospects that YMP will ever open are slim and at best are in the distant future, those radioactive wastes should not be allowed to park within the IP jurisdictional lands should they ever be transported through Utah.

The IP Overlay Ordinance does not address restrictions of or mitigations for noise or light pollution, nor does it address building height restrictions, as the underlying Northwest Quadrant Master Plan did. What is the rationale for this? Are the standards for these incorporated in the Overlay by reference? To our knowledge, there are no state or federal constraints applicable to noise and lighting, nor to building height concerns (except for aircraft flight paths).

Due to their great height and potential for disrupting migratory bird navigation, construction and use of grain silos should be a conditional use and they should be restricted within the IP to areas south of I-80.

Thank you for the opportunity to comment.

Respectfully,

Steve Erickson, Policy Advocate
Utah Audubon Council

Tran, Tracy

From: Kristin Urry [REDACTED]
Sent: Monday, September 17, 2018 9:10 PM
To: Inland Port
Subject: Comments

I completely disagree with the use of these wetlands to house a "port" through which industry and traffic including large trucks will be rampant. Uncontrolled development in this valley seems to be the norm and there is no concern about how these developments will affect the wildlife and people who currently live here. The quality of life here has steadily reduced over the last 30 years I have been here. Air pollution is out of control and often the worst in the country or the world! This is now a year round problem rather than just the winter "inversion" due to climate change and the governors lack of support for clean air policies affecting traffic and the biggest polluter in the valley Rio Tinto. The only concern in this state is bringing more people and business in with no place to house either. Making more money for developers and corporations is supported to the detriment of the people and animals who call this place home. I am disgusted with what is happening here and will be moving out within a year after 30 years here. The latest "port" boondoggle is just the latest in the process of dismantling any public input or feeling about what happens here. I'm done!

Sent from my iPad

Tran, Tracy

From: Tran, Tracy
Sent: Thursday, September 13, 2018 2:16 PM
To: [REDACTED]
Subject: RE: PLNPCM2018-00601: Inland Port

Hi Lynn,

The proposed inland port zoning modifications are in response to the State Legislature's state bill [HB 2001](#), which was passed on July 18, 2018. The now Utah State Code ([11-58](#)) states that "The transporting, unloading, loading, transfer, or temporary storage of natural resources may not be prohibited on the authority jurisdictional land." The State Code *does not* allow Salt Lake City to prohibit these things, but it does allow the City to write in standards. The State Code also gives the City until December 31, 2018 to allow "inland port uses" as permitted or conditional uses in the jurisdictional area. If the City does not make changes, all inland port uses will be considered a permitted use and the City will not be able to regulate these uses.

As a part of the proposed ordinance, we have highlighted a list of prohibited uses that are not considered an inland port use. That list includes uses such as hazardous waste (which includes radioactive material) and refineries. Here is a link to the [website](#) if you would like additional information regarding this project.

Please let me know if you have any additional questions or comments.

Thank you,

TRACY TRAN
Senior Planner

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

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

www.SLC.GOV/PLANNING

From: LYNN Pershing [REDACTED]
Sent: Thursday, September 13, 2018 9:59 AM
To: Tran, Tracy <Tracy.Tran@slcgov.com>
Subject: PLNPCM2018-00601: Inland Port

Hi Ms Tran

I would like to know more are the issue listed on the Mayor's report for Planning Commission discussion at the upcoming Planning Commission Meeting.

"Establish standards for the storage of natural resources"

I am strongly AGAINST transfer between storage vessel/containers AND temporary and/or long term storage of hazardous waste, coal, fossil fuel or any form of radioactive material at the INland Port.

Any natural resource material MUST remain within its original container vessel and merely pass through the Inland Port.

The location of the State created Port is of extremely Health, Fire and Safety Concerns to SLC residents and the Great Salt Lake natural reserves.

--

Lynn K. Pershing, Ph.D.



September 18, 2018

To Tracy Tran

Re Noise ordinance for Inland Port overlay

Hello Tracy-

I reviewed Salt Lake City's Noise Control ordinance (Ch. 9.28) and compared it with Denver's noise ordinance (Ch. 36) and guidelines by the World Health Organization. Ch. 9.28 is fine in general but lacks a couple of features that I think would greatly improve conditions for surrounding residential areas and wildlife in and near the Port area.

1. Lowered maximum noise levels. The World Health Organization has published draft recommended guideline noise levels for protection against unwanted noise. These noise levels are designed to prevent sleep disturbance, annoyance, and speech interference. The levels are based upon results from numerous studies in laboratories and field surveys. The levels are as follows:

- To protect the majority from being moderately annoyed, the noise level should not exceed 50 dBA.
- To protect the majority of people from being seriously annoyed during the daytime, the level from steady continuous noise in outdoor living areas should not exceed 55 dBA.
- At night, outdoor levels should not exceed 45 dBA, so that the recommended level of 30 dBA inside bedrooms for steady state continuous noise can be met with the windows open.

Ch. 9.28 allows higher noise levels in residential areas: 50dBA from 9:00 pm – 7:00 am and 55 dBA from 7:00 am – 9:00 pm. The standard of “the majority...being moderately annoyed” seems like a low bar for a residential neighborhood. Studies indicate that the effects of noise on wildlife are observable at levels as low as 40 dBA and are widely observed at 50 dBA. In light of this, please consider including the following maximum levels and time periods in the overlay ordinance:

Receptor premises	Residential		Natural	
	6:00 pm-7:00 am	7:00 am-6:00 pm	6:00 pm-7:00 am	7:00 am-6:00 pm
Source premises				
Commercial other than manufacturing	40 dBA	45 dBA	40 dBA	45 dBA
Manufacturing	45 dBA	50 dBA	45 dBA	45 dBA

2. Motor vehicle noise. Ch. 9.28 doesn't specifically address motor vehicle noise. Considering the heavy volume of train and truck traffic the Port will generate, I think the following language (taken from Denver's ordinance) should be incorporated into the Port overlay ordinance.

Motor vehicle noise

(a) No person shall operate nor shall the owner permit the operation of any motor vehicle or combination of motor vehicles at any time or place when such operation exceeds the sound pressure levels for the corresponding category of motor vehicle as specified in Table B. Except as provided in this subsection (a), the standards in Table B apply to all noise emitted from motor vehicles including any and all equipment thereon, under any condition of acceleration, deceleration, idle, grade or load and regardless of whether in motion. In lieu of Table B, the provisions of [Table 9.28.060.A] apply when a motor vehicle is parked and vehicle auxiliary equipment is in use.

TABLE B Maximum Allowable Noise Sound Pressure Levels for Motor Vehicles

Type of Vehicle	Maximum Allowable Sound Pressure Level	Measurement Distance from Motor Vehicle
Motor vehicles weighing less than 10,000 pounds, manufacturers gross vehicle weight	82 dB(A)	25 feet
Motor vehicles weighing 10,000 pounds or more, manufacturers gross vehicle weight	90 dB(A)	50 feet

(b) It shall be unlawful for any person to operate, or for the owner of any motor vehicle to permit the operation of any motor vehicle or combination of motor vehicles at any time, that is not equipped with any exhaust muffler approved by this chapter.

(c) It is unlawful for any person or for any owner to allow any person to modify, tamper with, alter, or change any motor vehicle in any manner that causes the sound emitted from the motor vehicle to exceed the corresponding sound pressure level in Table B.

(d) No person shall, nor shall the owner allow any person to, operate a motorcycle manufactured after December 31, 1982 that is not equipped with an exhaust muffler bearing the Federal EPA required labeling applicable to the motorcycle's model year, as set out in Code of Federal Regulations Title 40, Volume 24, Part 205, Subpart D and Subpart E; or a muffler or muffler system in compliance with Table B.

I hope this is helpful.

Best,

David

Tran, Tracy

From: Jack Ray [REDACTED]
Sent: Tuesday, September 11, 2018 11:01 PM
To: Tran, Tracy
Subject: Inland Port Draft Ordinance Comments by Utah Waterfowl Association

Tracy,

Thanks to you and the rest of the staff for your hard work on this matter. I am submitting the following comments regarding Draft Ordinance 21.34.150 for the IP Inland Port Overlay District.

1. **The phrase "abutting properties" in D.2 and D.2.b(2) should be replaced with the phrase in Utah Code Sec. 11-58-203(1)(c) and (f) "areas in proximity"**. There are properties that are very near the Inland Port that may be heavily impacted by the port development but that do not share a common boundary with the port. This change would be consistent with the language of the statute, avoid confusion and also fulfill the stated objective of sensitivity to the natural characteristics of the area.
2. **The following should be added to E.1.b(2): "any area zoned as a Natural Area by the City . . ."**. The City has zoned an area north of the inland port as a Natural Area, among other reasons, because of its sensitive characteristics. This would reflect the purpose of that designation and the statutory considerations for preserving compatibility with surrounding landscapes.
3. **Add to the mitigation plan as subsection (10): "A description of how the development and uses are compatible with or complement uses in areas in proximity to the authority jurisdictional land."** This simply incorporates language directly from **Utah Code Sec. 11-58-203(1)(f)** regarding development of the inland port.

Summary of Remarks to Inland Port Authority Board at 2nd Meeting August 29, 2018

While we continue to consider both Local Community costs and benefits, in context of State incentives to proceed with Inland Port project planning and development, there remain questions which have been posed to the Sub-committee(s) responsible for:

- 1) How the next phase Research Study funding of \$475,000 will be apportioned:
 - Will it be awarded via competitive bid?
 - Will LOCAL community input be required in the analysis?
 - Where/When will the information for Research Study RFP be posted?
- 2) Removal of funding note from Fiscal Notes of SB234 in HB2001 with respect to UDOT Transportation Investment Fund (it is not on the UDOT web site at this time).
- 3) Bonding Authority of the Inland Port Authority
 - How?
 - Who?
 - When?

Additional considerations which were raised during Salt Lake City Council presentation include:

- When and how will Inland Port Authority Sub-committees integrate Salt Lake City Master Plan for Northwest Quadrant into the Inland Port Business Plan?
- Will Inland Port Authority rely on Market Assessment of the University of Utah Kem C. Gardner Institute, making necessary adjustments based on current market conditions?
- Will Inland Port Authority rely on the Feasibility Study from Cambridge et.al., and make necessary adjustments based on current inputs from Local Communities/Salt Lake City?
- Where will U.S. Federal officials be included in the planning process? (Departments of Transportation, Environmental Protection, Commerce, Homeland Security)
- How and when will Inland Port Authority include private industry in project planning? (Railroads, Trucking Industry, Applied Technologies for Environmental impacts)
- How and when will Inland Port Authority include State and Federal Agencies in presenting Business Incentives to private industry participants?

Dean C. Dinas, Business Economist/Ki Technologies, Inc. (a Utah-based business consultancy)



UTAHPOLICY.COM ^(f)
WHERE POLITICAL JUNKIES GET THEIR DAILY FIX

Send News Tips
(<http://utahpolicy.com/index.php/contact-us>)

Correct Us
(<http://utahpolicy.com/index.php/contact-us>)

Newsletter Subscribe
(<http://utahpolicy.com/index.php/email-newsletter/subscribe-to-our-newsletter>)

Guest opinion: Utah port can become the best of the west...if we take action now

Details

Written by Heal Utah, Breathe Utah and Utah Clean Cities

Category: Featured Articles (<index.php/features/featured-articles>)

Created: 07 August 2018



The proposed inland port could spark innovation, bring economic diversity, and put Utah in a position to be the best of the west -- if it is done correctly.

By "correctly," we mean designing an inland port from the outset that includes clean, low-emission technologies that will reduce the large potential impacts on our airshed and energy grid. There is great opportunity here but it is still unclear how the Inland Port Board Authority will prioritize the assessment of these technologies and what their implementation will look like.

The recent amendments to the inland port bill (HB2001) did address some of the environmental concerns that were raised in the initial bill (SB234, passed during the 2018 regular legislative session). These amendments, which include developing an explicit sustainability plan within the overall business plan, as well as completing an environmental and emissions impact assessment for any development project brought to the board, made the inland port much more palatable. But it still has room to improve and the stakes are too high for the Board and the business community to ignore.

To ensure the inland port will maximize the potential for our economy, health, and environment, sustainable development must be integrated into every aspect of the port. Sustainable development will minimize environmental risk, prioritize public health and safety, and implement new technologies to make the port as clean as possible.

Currently, Salt Lake and Provo are out of attainment with federal health standards for both small particulate matter (PM2.5, mostly a problem in the winter) and ozone (primarily occurring in the summer). Utah's projected population growth, tied to our strong and expanding economy, means that emissions will only continue to increase over time.

This will make attaining federal standards more difficult, which means that many of the manufacturing and logistics operations that will benefit from the port, as well as the residential development associated with these new jobs, could be at risk. Utah has been able to walk the fine line between development and air quality for many years, but we are on the edge of our economy expanding at a rate that our airshed can't keep up with. That means business opportunities, and jobs, are on the line.

While we are hoping to attain federal air quality standards by 2019, the Utah Division of Air Quality (DAQ) has had difficulty explicitly modeling what efforts it will take to get us there. Anticipated diesel emissions from increased freight and heavy-duty truck traffic associated with the port, as well as the construction of the port itself, will add new emissions that are not currently accounted for in DAQ's modeling. This could hinder our progress towards attainment and towards economic growth.

However, we shouldn't lose all hope for our environment and economy yet.

There are many solutions available that can be integrated into the project to protect our health and our air from increased pollution. For example, the Board could require all diesel engines that enter or operate in the port be Tier 4 or better; electrify all possible operations; conduct regular air quality impact assessments of emissions generated both onsite and throughout the nonattainment areas; monitor and control all emissions so that they don't compromise our compliance with federal air quality standards; and determine the best available technologies to implement, based on a prudent review that includes a thorough cost-benefit analysis.

To ensure the Board has access to the expertise needed to best assess appropriate technologies, adding an ex-officio board member that can fairly and accurately represent environmental interests should be considered. In addition, with the new ability enabled by the recent amendments that allow creation of advisory councils, the Board should do their due diligence to create an environmental advisory council that will be able to help them navigate through the intricacies of these technologies and challenges.

Air quality is one of top concerns of Utah citizens. This has been reflected in recent stakeholder-driven visioning processes lead by Wasatch Front Regional Council and Envision Utah, which have resulted in plans to help guide development of the valley. These resources should be not be ignored but instead considered a baseline on which to build. There are other environmental concerns to consider as well, including issues of water quality, the Great Salt Lake ecosystem, local wildlife, and the impacts of light and noise pollution. All of these concerns are just as critical and in line with what citizens of the Wasatch Front desire.

The health of the environment and the economy are not at odds -- they go hand-in-hand. Planning the inland port, including planning for environmental impacts, needs to be deliberate, intentional, and an ongoing part of the conversation. The inland port is a unique opportunity for Utah to become the best in the west and a leader in a clean energy economy, and we shouldn't throw it away.

- HEAL Utah, Breathe Utah, Utah Clean Cities

UtahPolicy.com Comment Policy

Intelligent conversation allowed. Please don't feed the trolls.



1 Comment UtahPolicy.com

2 Dean Dinas

Recommend Share

Sort by Newest

Start the discussion...

Dean Dinas • a minute ago

Hold on, this is waiting to be approved by UtahPolicy.com.

As a Business Economist (in the Intermountain West) and 25 year Salt Lake City resident, I see several aspects of Environmental and Fiscal policies that need to look OUT to other Best (and Worst) Practices in Inland Ports. But, if UDOT and the Technology Sector are not included —as their counterparts have elsewhere— from the get-go, we will have legal consequences beyond those threatened by Salt Lake City Mayor. For example, in the Fiscal Notes of SB234, there was a reference to [Utah] Transportation Investment Fund, through which "these investments have been programmed". Said reference was removed from HB2001. And, now that the scope of Inland Port has been reduced (from 22,000 to 16,000 acres), where will this be reflected in the next Feasibility Study? Concurrent construction of the State Prison in the same area of the Inland Port must result in more comprehensive assessments of Air/Water Quality degradation, from transportation. Technologies are shelf-ready for Economic Substitution of Natural Gas for Diesel fuel, in trucks, electric generators and even Railroad Freight Trains. Who is looking at these, early in the planning, so a) Businesses can plan equipment upgrades, b) Government can plan Incentives for Businesses, and c) Subcommittees can introduce and evaluate these options (while we wait for Battery technologies and Electric Vehicles to become more economically available)?

Edit Share

ALSO ON UTAHPOLICY.COM

Reader reaction: Trust us, the ACLU of Utah is busy these ...

2 comments • 2 days ago

ACLU of Utah — Current ACLU of Utah legal cases: ...

Trump & the news media: a battle to the death

4 comments • 2 days ago

Perfidious Trout — Now, what if—and I know this is crazy, so just hold on for a second—but ...

Subscribe Add Disqus to your site Add Disqus Add Disqus' Privacy Policy Privacy Policy Privacy

back to top

FOR ESTABLISHED PRINCIPLES YOU CAN COUNT ON. Zions Bank is for you. Community • Integrity Teamwork • Trust • Value. LEARN MORE. ZIONS BANK. A division of ZB N.A. Member FDIC.

(https://adclick.g.doubleclick.net/pcs/click?xai=AKA0jstmlQG9h7KW5MqmqLgfC8xzUwzNQ_1GzKg9zo32hTKJfdDhY3Xv7p2G-zPgvzUdxsy6kyp-ValixrvvBPA410mgFHyP7goBdddCEj_0LfrBXW6sSWol-cKmdj10Xjn2QpAa&sig=Cg0ArKJSzMHfjNiMR6m3&urfix=1&adurl=https://zionsbank.com/%3Fcidaff%3DZFNB%26cidch%3DPdDsply%26cidlnchdt%3DJul18%26cidcmpgn%3DPncpls%26cidvsn%

WORLD TRADE CENTER UTAH Utah Governor's Office of Economic Development BUSINESS • TOURISM • TRADE JOIN US FOR A TRADE MISSION TO TAIWAN AND SOUTH KOREA (http://wtcutah.com/trade-missions/taiwan-south-korea-2018/)



Great Salt Lake Audubon
P. O. Box 520867
Salt Lake City, UT 84152-0867
president@greatsaltlakeaudubon.org

www.greatsaltlakeaudubon.org

Sept. 11, 2018

Salt Lake City Planning Commission
P.O. Box 145476
Salt Lake City, UT 84114-5476

Sent: Via e-mail
% Tracy Tran, Principal Planner, Salt Lake City Corporation

Re: Specific Requests Regarding Proposed Ordinance for the Inland Port Zoning Modifications Text Amendment (PLNPCM2018-00601).

Dear Members of the Salt Lake City Planning Commission:

The following provides general comments followed by specific requests regarding the proposed ordinance for the inland port zoning modifications text amendment (PLNPCM2018-00601).

General Comments:

We greatly appreciate that the natural areas as defined in the Northwest Quadrant Plan are not included in the Inland port area.

The text amendments address many of the concerns that have been expressed.

We appreciate that the stated purpose of the port, which says that; *Above all, the district is a model to the nation for sustainable development that:*

- *respects and maintains sensitivity to the natural environment;*
- *helps to achieve City and State goals for air and water quality;*
- *minimizes resource use;*
- *utilizes best available technology and practices to mitigate environmental impacts;*

Given this stated purpose we think it is essential that the document more strongly mandate avoiding uses that degrade the natural environment including air quality for people and wildlife, particularly birds, as well as avoiding uses that degrade quality of the adjacent globally important bird habitat.

Specific requests:

1. We request that noise and light pollution be included as potential detrimental environmental impacts. Both noise and lighting are major concerns for an inland port. On page 3, Under D. 2. B. (3) the wording that should be added is **in red below**. “A description of any potential detrimental environmental impacts the proposed development may cause including, but not limited to, impacts on air quality, surface water, and groundwater **as well as noise pollution and light pollution**. The plan shall include methods the land use applicant intends to use to mitigate any potential environmental impact, including the extent to which the proposed development will apply the best available technology or systems, and best management practices and controls;”
2. Under D. 2. b. on Page 3 and 4 there are nine items that need to be included in a mitigation plan. However, in reading through the proposed ordinance we see no mention of consequences if the mitigation plan is inadequate and/or unacceptable. We request that a Number (10) be included at the end of the items to be included in the mitigation plan and that it says: **(10) If the land use applicant is unable to adequately mitigate the potential impacts then the use will be disallowed;**
3. We request that the Utah State Correctional Facility be provided a buffer similar to what is provided to residences. This should occur wherever a buffer is mentioned for residences. Prisoners who live full time in an area should be provided at least as much of a buffer from the potential negative environmental impacts as residents in the area.

There are two places where a buffer for residences is mentioned in the proposed ordinance. The wording that should be added **is in red below**. On Page 5, E. 1. a. Standards applicable to outdoor storage of natural resource and bulk materials: (1) Storage areas shall not be located within one thousand (1,000) feet of a residential zone **and the Utah State Correctional Facility**. b. The unloading, loading, transfer, or temporary storage of coal, coal byproducts (such as coke, fly ash, bottom ash, synthetic gypsum and similar products), and crude oil shall be: (3) Located a minimum of one thousand (1,000) feet from a residential zone **and the Utah State Correctional Facility**.

There is also a reference to residences in regards to freight terminals in manufacturing zones. Specifically in Chapter 21A.33.040 a one mile buffer for residences is provided. **We request that similar to residences a one mile buffer be included for the Utah State Correctional Facility in Chapter 21A.33.040.** This request was made earlier this year (see attached) and was not acted upon. Although, we do think it is very important to add this.

To protect and enhance habitat for wild birds, animals and plants, and to maintain healthy and diverse environments for wildlife and people throughout the State

Great Salt Lake Audubon

www.greatsaltlakeaudubon.org

Thank you for considering these comments and requests.

Sincerely,

Heather Dove,
President, Great Salt Lake Audubon

Wayne Martinson
Member of Conservation Committee, Great Salt Lake Audubon

To protect and enhance habitat for wild birds, animals and plants, and to maintain healthy and diverse environments for wildlife and people throughout the State

February 16, 2018

Salt Lake City Council
458 South State Street, Room 304
PO Box 145476
Salt Lake City Utah,
84114-5476

Sent: Via e-mail
% Nick Tarbet, Senior Public Policy Analyst, Salt Lake City Council

Re: **Request concerning the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones – 21A.28.020**

Dear Members of the Salt Lake City Council:

This letter provides specific requests regarding the Global Trade Port in Manufacturing Text Amendment (PLNPCM2017-01038). It also provides additional background information. *Great Salt Lake Audubon* and *National Audubon Society* are joined in these requests by *FRIENDS of Great Salt Lake and League of Women Voters of Salt Lake*.

On February 5, 2018, Dorothy Owen, Chair, Westpointe Community Council submitted a letter to the Salt Lake City Council concerning the proposed zoning amendments (see attached). The February 5th letter described a community meeting held on February 1, 2018, where representatives of community councils, landowners, environmental community members, and others discussed the inland port concept. During this meeting, items that the Salt Lake City Planning Commission recommended for further analysis were also discussed and points of consensus were outlined in the February 5th letter.

We strongly support and urge the Council to include in the zoning text amendments those consensus items listed in the February 5, 2018 letter – specifically:

1. *The provision prohibiting a railroad freight terminal within one mile of a residential area needs to **include a similar one-mile buffer around the new Utah State Prison.***
2. *If grain silos and railroad repair shops are to be included under M-1 zoning, they should be included as **conditional** uses rather than permitted uses.*

As stated in our previous letters to the Salt Lake City Planning Commission dated January 16, and 23, 2018, (see attached), the conservation community was heavily involved in the development of the Northwest Quadrant Plan. We are particularly interested in *ensuring the integrity of the Natural Areas and the Eco-Zone Buffer* and the process involved to reach that accord.

We are aware that the buffer proposed above for the Utah State Prison for a railroad freight terminal would also provide some additional buffer for the Natural Areas north and east of the State Prison as well as for the Inland Sea Shorebird Reserve west of the prison.

While there are concerns regarding the inland port, we fully support the items mentioned above and ask that they be included in the zoning text amendments that the City Council will be considering for adoption at the February 20, 2018 meeting.

As indicated in our earlier letters, increasing the opportunity for the City and members of the public to better understand the social, human health, environmental and economic aspects of any global trade port facility is critical.

An open, collaborative process is more likely to lead to more acceptable outcomes for all concerned and we would very much appreciate the opportunity to participate more fully in such a process.

Thank you for considering our comments.

Sincerely,

Marcelle Shoop

Marcelle Shoop
Director, Saline Lakes Program
National Audubon Society

Wayne Martinson

Wayne Martinson, Member
Great Salt Lake Audubon Conservation
Committee

cc:

Tracy Tran, Principal Planner, Salt Lake City Corporation
Heather Dove, President, Great Salt Lake Audubon
Deb Drain, Conservation Chair, Great Salt Lake Audubon
Ella Sorensen, Gillmor Sanctuary Manager, National Audubon Society
Heidi Hoven, Gillmor Sanctuary Assistant Manager, National Audubon Society
Lynn De Freitas, Executive Director, Friends of Great Salt Lake
Ann O'Connell, League of Women Voters of Salt Lake
Dorothy Owen, Chair, Westpointe Community Council
John Birkenshaw, Rio Tinto Corporation
Lance Bullen, Northwest Quadrant LLC

Attachments:

1. February 5, 2018, letter from Dorothy Owen, Chair, Westpointe Community Council to Salt Lake City Council
2. January 23,, 2018, letter from NAS, GSLA and others to Salt Lake City Planning Commission
3. January 16, 2018 letter from NAS, GSLA and others to Salt Lake City Planning Commission

February 5, 2018

Westpointe Community Council
793 North Sir Patrick Drive
Salt Lake City, UT 84116

Honorable Salt Lake City Mayor Biskupski and Members of Salt Lake City Council
City and County Building
451 South State Street
Salt Lake City, UT 84116

RE: Community response to an Inland Port in the Northwest Quadrant of Salt Lake City

To Our Elected Officials:

On Thursday, February 1st, nineteen people from many different organizations with the common interest of the Northwest Quadrant came together. This meeting's main item of discussion was the potential development of a Global Trade/Inland Port/railroad freight terminal facility in the Northwest Quadrant of Salt Lake City. Attendees included:

- Representatives of the two major property owners within the Northwest Quadrant – Rio Tinto and Northwest Quadrant, LLC.
- Elected officers and board members from the three community councils (Jordan Meadows, Poplar Grove and Westpointe) whose neighborhoods either encompass portions of the Northwest Quadrant or are adjacent to it.
- Officers, members, and staff from the environmental community including the National Audubon Society, Great Salt Lake Audubon, and Utah Moms for Clean Air.
- Representatives of the League of Women Voters of Salt Lake and the Utah Prison Advocate Network.
- Two career government staff members who were available to respond to questions regarding zoning and redevelopment issues.

The purpose of this meeting was to first gain a better understanding of the development and overall vision of such an effort among the property owners, community groups, and the adjacent neighborhood community councils. An overview presentation included a review of the Northwest Quadrant Plan including the value of the natural areas, proposed zoning changes, and additional details regarding the development of an inland port. For most attendees this was the first time they learned of potential inland port sites within the Northwest Quadrant. There were many questions and considerable discussion regarding the development and location of a facility. However, there was no agreement on a potential location. If an inland port rail facility is developed additional time, information, and study will be needed before determining a specific site.

Second, the meeting addressed the related zoning amendments recommended by the Salt Lake City Planning Commission regarding an "inland port in manufacturing zones." There was consensus on two items:

1. The provision prohibiting a railroad freight terminal within one mile of a residential area needs to **include a similar one-mile buffer around the new Utah State Prison.**
2. If grain silos and railroad repair shops are to be included under M-1 zoning, they should be included as **conditional** uses rather than permitted uses.

We seek a collaborative, open planning process with decision makers and are very concerned when critical public policy decisions are rushed without full information and open dialogue. We thank you for your time and consideration and look forward to working together in the future.

Sincerely,

Dorothy P. Owen, Chair

Westpointe Community Council

cc: Bobbi Brooks, Chair Jordan Meadows Community Council

Dennis Faris, Chair Poplar Grove Community Council

Terry Thomas, Vice-chair, Westpointe Community Council

Allan Phelps, Board of Directors, Westpointe Community Council

Heather Dove, President, Great Salt Lake Audubon

Wayne Martinson, Great Salt Lake Audubon

Marcelle Shoop, Saline Lakes Director, National Audubon Society

Skye Sieber, Outreach, National Audubon Society

Steve Erickson, Consultant, National Audubon Society

Ann O'Connell, Natural Resources Chair, League of Women Voters of Salt Lake

Jan Striefel, FASLA/FAICP, League of Women Voters of Salt Lake

Terry Marasco, Utah Moms for Clean Air

Michael McAnish, Utah Prison Advocate Network

John Birkinshaw, Rio Tinto Corporation

Lance Bullen, Northwest Quadrant LLC

Wayne Mills, Planning Manager, Salt Lake City Planning Division

Tammy Hunsaker, Project Manager, Salt Lake City Redevelopment Agency

January 23, 2018

Salt Lake City Planning Commission
P.O. Box 145476
Salt Lake City, UT 84114-5476

Sent: Via e-mail
% Tracy Tran, Principal Planner, Salt Lake City Corporation

Re: **Supplemental Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones – 21A.28.020**

Dear Members of the Salt Lake City Planning Commission:

This letter supplements our January 16, 2018 comments concerning the above-referenced draft zoning text amendment concerning Global Trade Port in Manufacturing Zones. *National Audubon Society* and *Great Salt Lake Audubon* are joined in these comments by *FRIENDS of Great Salt Lake*, *South Shore Wetlands and Wildlife Management, Inc.*, and *League of Women Voters of Salt Lake*.

Again, we appreciate the opportunity to provide input to this process and actively seek to broaden those opportunities looking forward. We recognize the pressures facing the City of Salt Lake to facilitate the permitting processes for locating a global trade port within the City. However, the process for the proposed zoning changes has been constrained with the compressed timeline (particularly over the year-end holiday season) and limited nature of the available background information provided during the review period.¹ Increasing communication and consultation processes may help avoid confusion, concern and misunderstanding.

Our organizations and many members who engaged with city representatives during the development of the NWQ Master Plan greatly appreciated the outcomes of that process and are particularly interested in ensuring that the integrity of the Natural Areas and Eco-Buffer Zone remain intact.

As explained in our first set of comments, the magnitude and types of the facilities being contemplated for global trade port and related proposed zoning changes are more extensive than previously understood. The NWQ M-1 development area was understood to be for light manufacturing (e.g., offices, warehousing, wholesale distribution, etc.). Until the zoning text amendments were proposed, grain elevators and railroad repair facilities were not within the category of light manufacturing – that is, either

¹ The background and information made available during this timeframe was limited, including proposed text amendments, a short FAQ and a brief open house without presentations. For example, during the review period, it would have been helpful to have had access to the “Utah Inland Port-Feasibility Analysis” dated December 29, 2017.

Supplemental Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones –
21A.28.020
January 23, 2018
Page 2 of 3

permitted or conditional uses in M-1 areas. Consequently, we want to more fully understand the issues and be able to provide meaningful input on what the proposed changes could mean for the NWQ area.

The Staff Report explains that *“Currently the table of permitted and conditional uses for the manufacturing zoning districts does not allow grain elevators or a railroad repair shop within the M-1 zoning district. These uses may be necessary with a global trade port as a grain elevator could be developed nearby as shipments of grain come in through the railroad freight terminal.”* The rationale is unclear why a zoning change for grain elevators or a railroad repair shop within M-1 would need to be designated as a permitted use rather than a conditional use – particularly since those facilities are identified as associated land uses for the railroad freight facilities, which are themselves a conditional use.

To the extent those facilities would be allowed in M-1 areas, a conditional use designation seems more appropriate than a permitted use designation. The conditional use approval process can provide a more detailed analysis of the impacts and how they can be mitigated or minimized.

We also note that Ordinance 59 of 2017 including the NWQ Master Plan explains that the Eco-Industrial Buffer Area, is *“[m]eant to provide an area of transition from the natural environment to the built environment that will limit impacts to wildlife and sensitive areas.”* We recognize that certain types of development can take place in this buffer zone. However, it seems reasonable to conclude that facilities such as a grain elevator (height, lighting, noise, invasive species /vermin, etc.), railroad repair shop (noise, lighting), railroad freight facilities (air quality, cranes/height, noise, lighting, etc.) do not fit the intent of the Eco-Industrial Buffer Area. Therefore adding Qualifying Provision 13² to such uses (railroad freight, railroad repair and grain elevators), would be consistent with the terms of the NWQ Master Plan.

As indicated in our initial letter, increasing the opportunity for the City and members of the public to better understand the social, human health, environmental and economic aspects of any global trade port facility is critical.

The Planning Commission could provide more opportunities to learn about the proposed zoning changes and the types of facilities contemplated as part of a global trade port. Preferably this could occur prior to acting on the proposed changes, or at least prior to a City Council meeting to address the Commission’s recommendations.

² Qualifying Provision 13 – “Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District.”

Supplemental Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones –
21A.28.020
January 23, 2018
Page 3 of 3

We would very much appreciate the opportunity to participate in a collaborative open process on the plans for a global trade port, particularly one designed to facilitate suitable outcomes for the wide range of interested stakeholders. The City could even consider establishing a community advisory/consultative group to engage in the planning process.

Thank you for considering these comments.

Sincerely,

Marcelle Shoop

Marcelle Shoop
Director, Saline Lakes Program
National Audubon Society

cc:

Tracy Tran, Principal Planner, Salt Lake City Corporation
Ella Sorensen, Manager and Heidi Hoven, Assistant Manager – Gillmor Sanctuary, National Audubon Soc.
Heather Dove, President, Great Salt Lake Audubon
Deb Drain, Conservation Chair, Great Salt Lake Audubon
Wayne Martinson, Great Salt Lake Audubon
Lynn De Freitas, Executive Director, Friends of Great Salt Lake
Ann O’Connell, League of Women Voters of Salt Lake
Richard West, *South Shore Wetlands and Wildlife Management, Inc.*

January 16, 2018

Salt Lake City Planning Commission
P.O. Box 145476
Salt Lake City, UT 84114-5476

Sent: Via e-mail
% Tracy Tran, Principal Planner, Salt Lake City Corporation

Re: **Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones – 21A.28.020**

Dear Members of the Salt Lake City Planning Commission:

Thank you for the opportunity to provide comment on the above-referenced draft zoning text amendment concerning Global Trade Port in Manufacturing Zones. *National Audubon Society* and *Great Salt Lake Audubon* are joined in these comments by *FRIENDS of Great Salt Lake, South Shore Wetlands and Wildlife Management, Inc.*, and *League of Women Voters of Salt Lake*.

We understand there is interest within the State of Utah in developing a global trade port (sometimes referred to as an inland port). It appears that the zoning text amendments as currently proposed may be intended to apply in manufacturing zones city-wide, including the Northwest Quadrant (NWQ). Our organizations and many members have actively engaged with city representatives during the development of the NWQ Master Plan to try and ensure that the special nature of the environment adjacent to Great Salt Lake was taken into account in the NWQ Overlay. Our concerns have focused on ensuring that development in this area does not create unacceptable or unmitigated negative impacts to the important ecological and economic interests of Great Salt Lake, associated wetlands and water resources, birds, brine shrimp, brine flies and other biological resources.

In that light, we respectfully request the Planning Commission to consider the following comments and requests concerning the proposed text amendments to Salt Lake County Zoning Ordinances 21A.28.020 for Global Trade Port in Manufacturing Zones.

We urge the Commission to recommend excluding the uses: (i) "Railroad, freight terminal facility" and (ii) "Railroad, repair shop" from being located within either the or Eco-Industrial Buffer zones Development Area (M-1) of the NWQ overlay in the area north of the current I-80 footprint. For reasons explained in more detail below, we specifically request that:

1. Qualifying Provisions 13 and 14¹ be added to the “Conditional” use designation for the “Railroad, freight terminal facility.”
 - a. We recognize there is much pressure on the City to make the proposed changes, but at a minimum, we request that the conditional use Qualifying Provision 14 be included at least until such time as the environmental impacts of a global trade port facility in proximity to Great Salt Lake are further studied and ways of minimizing impacts are better understood. Regardless, Qualifying Provision 13 (prohibited in eco-industrial buffer zone) should apply permanently.
2. The proposed “Permanent” designation for “Railroad, repair shop” for M-1 zones be rejected and that the current non-permitted use status in M-1 zones be retained.
 - a. At a minimum, we request that the use designation for “Railroad, repair shop” be no more than a “Conditional” use for M-1 zones, with appropriate Qualifying Conditions.
 - b. Additionally, we request that if either a “Permanent” or “Conditional” use is retained for “Railroad, repair shop” in M-1, that Qualifying Provisions 13 and 14 (or a new Qualifying Provision e.g., 14a restricting development in the NWQ north of I-80) be added to the designation.

Rationale

The existing zoning ordinances specify that *“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 desire a clean attractive industrial setting.”* SLC Zoning Ordinances 21A.28.020(A). Although railroad and freight terminal facilities were previously defined in relevant ordinance and listed as a conditional use in M-1 and M2, the proposed text amendments to the ordinance and the nature and magnitude of “global trade port” or “inland port” facilities being contemplated in various regional study efforts are not the type that had been envisioned as light industrial uses in the development area of the NWQ overlay north of I-80. Moreover, railroad repair shops were never contemplated for any M-1 zones, and particularly in the NWQ north of I-80.

Although to our knowledge, Salt Lake City has not been asked to consider a specific proposal, in an article in *Industry Today / US Translation Company* by Jacob Andra, *“An Inland Port in Utah? A Salt Lake City inland port is in the discussion phase, but is it a good idea?”*,² the following description highlights the potential magnitude of an inland / global trade port in Salt Lake City.

“An inland port would multiply Utah’s cargo and goods traffic many times over, making current volumes appear miniscule in comparison. Salt Lake City would sit on one end of a logistics barbell, with a seaport on the other end; a robust rail line would form the “handle” connecting the two ports. Incoming containers would bypass customs at the seaport, traveling straight for the inland

¹ Qualifying Provisions 13 and 14 provide: “13. Prohibited within the Eco-Industrial Buffer Area of the Northwest Quadrant Overlay District. 14. Prohibited within the Development Area of the Northwest Quadrant Overlay District.”

² <https://industrytoday.com/article/inland-port-utah/> (Last accessed January 2018).

port instead of being parceled out. At Salt Lake City, containers would be unloaded and all goods would clear customs. Post-customs, goods could be warehoused and shipped on via rail, air, or truck.

Naturally, the inland port would be a massive operation — some inland ports handle “as much cargo volumes as their coastal counterparts,” per a report by Jones Lang LaSalle — and would demand a significant infrastructure investment. We’re talking about dockyard cranes. Vast storage capacities. Clearinghouses. A foreign trade zone. Major surface road access to the port. And much more. Additionally, environmental impacts must be factored.”

The August 2016 Research Brief, “Salt Lake Inland Port Market Assessment,” prepared by the Kem C. Gardner Policy Institute of the University of Utah also notes that: “*Because of the state of Utah and Salt Lake City’s commitment to improving air quality, the environmental impact of a proposed inland port deserves in-depth research and analysis.*” Air quality is a serious issue that should be considered by the City in any of its deliberations concerning zoning and siting of “global trade ports” within the city boundaries. And, air quality is just one of the many health and environmental issues associated with the siting and operation of such facilities.

For the area north of I-80 in the NWQ, other potential environmental impacts from a global inland port and railroad facilities, although not fully known, could create substantial risks to the millions of migratory birds and other important ecological resources that rely on Great Salt Lake and the wetlands in this vicinity. Just a few of these issues are discussed in this letter.

For example, noise, lighting, increased traffic and congestion associated with such facilities would most likely negatively affect birds and other wildlife in the area. Additionally, permanent tall (85’) crane operations can pose a bird collision hazard, particularly in the vicinity of Great Salt Lake, which supports millions of migratory birds.

Moreover, a global trade [inland] port typically is “[d]esigned to move international shipments more efficiently and effectively from maritime ports inland for distribution.”³ The nature of a global inland port business model⁴ and its size, could potentially increase the risk of introducing invasive species (plants,

³ Jones Lang LaSalle, “Emergence of the inland port.” <http://www.us.jll.com/united-states/en-us/pages/research-industrial-wp-inland-ports.aspx> (Website, last accessed January 2018, but underlying report inaccessible.)

⁴ The August 2016 Research Brief in its description of the “essential characteristics of an inland port” explains that “*We define an inland port as a site located away from traditional land, air, and coastal borders that contains a portfolio of multimodal transportation assets and the ability to allow global trade to be processed and altered by value-added services as goods move through the supply chain. [Citation omitted.] An inland port can also fulfill many additional beneficial functions, such as a satellite customs clearance terminal, intermodal distribution facility, and a customs pre-clearance for international trade.*” August 2016 Research Brief, “Salt Lake Inland Port Market Assessment,” prepared by the Kem C. Gardner Policy Institute of the University of Utah. <http://gardner.utah.edu/wp-content/uploads/2016/10/IP-Brief-FINAL.pdf> (Last accessed January 2018).

Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones – 21A.28.020

January 16, 2018

Page 4 of 5

insects, rodents, and aquatics).⁵ Increased risk of invasive species could have particularly serious negative consequences for the ecological balance of the area in the NWQ near Great Salt Lake and its wetlands and potentially for other aspects of the city's infrastructure.⁶

The proposed zoning text amendments also would allow *“storage of train vehicles and temporary storage of bulk materials while the material waits distribution.”* The potential for storage (even temporarily) of bulk materials such as chemicals or petroleum products is of great concern. Spills or major releases of chemicals or petroleum products could have serious consequences for the ecology of the area. A major chemical or petroleum release entering the wetlands or Great Salt Lake could be devastating for birds, for brine shrimp, brine flies, other macro-invertebrates, phyto-plankton or other food sources that are important not only to birds, but also economic interests like the brine shrimp industry.

Hydrologic impacts to water sources for the wetlands and Great Salt Lake also need to be carefully considered. There also are many geologic risks (e.g., liquefaction, flooding) that would particularly make siting a large global trade port or railroad repair shop in the NWQ north of I-80 a concern given the types of materials that likely would be handled at such facilities. (See, Utah Geologic Survey, Geologic Hazard Maps – Salt Lake County.)⁷

Conclusion

We have appreciated the City's willingness to consider our concerns and suggestions throughout the process of developing the NWQ Master Plan. The proposed zoning ordinance text amendments for the global trade port facilities also could affect the NWQ in ways not fully contemplated during previous discussions and we urge the Planning Commission to act favorably on our comments. We are willing to discuss our concerns in more detail with the Planning Commission or planning staff.

Additionally, while there is much discussion about the potential economic and trade aspects of such facilities, we urge the City, the Planning Commission and the Council to take steps to gain a better understanding of the potential environmental and social impacts of “global trade port” facilities and also help the public to do so, well before the City is faced with a specific proposal.

⁵ “[The rapid movement of shipping containers on trucks and railroad cars facilitates the movement of invasive species from ports to the rest of the country (Levinson 2006). Inland distribution centers being developed in Kansas City, MO; Columbus, OH; Tennessee, and other inland locations will likely become focal points for invasive species introductions in the future.” A Dynamic Invasive Species Research Vision: Opportunities and Priorities 2009–29, *“Invasive Species and Disturbances: Current and Future Roles of Forest Service Research and Development”* Mary Ellen Dix, Marilyn Buford, Jim Slavicek, Allen M. Solomon, and Susan G. Conard. https://www.fs.fed.us/research/docs/invasive-species/wo_gtr79_83/wo_gtr79_83_091.pdf (Last accessed January 2018).

⁶ See for example, *“Invasive Species Impacts on Infrastructure,”* Invasive Species Advisory Committee, U.S. Department of the Interior, December 6, 2016. <https://www.doi.gov/invasivespecies/invasive-species-that-impact-infrastructure> (Last accessed January 2018).

⁷ <https://geology.utah.gov/map-pub/maps/geologic-hazard-maps/#toggle-id-18>

Comments on the December 21, 2017 Draft Text Amendment – Global Trade Port in Manufacturing Zones – 21A.28.020
January 16, 2018
Page 5 of 5

Thank you for considering these comments.

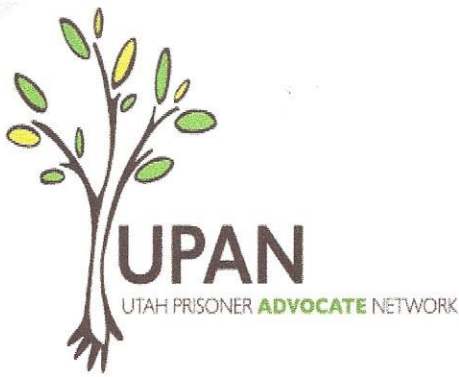
Sincerely,

Marcelle Shoop

Marcelle Shoop
Director, Saline Lakes Program
National Audubon Society

cc:

Tracy Tran, Principal Planner, Salt Lake City Corporation
Heather Dove, President, Great Salt Lake Audubon
Deb Drain, Conservation Chair, Great Salt Lake Audubon
Lynn De Freitas, Executive Director, Friends of Great Salt Lake
Ann O'Connell, League of Women Voters of Salt Lake



Molly G. Prince, LCSW
Utah Prisoner Advocate Network
P.O. Box 464
Draper, UT 84020
utahprisoneradvocate@gmail.com

September 10, 2018

Salt Lake City Planning Commission
PO Box 145476
Salt Lake City, UT 84114-5476

Via Email to Tracy Tran, Principal Planner, Salt Lake City Corporation

Re: Concerns regarding inland port as they pertain to well-being of both the residents and staff at the new Utah State Prison

Dear Planning Commission Members:

As a founder and a Board of Director of the Utah Prisoner Advocate Network (UPAN), I am submitting some concerns regarding the proposed Inland Port and how it may impact both inmates and correctional officers and staff of the Utah State Prison that is in the process of being built in the area. The new prison is expected to begin housing prisoners by 2021.

It is my understanding that there is a current ordinance that would restrict the inland port and railroad from being within a mile from any residence, which should include the Utah State Prison, since it will be a long-term residence to up approximately 3000 individuals, not to mention a place where an equal number of correctional officers, staff, and volunteers will spend a significant amount of time during any 24 hour period. It is also my understanding that there is a required 1000 foot buffer between storage areas and residential areas. I would recommend that the new Utah State Prison also be identified as part of this requirement, considering it will be a residential community that houses up to 3000 individuals..

UPAN is a private, non-profit organization made up of family members of incarcerated individuals, former inmates, as well as a wide variety of community members and supporters from a variety of political persuasions that work to improve conditions in the Utah prison system, and in Utah's criminal justice system. UPAN has an interest in seeing that development of the Inland Port does not result in negative impact on the residents of the Utah State Prison in terms of noise pollution, decreased air quality, light pollution, contamination of surface and ground water that could be caused by the port and the unloading, transfer, or storage of coal, coal byproducts and crude oil.

Thank you for addressing this concern by amending your proposed ordinance to include the Utah State Prison in protected / buffer zones in addition to residential areas.

Sincerely,


Molly G. Prince, LCSW

September 11, 2018

Re: Staff Report Re PLNPCM2018-00601 Inland Port Text Amendments

To the Members of the Planning Commission:

On page 6 of this Staff Report, it is mentioned that “[s]taff considered developing a more specific energy efficiency standard, but is unsure if there is a broad enough standard to cover the different uses and scenarios that would be going through the Conditional Use process.”

I would like to suggest that a standard provided by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) could serve as this standard. The standard I refer to, ASHRAE 90.1-2016, is widely used as a benchmark for mandated improvements in building energy performance. It provides specific benchmarks for all of the wide variety of building types and uses that may be located within the inland port. Applicants should be required to demonstrate that their building(s) achieve a 5% or greater improvement over the ASHRAE 90.1 benchmark for that building type/ use.

ASHRAE 90.1 provides for several methods of demonstrating compliance. This is often done by a whole-building energy model of the proposed structure(s). Alternatively, applicants can demonstrate compliance by meeting or exceeding prescriptive requirements. Most architecture and mechanical engineering firms are now experienced in constructing energy models, so requiring such a model does not impose an unreasonable burden on applicants. The prescriptive requirements offer an easy solution for applicants who do not want to use an energy model.

This type of energy performance requirement is usually found in building codes, not zoning codes. However, as the Staff Report makes clear, zoning regulations in Utah may be creating for the purpose of promoting energy efficiency. Evaluating compliance with ASHRAE 90.1 is within the capabilities of the planning staff. It does not require knowledge of construction. The reports themselves state whether the relevant benchmark is exceeded by the required amount. An architect’s or engineer’s professional standard of care ensures that the reports are accurate.

I would be happy to assist the planning staff in incorporating this standard in the ordinance pro bono.

Respectfully



David R. Scheer, Architect and Planner

Tran, Tracy

From: Pamela Starley [REDACTED]
Sent: Tuesday, September 11, 2018 6:31 PM
To: Tran, Tracy
Subject: Re: RE: Citizen thoughts

Thank you. I left out a word in a certain sentence. You could either it in, or replace the whole thing, whichever you think best... It is "It is exactly the kind of *thing* the community needs..."

Thank you.

On Tuesday, September 11, 2018, 5:29:38 PM MDT, Tran, Tracy <Tracy.Tran@slcgov.com> wrote:

Hi Pamela.

Thank you for your comments. We will forward these on to the Planning Commission.

Please let us know if you have additional questions.

TRACY TRAN

Senior Planner

PLANNING DIVISION

DEPARTMENT OF COMMUNITY *and* NEIGHBORHOODS


SALT LAKE CITY CORPORATION

TEL 801-535-7645

FAX 801-535-6174

www.SLC.GOV/PLANNING

From: Pamela Starley [REDACTED]
Sent: Tuesday, September 11, 2018 2:33 PM
To: Inland Port <inlandport@slcgov.com>
Subject: Citizen thoughts

Hello, I read much of the material, and I also had a conversation with a woman named Tracy, but I still do not fully understand all the issues. From what I do understand though, I want to say thank you to the person who was initially inspired to develop this proposal, and to all of those who have worked on it... listing and considering the various 8 issues... researching the practices and mitigating factors. Thank you for doing this. It is exactly the kind of the community needs to have people caring about and working on. Good watch-dogging, good stewardship, good neighborliness-ness of you. 

Thank you for thinking of this and for taking it on.

Because I don't fully understand all the details and cannot even think of specific examples, I will say, only rather broadly perhaps (but I hope not fruitlessly) that it's my opinion all of these ideas should move forward. Since the inland port is going to be there, almost non-negotiably, and since they will have their methods and ways in almost every fashion they desire, I believe the local municipalit(ies) should indeed exert the maximum amount of regulation possible to declare any standards or boundaries upon the inland port. Wherever we can have influence on their practices, we should grab that foothold and claim it. I like all of the categories you've listed... such as reining in pollution aspects, forbidding animal rendering facilities, requiring or insisting on water usage and proper storage ... everything you can think of to not have the space completely under the control of others outside our municipality.

I was hungry for some specific examples of things, and if there are certain topics you wish to elucidate and solicit input, then please share them very clearly with me. I wish I could come to the meeting, but I am homebound.

Sincerely,

Pamela Starley

Marmalade District, SLC

General Comments Received During Public Engagement Period



Salt Lake City Planning Department

RE: Request for input on Inland Port zoning

CC: Mayor Jackie Biskupski, Dr. Jen Seelig, Councilman Andrew Johnston

Dear Mr. Norris,

I'm writing on behalf of the River District Chamber which represents business interests on the west side of Salt Lake City to its westernmost boundary. We have been actively involved in the legal development of the Inland Port over the past year. While there are many affected residents and environmental groups who have weighed in on the port's development, our concerns differ in a few ways.

There are four areas of concern we are addressing in this letter.

First, we would like to see a landscaping overlay to try and preserve the environmental look of the Northwest Quadrant. It will be costly and challenging to install sod and sprinklers for this very sandy area of the valley. We request an overlay to help preserve the existing nature of the property, lower costs for land owners/tenants and maintain the habitat for the many species of animals living in the area.

Secondly, we are concerned with the possibility of installed concrete or asphalt changing water flow from rainfall to neighboring areas and businesses. We would like to see zoning mitigate rainwater flow requirements in the Inland Port zone.

Thirdly, the size of the buildings being proposed are enormous. Some of the smaller buildings are a minimum of 500,000 square feet footprints while others are one million. We hope the builders would want to construct buildings with efficiency in construction, operation, maintenance and utility in mind. The Chamber asks planning to consult with the state department of environmental quality to create standards that are ecologically and operationally efficient without an undue cost attached. Further, we support the idea of offering incentives to incorporate green/sustainable building technologies, reduction of energy consumption and maximizing generation of renewable energy sources

Finally, as we look at the way railroad lines divide the area we represent, we're extremely concerned additional rail traffic will create both a commuting and distribution nightmare for businesses and neighborhoods in the area. We've been told Colmena Group doesn't anticipate sending rail traffic east after a new rail hub is completed. This in itself should mitigate the traffic concern we have, but we would like to see what the City can do to codify this protection for the neighborhoods we represent.

Thank you for your consideration in these matters.

Respectfully submitted,

Nigel Swaby
Chair, River District Chamber

Tran, Tracy

From: Greg G. [REDACTED]
Sent: Tuesday, September 4, 2018 1:32 AM
To: Tran, Tracy
Subject: Inland Port

I've done the survey but forgot the effects of the extra heavy trucks on the roads and how that should be considered on ordinances and extended costs.

Thanks.

To: Tracy Tran, Senior Planner, Salt Lake City Planning

Re: Comments on Inland Port Zoning Modifications per HB2001

Date: August 31, 2018

The Inland Port and related facilities will be situated adjacent to hemispherically and globally important bird habitat of Great Salt Lake and its wetlands. Birds migrate to the lake and wetlands by the millions to feed, rest, and breed before moving to northern destinations or returning southward. Disturbances inherent with industrial uses associated with an inland port will have detrimental effects on birds and their habitat. Many of these disturbances can be mitigated to a degree, which would greatly decrease potentially harmful impacts to certain bird populations. We would like to see the Port Authority push for industry standards that raise the bar toward environmental (and human) protections such that they incentivize implementation of new technologies that reduce carbon emissions, as well as noise, water, light and other air pollutants. The following lists suggested conditional uses to address some of the environmental concerns for wildlife, some of which are also applicable for mitigating negative impacts to humans.

- Set industry standards that are exemplary in mitigating environmental impacts to human communities and wildlife
- Permit only non-reflective roofing surfaces so that migrating birds will not mistake them for ponded water and collide
- Limit structures more than 60 ft in height to areas near I-80, away from the lake and wetlands to reduce fatal bird collisions
- Permit only “bird friendly” windows such as frosted / non-reflective, screened, patterned glass, louvers, or awnings that reduce the apparent fly-through space to less than 2 inches of horizontal patterning and less than 4 inches of vertical patterning, etc.
- Reduce the use of lighting at night, particularly during peak bird migration periods (March – June, and August – December) by:
 - Turning off or dimming lights from 11:00 p.m. to 6:00 a.m.
 - Turning off lights of unused parking lots
 - Restrict the use of cosmetic light (e.g., neon signage, floodlighting building facades) by limiting lighting to that which is necessary for operations
 - Permit only downward directional lighting with shielding to block upward light
 - Exclude use of globe lighting
 - Locate facilities that will be active during the night in close proximity to I-80
 - Locate facilities that will not be active during the night within the northern extremities of the buildable area
- Reduce the noise level near the lake and its wetlands by locating the more active and noise producing facilities closer to I-80 (away from the lake)
- Direct gray water / waste water to Salt Lake City sewer districts so that the effluent will be directed toward Farmington Bay and its wetlands
- Require runoff from buildings, parking lots and streets to be filtered through bioswales or other comparable system before draining into the Goggin Drain or other canals and ditches

- Require xeroscaping with drought tolerant, native plants and modern water conservation technology for irrigation
- Require water conservation technology within buildings:
 - low volume flush toilets or composting toilets
 - low water consumption appliances
 - restrictions on industries that require heavy water use
- Require clean air technologies that reduce or eliminate carbon footprint on all industrial activities within the Port Authority's jurisdiction
- Require a limited time-frame on storage of hazardous and toxic materials, coal, oil and gas, with temporary storage status only
- Require that processing and transporting of all hazardous and toxic materials, coal, oil and gas be restricted to upland areas closest to I-80 and not adjacent to waterways in the event of spills and accidents so that emergency assistance and clean-up can access the location quickly, and so that hazardous and toxic materials, coal, oil and gas are not introduced into Great Salt Lake and its wetlands
- Require contingency planning to effectively manage large-scale emergencies related to hazardous and toxic materials so that local human communities and wildlife are minimally impacted and safe
- Require enclosing solid waste in animal-proof containers
- Restrict on-site incineration or solid waste disposal to that which implements waste-to-energy (WTE) solutions. Energy recovered by incineration of refuse (refuse-derived fuel, or RDF) could be used to heat buildings and water, however fly ash and scrubber residues would need to be processed with state of the art technologies such as thermal processes (sintering and vitrification) or chemical transformation processes

Sincerely,

Heidi M. Hoven, PhD, Assistant Gillmor Sanctuary Manager, National Audubon Society

Heather Dove, President, Great Salt Lake Audubon

Utah Waterfowl Association

To Preserve Utah's Waterfowl, Waterfowl Habitat and Waterfowling Heritage

August 23, 2018

To: Salt Lake City Planning Department (tracy.tran@slcgov.com)

Re: Comments to Salt Lake City regarding Inland Port Zoning

The Utah Waterfowl Association and Southshore Wildlife and Wetlands Management, Inc. submit the following comments to Salt Lake City as it develops plans, zoning and ordinances that will govern development of the Inland Port. The UWA's mission is to "preserve and protect Utah's waterfowl and rich waterfowling heritage". Southshore Wildlife is comprised of landowners in the area surrounding the Inland Port who manage their land for wildlife related values and activities and have been doing so, in many instances, for well over 100 years.

Both nature and heritage combine in the lands surrounding the Inland Port. As explained below, these values have been recognized in the City's prior planning efforts, reaffirmed by the State of Utah in HB 2001 and should be reflected as the City moves forward with planning and zoning. We do not ask that development be barred; we ask only that it be managed in a way that allows the wildlife areas to continue as they have for over a century.

History and Significance of the South Shore of the Great Salt Lake

The Great Salt Lake is a cardinal feature of the Salt Lake Valley and the City's namesake. The Great Salt Lake, at its average elevation of 4,200' above sea level, covers about 1,700 square miles.¹ It provides respite and nutrition to seemingly untold numbers of migratory fowl. The lake annually hosts millions of birds (some 250 species) including 75% of the continental population of tundra swans, 40% of the continental population of eared grebes, 12% of the continental breeding population of American pelican (one of the four largest breeding colonies in North America), 27% of the continental breeding population of cinnamon teal (the single most important breeding site in North America for this small duck), 52% of the continental population of American Avocets and 50% of the continental population of Wilson's Phalaropes. The GSL hosts more bird life than any other saline lake in North America and possibly the entire Western Hemisphere. If it were lost, several bird populations in the western half of North America would risk collapse and the effects would be felt as far as South America.

¹ The lake is rarely at average elevation. As a terminal basin, the elevation fluctuates dramatically with wet and dry spells. As a shallow basin, these elevation shifts can stretch or contract the lake's footprint by hundreds of square miles. This is a good thing as the fluctuation refreshes the vegetation regime that is so important to the lake's bird life.

Other than brine shrimp and brine fly larvae-eating species like eared grebes and Wilson's Phalaropes², 90% of all bird life on the lake eschews its highly saline western two thirds and concentrates instead on the fertile crescent of freshwater marshes, adjacent salt-loving vegetated mudflats and pen-adjacent saltwater that curves roughly from Saltair on the south to the Promontory Peninsula on the north. As a result, the habitat in this crescent plays an outsize part in preserving the lake's critical wildlife role. Without it, the lake would be wholly unsuitable for sustaining the overwhelming majority of bird life.

In the Salt Lake Valley, the fertile crescent historically extended south along the Jordan River and in a succession of lakes, sloughs and playas³ that ended around 2700 South. Most of those in Salt Lake County south of I-80 or east of Redwood Road are long since lost to memory and buried under refineries, rail yards and houses. The fertile crescent also extended east to Hot Springs Lake (on Beck Street), a several hundred-acre geothermal marvel that was drained in 1915. What is left is largely concentrated north or west of the NWQ. Without it, the south shore would become a comparatively sterile area and the lake would lose a large portion of its wildlife value.

This south shore area has only survived because of the tenacious stewardship and perseverance of its owners over many decades. By the 1870's, duck hunting was gaining in popularity in Utah. Duck became a staple of the local diet and duck hunting a prominent feature in the local culture. One traveler to the City reportedly said, when offered duck by a landlady "No, madam, I thank you. I've eaten so much duck at Salt Lake recently that I'm almost ashamed to look at a duck's face." SLTrib, September 20, 1878. More often the sentiment was anticipation for the ability to again eat duck. "No table will be complete without a [duck]." SLTimes, September 20, 1892. "Anything tame on the bill of fare will be out of season after this morning at early candlelight. Nothing but game goes. Ducks boiled, stewed and roasted will be all the go; duck a la marchand; braised duck with apple sass [sic]; plain duck; duck with dressing; duck on the half shell and duck." SLH, October 1, 1898.

As the 20th century opened, duck hunting became all the rage locally and groups of waterfowlers began to acquire land north, west or south of the City in order to have reliable access to hunting grounds. The Salt Lake Herald noted "As the duck season approaches, new duck clubs are springing up like mushrooms after a rain storm." SLH, September 26, 1901. One example of a description of the interest comes from a 1902 news account: "Duck hunting has always been a favorite pastime with the hunters of this state, and each year finds hundreds of recruits to the already filled ranks. . . . It would not be an exaggeration to say that nearly 10,000

² Grebes and Wilson's phalaropes will about double their body weight in a few weeks on the lake before embarking on a nearly non-stop migration that will carry the grebes to the Sea of Cortez and the phalaropes to Argentina, Paraguay and Ecuador.

³ A playa is a dry shallow basin much of the year. As the lake gets bigger, the usual marshes are submerged and the playas become even more important as the new fringe wetlands. Most playas associated with the south shore are gone, except on duck clubs and two private preserves by Saltair.

men and boys and, in many cases, women and girls, will be ready to take a shot at the first ducks that put in their appearance this morning. . . . All day yesterday and all night long the trains and streets leading from the city to the numerous haunts of the wild ducks were crowded with shooters anxious to bring home a bag as the result of their day's sport. . . . From the mouth of the Jordan to the Decker's lake there will be one stream of fire that in a distance will look not unlike the long snake-like blaze on a prairie fire." SLH, October 1, 1902. "The opening of duck season in Utah is one of the memorable days of the year among a large class of its citizens, for Utah has more duck hunters than any other state in the Union. . . . Duck hunting could properly be called the national sport of Utah." SLH, September 25, 1904.

The duck clubs were credited with preserving, enhancing and creating habitat on the south shore. Characteristic of what many observers noted, one reporter wrote: "The advent of the duck club, an organization hardly known a couple of years back, is doing wonders for the game in this state. Nearly all of the available duck shooting grounds [by Salt Lake City] are now controlled by some one or other of these clubs and the club members are doing more to protect the nests, the young and the ducks out of season than the law itself." SLH, September 25, 1904. It is important to remember that in that era in our nation, draining marshes and building over playas was almost considered a duty to civilized society. Reflecting this attitude, there was a steady stream of proposals to dewater or plow under all the land north and west of the City. Although extensive wetland areas were incrementally lost over the years, many of Utah's citizens chose instead to acquire this land, on the margins of the state's largest city, for its wildlife values and to nurture and preserve it in the face of development pressures. Because their dedication has persevered over the past century, we have a natural realm on the south shore that is vibrant, productive and irreplaceable. Waterfowlers and the owner-managers of these areas simply wish to keep it that way.

Salt Lake City has Recognized the South Shore Natural Values in its Northwest Quadrant Planning Efforts

At various times, the City has undertaken efforts to plan for the development of the Northwest Quadrant. When Suburban Land Reserve acquired a large portion of the NWQ, the City again acted to guide and manage the development of the area. A key component of the eventual plan was the creation of a Natural Area that arced across the northern margin of the NWQ. It is important that the Natural Area reflected a consensus agreement of the NWQ landowners, City, NGOs and surrounding landowners. This was intended both to preserve the environmentally sensitive and low lying areas within the Natural Area as well as to provide an essential buffer to the adjacent migratory bird production areas. Other design features were also incorporated to reduce the development's impact on surrounding wetland complexes.

SLR eventually abandoned its plans for the area and divested its ownership of lands within the NWQ but many of the key components of that planning effort were incorporated and even expanded in the next phase of planning and zoning that concluded shortly before the

2018 legislative session. This included the consensus reaffirmation of the Natural Area, bird friendly design features and a small buffer strip just south of the Natural Area.

State Legislative Recognition of the Importance of the South Shore Natural Values

The State has also recognized the value of these privately managed areas by enacting legislation that provides them certain protections and classifies them under Utah law as “migratory bird production areas.”⁴ Further, each version of the Inland Port legislation has incorporated policy language and explicit mandates to consider the importance of south shore habitats when planning or making development decisions. These portions of the legislation are consistent with the City’s prior planning efforts and should be considered in developing the City’s zoning and ordinances.

Among the provisions of the Inland Port legislation that reflect the need to safeguard natural areas are the following:

1. Exclusion of the Natural Area from the Inland Port. It will now be protected under prior City zoning.
2. 11-58-202(1)(a): The port’s business plan is to include “an environmental sustainability component, developed in conjunction with the Department of Environmental Quality, incorporating policies and best practices to meet or exceed applicable federal and state standards, including: . . . (ii) strategies that use the best available technology to mitigate environmental impacts from development and uses on the authority jurisdictional land”.
3. 11-58-203(1)(c): “respect and maintain sensitivity to the unique natural environment of areas in proximity to the authority jurisdictional land”. (f): “promote and encourage development and uses that are compatible with or complement uses in areas in proximity to the authority jurisdictional land”.
4. 11-58-403(4)(d)(ii)(A)[relating to appeals]: “any environmental impact the proposed development will have, including on air quality, surface water, and ground water; and (B) how the land use applicant proposes to mitigate any impacts, including the extent to which the proposed development will apply the best available technology or systems to mitigate any environmental impacts of the development; (III) the potential impact of the proposed development on abutting property owners or on a migratory bird production area, as defined in Section 23-28-102, and how the land use applicant proposes to mitigate those impacts;”

Specific Considerations Relating to Inland Port Plans and Zoning

1. Location of high impact development away from wetlands and MBPAs: High impact uses such as rail lines, rail yards, high structures, heavy industry, and natural resource

⁴ On the south shore, these MBPAs include various duck clubs, the Audubon Gillmor Sanctuary and the Inland Sea Shorebird Reserve.

storage should occur close to I-80. Development in the northern parts of the Inland Port should be reserved for uses that are most compatible with uses on surrounding land.

2. Surface water flow: Water that is used onsite or stormwater should not be diverted away from the wetlands. Water should be treated in a location and way that will require it to transit through the migratory bird production areas north of the Inland Port. Proposals to send the water west of Antelope Island should not be permitted. This would bypass almost all of the wetlands. Such a proposal might be made because lower water quality standards apply to the lake west of Antelope Island than apply to Farmington Bay. In short, development should not diminish or relocate current flows to the wetlands. The wetlands require a constant flow of water in order to avoid stagnation and excessive salinity.
3. Surface water quality: Surface water and ground water should be protected from leaks, discharges and fugitive dust. Storage tanks, oil and gas transfer and other liquids should not be permitted where a leak may occur into wetlands or waterways north and west of the Inland Port. An incident response plan should be required.
4. No effect on traditional activities: Compatibility with existing uses is one of the policy mandates. Development that would be incompatible with (by restricting, limiting or precluding) wildfowl management, hunting and associated activities should be modified, changed in location or not be permitted.
5. Light pollution: Lighting should incorporate best practices for bird friendly lighting, particularly in the areas close to the Natural Area and nearby wetlands.
6. Utility and transportation corridors: Development that requires a utility corridor, road or access through or adjacent to MBPAs and similar areas should be modified, changed in location or not be permitted. Such corridors should avoid those areas. They are directly incompatible with and do not complement uses on MBPAs and similar areas.
7. Noise pollution: Development should minimize noise disruption. Development that is likely to have considerable noise should be sited away from wetland areas. A noise barrier (such as a berm) between development and the Natural Area might be appropriate.
8. Bug abatement: Higher levels of mosquito abatement will be requested. Also, more toxic pesticides may be needed for deer flies and other biting insects. Both of these will adversely affect the macroinvertebrates that form the nutritional backbone of the marshes for many bird species. Alternatives should be explored regarding this issue.
9. Invasive species: Plant species that might become invasive in the wetland areas should be avoided.
10. Trespass prevention: Consideration for fencing, gates or other barriers.
11. Access preservation: Access for the owners and users of the MBPAs and similar areas should be preserved.
12. Bird friendly design: Best practices should be required, particularly close to the Natural Area. This includes issues such as glass and guy wires on towers.

Tran, Tracy

From: Dane Hess <Dane.Hess@slcschools.org>
Sent: Thursday, August 16, 2018 3:22 PM
To: Tran, Tracy
Subject: Fw: Utah Inland Port

Hello Tracy,

Thank you again for coming out last night to provide such a meaningful engagement opportunity for our community.

Please see the email below that includes comments from a community member.

Best,
Dane

From: Naomi Franklin [REDACTED] >
Sent: Thursday, August 16, 2018 12:54 PM
To: Dane Hess
Cc: Naomi Franklin
Subject: Utah Inland Port

Dear Dane,

THANK YOU for

1. Thinking that it was I who alerted you call discussion of Inland Port,
2. YOU being there with ability to respond— and doing so!

You certainly lined up a terrific crew of speakers. I just wish there had been more Glendale citizens hearing them.

I write below my first draft of response, not particularly directed to your points. And I'll mail to you a 2006 article by David Korten that made sense to me a while back.

Again, great thanks,
Naomi Franklin

First response to Glendale discussion of Utah Inland Port proposal from Utah Legislature: SB234 and HB2001.

I cannot begin to solve the complexity of the Inland Port proposal. The information provided is ridiculously small. And such an anti-Earth/ high consumption plan must be driven by forces that must be understood before any action is decided upon. A clue was revealed near the end of the discussion when it was mentioned that Kennecott is seeing the end of its copper extraction business and looking for another mega operation.

Curiously, the situation exemplifies the Human position on Earth at this time: Our over-consumption of natural resources is releasing pollution that endangers human survival and drives us towards exhaustion of our golden goose, planet EARTH.

Deep thinking and caution are needed at this junction, NOT fast action. The 2016 commitment by Salt Lake City to SUSTAINABLE energy is an opportunity that should be foremost in our forward actions!
Scanned By Microsoft EOP

Tran, Tracy

From: [REDACTED]
Sent: Sunday, August 12, 2018 12:21 PM
To: Tran, Tracy
Subject: Planning for port

Categories: To Do

As a truck driver ... I see the need if not already addressed that there needs a large truck stop and additional truck parking with rest area type facilities ... take a clue from what is happening near Vegas as the newly constructed distribution centers open ... I see there is little truck parking in the area and it seems to me to be a problem that will only get worse... hope the input is seen as valuable
Grant Ziegler

Sent from my T-Mobile 4G LTE Tablet

Comments from Open House



OPEN HOUSE PUBLIC COMMENT FORM August 20, 2018

Planning Division
Department of Community and
Neighborhoods

Inland Port Zoning Modifications

Name: Dorothy Owen

Address: 793 Sir Patrick Dr
SLC UT 84116

Zip Code _____

Phone: [Redacted] E-mail: [Redacted]

Comments: Need to include zoning changes proposed
in Feb 5 letter to City Council. Need to
address impact on prison inmates, vol & employees.
They are members of our community. Most critical
issue is restoring trust in the process. Open mtg
in area with access by people. No more 60 sec testimonies.
Need to understand why changes made to law to
expand port uses while at same time eliminate need to
mitigate neg consequences. Need to involve comm college

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, Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by August 27, 2018. www.slc.gov/inlandport

February 5, 2018

Westpointe Community Council
793 North Sir Patrick Drive
Salt Lake City, UT 84116

Honorable Salt Lake City Mayor Biskupski and Members of Salt Lake City Council
City and County Building
451 South State Street
Salt Lake City, UT 84116

RE: Community response to an Inland Port in the Northwest Quadrant of Salt Lake City

To Our Elected Officials:

On Thursday, February 1st, nineteen people from many different organizations with the common interest of the Northwest Quadrant came together. This meeting's main item of discussion was the potential development of a Global Trade/Inland Port/railroad freight terminal facility in the Northwest Quadrant of Salt Lake City. Attendees included:

- Representatives of the two major property owners within the Northwest Quadrant – Rio Tinto and Northwest Quadrant, LLC.
- Elected officers and board members from the three community councils (Jordan Meadows, Poplar Grove and Westpointe) whose neighborhoods either encompass portions of the Northwest Quadrant or are adjacent to it.
- Officers, members, and staff from the environmental community including the National Audubon Society, Great Salt Lake Audubon, and Utah Moms for Clean Air.
- Representatives of the League of Women Voters of Salt Lake and the Utah Prison Advocate Network.
- Two career government staff members who were available to respond to questions regarding zoning and redevelopment issues.

The purpose of this meeting was to first gain a better understanding of the development and overall vision of such an effort among the property owners, community groups, and the adjacent neighborhood community councils. An overview presentation included a review of the Northwest Quadrant Plan including the value of the natural areas, proposed zoning changes, and additional details regarding the development of an inland port. For most attendees this was the first time they learned of potential inland port sites within the Northwest Quadrant. There were many questions and considerable discussion regarding the development and location of a facility. However, there was no agreement on a potential location. If an inland port rail facility is developed additional time, information, and study will be needed before determining a specific site.

Second, the meeting addressed the related zoning amendments recommended by the Salt Lake City Planning Commission regarding an "inland port in manufacturing zones." There was consensus on two items:

1. The provision prohibiting a railroad freight terminal within one mile of a residential area needs to **include a similar one-mile buffer around the new Utah State Prison.**
2. If grain silos and railroad repair shops are to be included under M-1 zoning, they should be included as **conditional** uses rather than permitted uses.

We seek a collaborative, open planning process with decision makers and are very concerned when critical public policy decisions are rushed without full information and open dialogue. We thank you for your time and consideration and look forward to working together in the future.

Sincerely,

Dorothy P. Owen, Chair

Westpointe Community Council

cc: Bobbi Brooks, Chair Jordan Meadows Community Council

Dennis Faris, Chair Poplar Grove Community Council

Terry Thomas, Vice-chair, Westpointe Community Council

Allan Phelps, Board of Directors, Westpointe Community Council

Heather Dove, President, Great Salt Lake Audubon

Wayne Martinson, Great Salt Lake Audubon

Marcelle Shoop, Saline Lakes Director, National Audubon Society

Skye Sieber, Outreach, National Audubon Society

Steve Erickson, Consultant, National Audubon Society

Ann O'Connell, Natural Resources Chair, League of Women Voters of Salt Lake

Jan Striefel, FASLA/FAICP, League of Women Voters of Salt Lake

Terry Marasco, Utah Moms for Clean Air

Michael McAnish, Utah Prison Advocate Network

John Birkinshaw, Rio Tinto Corporation

Lance Bullen, Northwest Quadrant LLC

Wayne Mills, Planning Manager, Salt Lake City Planning Division

Tammy Hunsaker, Project Manager, Salt Lake City Redevelopment Agency



OPEN HOUSE
PUBLIC COMMENT FORM
August 20, 2018

Planning Division
Department of Community and
Neighborhoods

Inland Port Zoning Modifications

Name: Martha Borden

Address: 246 N. Borden Ct

SLC UT 84116

Zip Code 84116

Phone: [REDACTED] E-mail _____

Comments: _____

Be cautious of the future, SLC is growing
and will continue to expand. ① Putting the jail
close to a port could lead to higher crime
and mixed with a higher population ② more
traffic and ③ worse air quality. This
port ideally should move further out of
the city.

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, Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by August 27, 2018. www.sl.gov/inlandport



**OPEN HOUSE
PUBLIC COMMENT FORM
August 20, 2018**

Planning Division
Department of Community and
Neighborhoods

Inland Port Zoning Modifications

Name: Dean C. Dinas kiTechnologies, Inc.

Address: 1094 Saget Hill Dr.
Millcreek, UT 84124

Zip Code _____

Phone: [REDACTED] E-mail [REDACTED]

Comments: ① Who will oversee Bonding Authority
of the Inland Port Authority? ② Where
will intent to issue Bonds be posted?

③ Will there be competition for Rail access?

④ When will opportunity be to introduce
technologies for Fuels in Transportation
Freight Ground vehicles (Rail+Truck)?

⑤ Where will Incremental Air Emissions E.I.S. or
NEPA statements appear in Plan?

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, Senior Planner, Salt Lake City Planning Division, PO Box 145480, Salt Lake City, UT 84114-5480. Please provide your comments by August 27, 2018. www.sl.gov/inlandport

Comments from Glendale Community Council

What questions do you have regarding the information presented?

If this is an international port - with supposed benefit to the entire state, why is it a local project? Shouldn't it be mostly federally supported - and state financed. Not local - especially since we have no say but will experience the greatest derelict impact. B7W - the affordable housing will go to their workers not present Utah, SIC residents.

What feedback do you want to make sure is received?

★ → It feels like we are victims of blackmail by an outgoing Governor building his legacy and meeting promises to big investors in his career.

Can Utahns actually sue the State/Governor to slow this down and redirect it to a more suitable use or about it.

What suggestions do you have and for whom as this project moves forward?

- ① Several states on our borders will not allow transport of volatile "natural resources" - how then do they leave Utah safely?
- ② If the precedent of acknowledging that these resources are unsafe - why would our public representatives consider bringing it here? (To do damage to our population?)

① How much has the Federal Gov't committed to? - this is international and will have Homeland Security oversight - how much will be revenue or controllable by state? Security? Jobs will not be filled by locals +

② There is precedent @ Sacramento, Kansas City, Charleston of great social devastation - how will this be avoided?

1st presenter seem biased - who does he represent.
What questions do you have regarding the information presented?

Are there other places with similar governance

what is the ~~business~~ necessity of trucks

How does this compare w/ no inland port,

What feedback do you want to make sure is received?

I think the port is GREAT
will help local economy.

please look for solutions
and cooperate to make this a success

What suggestions do you have and for whom as this project moves forward?

What questions do you have regarding the information presented?

Why not sue the state?

What feedback do you want to make sure is received?

Fight the state to make the port out of Salt Lake City.

What suggestions do you have and for whom as this project moves forward?

I suggest the Mayor and city council fight the state in courts.

What questions do you have regarding the information presented?

for a agent ✓

What feedback do you want to make sure is received?

Ground System Working
Someone who know how
to make it work!!

What suggestions do you have and for whom as this project moves forward?

Left hand Turn lights
on 900w-

Glendale resident

8/15/2018

What questions do you have regarding the information presented?

what is going to be our compensation for being the closest community on the frontier to this facility with its huge increase in pollution generation?

What feedback do you want to make sure is received?

whom is the revenue from this facility going to go?

What suggestions do you have and for whom as this project moves forward?

- WHO IS DRIVING THE TOTAL INITIATIVE
 - ALL BENEFITS ACCRUE TO PRIVATE COMPANIES
 - ALL DRAWBACKS ARE BORNE BY PUBLIC
 - DOES "NATURAL RESOURCE STORAGE" INCLUDE
- WHO ARE THE PRIVATE PROPERTY OWNERS ?
- URANIUM
THORIUM
ETC

**3D. PUBLIC COMMENT RECEIVED AFTER SEPT 26 PLANNING
COMMISSION MEETING**

Tran, Tracy

From: Shantell Garrett [REDACTED]
Sent: Wednesday, September 26, 2018 9:54 PM
To: Tran, Tracy
Subject: Inland Port Public Comment

Hi Tracy,

I was unable to attend the meeting this evening for public comment on the inland port. I wanted to formally submit my public comment regarding the proposed inland port in Salt Lake County. I am fervently opposed to any such development, as I believe that the detriments, such increased air pollution in an already inundated state, water pollution, and habitat degradation, far outweigh the potential benefits. In addition to the aforementioned impacts, there will be excessive use of public roadways, extreme energy and water demands, and concerns over the wages for the employed workforce after the development has concluded. I urge you to reconsider this inland port altogether, as it is not something that is truly good for the citizens and the state of Utah. I would also note that it doesn't seem as though the state has really allowed the citizens to be let in on this proposal, and it certainly doesn't feel as though the citizens of Salt Lake, and Utah as a whole, have been given ample chances to give meaningful input in regards to whether or not this development goes through in the first place.

Thank you for your time and attention.

Kind regards,

Shantell Garrett
[REDACTED]

4. ONLINE SURVEY REPORTS
A. INLAND PORT SURVEY 1

Engagement Report
Inland Port Proposed Zoning Modifications

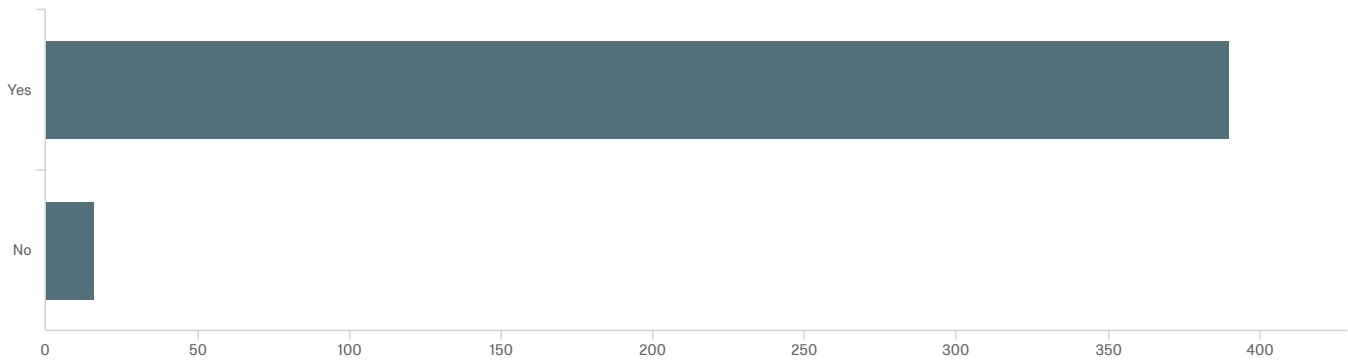
Qualtrics Survey Results

Considering Typical uses of an inland port:

- Rail lines that transfer freight to another mode of transportation, such as trucks
- Large cranes that move freight between different transportation modes and temporary storage
- Warehouses and distribution centers
- Manufacturing facilities
- Temporary storage of goods and materials awaiting distribution

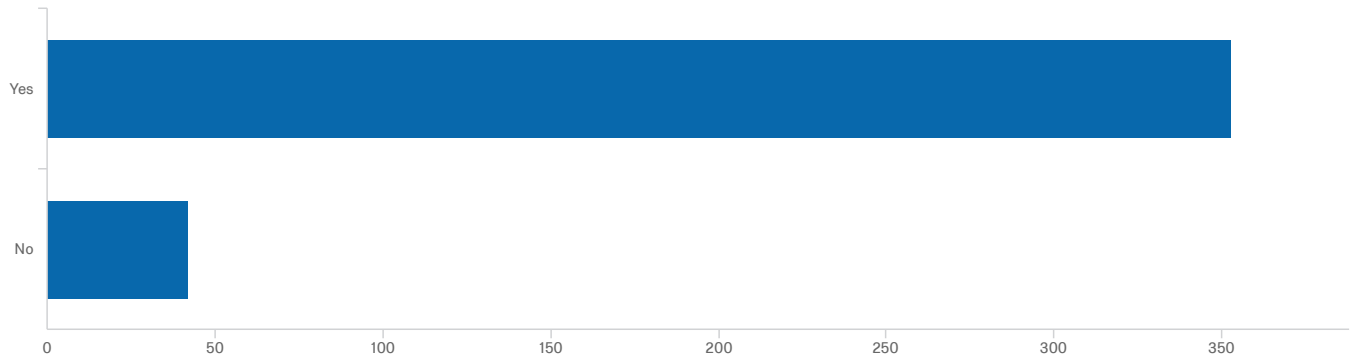
Do you see potential impacts to:

Air Quality



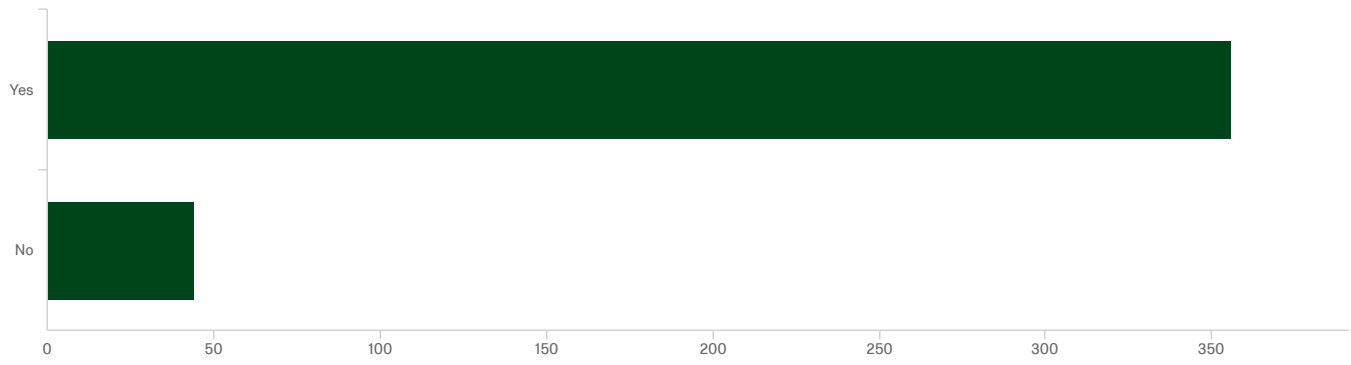
#	Field	Choice Count
1	Yes	96.06% 390
2	No	3.94% 16
		406

Do you see potential impacts to: Water, Sewer, or other Public Utilities



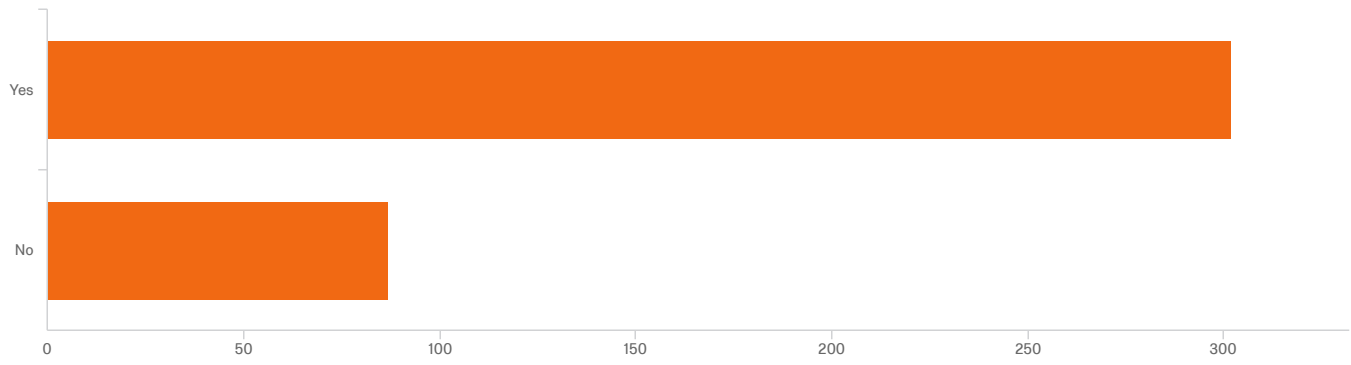
#	Field	Choice Count
1	Yes	89.37% 353
2	No	10.63% 42
		395

Sensitive Natural Environments



#	Field	Choice Count
1	Yes	89.00% 356
2	No	11.00% 44
		400

Salt Lake City Neighborhoods



#	Field	Choice Count
1	Yes	77.63% 302
2	No	22.37% 87
		389

[Redacted]

[Redacted]

Do you have any other potential impacts you are concerned about?

Not enough transparency

the state doing whatever it wants w/o regard to the city or its residents

Who benefits from the proposed "economic development"?

Growth is to large for our area. We want a good area to enjoy.

Increased population in valley, increased GHG emissions

how it was created, who is on the boards, the facts that meetings are nt open

My community has been footing the bill for all these public utility upgrades they say are required anyway but likely would not be. Air quality for my 3 year old with asthma we would likely leave the community or the state to seek healthier air as our utah governor does not care about utah residents.

Possible coal dust

my grandchikdren live near the proposed inland port and the increased pollution negatively affects learning and behavior for them and other children.

More urbanization and paving less water recharge

Noise, loss of tax money.

Security and public safey costs.

Until we deal with our current air pollution, we should not try to grow the area AT. ALL. We need to reduce industrial activities and traffic, not increase it.

to be used for smuggling drugs and humans

I'm very concerned after reading that the inland port board has voted to keep their meetings closed.

Everything

Quality of life on the Wasatch Front

The legislative leaders aren't listening to Salt Lake City and West Valley residents to get their input on this project. It wasn't given a fair public hearing during the last legislative session. I didn't know anything about it until it had already been signed into law. That's not fair to the citizens of Salt Lake City

Traffic

I am very concerned about this whole endeavour. We should scrap this plan and try to figure out how to protect our lands and get the outdoor retailers exhibit back!

Some manufacturing requires excessive amounts of water. This could lead to the additional damming of waterways and secondly, the dust storms created from water manipulation will ultimately lead to even worse air than we currently have.

Traffic commutes, safety

If, and many say when, Great Salt Lake rises and floods, where will the birds go if the upland areas surrounding the lake are taken by development? What impacts will flooding have on the port facilities and infrastructure? The port area is in an area of poorly consolidated soils and historic lake sediments. The soils are prone to liquefaction during earthquakes.

Possible increase in transport and or storage of toxic materials, increasing risk of contamination.

Excessive growth

Increased heavy traffic

air pollution travels; more truck traffic all along I-15 and I-80/84 routes

The State usurping their authority over salt lake city.

I don't want this monstrosity built

I think this will contribute to more poor air quality days. The economic gain/impact should be compared to the increased health care costs. Just today another report tied to Alzheimers linked to air pollution.

This project does not seem to be well thought out or transparent

Earthquake liquifaction, state takeover,

Overall the process for this entire project has excluded the public.

noise pollution, light pollution, further insults to air and water quality, as well as habitat destruction.

Overall quality of life in SL County

Don't believe entire idea was adequately vetted with public or demonstrated to be viable and desirable development.

increase of crime

Increased population.

I find it hard to believe that there would be any improvement in quality of life for Utah citizens and visitors.

Economic impacts.

I am concerned that the port will create an increase in maintenance burdens on the infrastructure that the citizens of salt lake city will have to bear (i.E. INCREASED TAXES) without assistance from the rest of the stat. This is being unjustly forced upon the citizens of SLC by the state legislature and Im concerned that they don't have the same concerns for our quality of life and the degradatation of such the are imposing upon us.

There has been no representation from the local community. The process has been over-run by state officials for the purpose of enriching themselves.

We really should be putting time and energy into alternative modes of energy, specifically solar and wind, which would then make for cleaner burning vehicles and industrial plants.

The State usurping the powers and duties of the city.

Increase to Magna/WVC taxation levels to support port infrastructure.

Goods that are transported inland even from CA could be harmful if not screened. I would be concerned about Contraband or Dangerous good being transported without being properly screened.

The Legislative action by which this took place was seriously problematic. The State of Utah preaches about federal "take over" of states rights, and then the State of Utah pushes on Utah's largest local government. The action seems ironic.

Is this just all about money to the developers? Now, you are bringing in more low wage jobs and we already don't have the appropriate housing. Ugly cheap apartment buildings are being placed on every available corner. I guess the developers are getting even richer, and the Mayor thinks it's all OK, because we have to cater to the low income people and bring them downtown. What about building codes?

Increased congestion all around. Salt Lake quality of life is diminishing.

Salt Lake County and the State of Utah already have a crisis of affordable housing. Development of an inland port must come with a plan to provide affordable housing options for the workforce it plans to use for operations.

This legislation was pushed through without City and citizen input.

I worry that they will get tax breaks and not pay the true price for all the disruptio, destruction, and pollution.

The drain on our scarce water and the additional truck and plane pollution worry me most. I also worry about low-paid jobs adding to the demand for low-income housing that we already have a deficit in.

Need for more high-density housing for workers there, and the likelihood of a resultant rising crime rate .

This port is another way for our developer heavy Legislature to line their pockets at the expense of those who they feel are the expendables.

Sensitive species includine Peregrine Falcons, Golden Eagles and Ferruginous Hawks have been observed in the area.

I am extremely concerned this was done too quickly, passed at the last minute without public input, seemingly by design so that facts on the ground would be established to counter any opposition. This is classic fly-by-night government and private interests hand-in-hand trying to rush into a deal before the adverse effects can be known and discussed.

Negative visual impacts to a gateway to our City. Trains, trucks, cranes and containerized cargo will be one of the first things visitors coming through our modernized airport will be the first thing they'll see.

The health of me and my family for breathing in more pollutants

legality of it

Congestion throughout the city and at the airport.

I don't think an inland port is a good industry for Utah, especially in Salt Lake

Loss of green space and wild space for birds and wildlife

The environment, the people, not enough water and resources and the jurisdiction of this area not necessarily accountable to the people, but other organizations, government or private that do not have transparency.

Traffic, pollution, decreased quality of life and property values for entire valley.

I think the costs will balloon and only the developers will profit from this

Congested roads with more trucks, limited value of this enterprise compared to the cost; both in monetary & environmental terms

We don't want the inland port.

All the extra truck traffic this is going to bring

Seriously, is this port really necessary?

There is absolutely nothing good that will come of this.

negative impacts on quality of life in Salt Lake City

Who will pay for this? I don't want my tax money supporting dirty, noisy industries

This is just one more way that the state is dumping environmental disasters on the west side of slc.

Increased light pollution

extremely detrimental to the health of the Great Salt Lake -- a resource that is vastly overlooked and undervalued. By converting some of the last remaining upland grass and shrublands and wetland habitats around the south shore of the lake, water quality will suffer.

The advantages of a port would be offset by the disadvantages of increased pollution, problems with infrastructure getting even poorer than they are now and a lack of control by the SLC for input into problems in the future.

I worry that too much local control will be lost. I don't mind the inland port per se, but I have a problem with the State appropriating it unilaterally, and I worry they'll make decisions that impact me and my family directly while the majority of the State government is not accountable to SLC residents.

The overall quality of life here will become degraded and we will be killing the goose that laid the golden egg.

They will probably need a new fire station. Who will pay for that? Hopefully not the existing residents of Salt Lake City and West Valley.

My biggest concern in air quality above all. We have a severe issue to contend with and it seems that this will be pushing us rapidly in the wrong direction.

air, water, traffic

Additional traffic wear and tear on roads and accidents

Traffic

Economic

Very concerned about air quality with increased air and truck traffic

Salt Lake City budget impacts. Loss of taxation increment, less revenue

no oversight

I'm not comfortable with the idea of an inland port. We really need to look hard at the environmental impacts of this project as well as how it will affect our citizens. We are not effectively able to deal with the current issues of air pollution and traffic congestion.

Why is this project being done without adequate vote from the citizens? What good will it bring to the average citizen? We moved to SLC to get away from California crowds. What good will this port do for us? Why is it necessary?

other pollution impacts

More trucks will exacerbate the nightmare that is driving on I-15.

Who really stands to benefit from this? Certainly not the average resident of SLC.

Salt lake needs to become more walk-able. I fear this would make the city more car dependant

Who is going to pay for all of this? My property taxes are very, very high already. In fact my taxes are so high that as an almost 70 year old widow I am concerned about being able to afford to stay in the home my husband and I bought to be our last home.

This issue should be voted on by the public not unilaterally decided by the governor.

Access. I=80, I-15 and the Airport are already such huge barriers to any kind of access other than automobile. Poor access to and through this area via pedestrian modes like bicycles is already poor. Multi-modal transportation should be improved

Archeological and traffic congestion and clear, non-partisan governance and leadership

Traffic going to and from the area also concerns me - safe roads

I'm concerned already about the explosive growth of Salt Lake City and nearby areas. An inland port will likely draw additional people to this valley for employment.

Air traffic, freeway crowding

How much business would this bring? Not many people use inland ports as it is costly to import through air.

Loss of local control

T

with more people in our area, there will be more high density housing causing more traffic which will make it hard to get some places in a reasonable time.

Will the Port Authority be collecting additional taxes that will cause companies to build in Utah county instead of in Salt Lake boundaries? e.g. the Amazon fulfillment center

salt lake city is too expensive for single, fixed income

Would hope that nuclear or biohazard material wouldn't be handled or stored here

This is an imposed solution which eats up a significant part of the available SLC open space. How is the city getting compensated for this loss of taxable land space?

city residents will get the costs and pollution, but no control, and no benefits.

Air quality, water quality could be diminished

Taxes. Can the city collect taxes on the inland port activities?

Possible increase in crime, possible increase in death by accident on the roads, increased congestion on roads, danger to children, in many ways.

I am not sure

Everything about this bullshit is concerning.

traffic

infrastructure in the entire state is very poor. more truck traffic would be worse for infrastructure and driving safety as well as pedestrian safety

would taxes go up and why is the boundary so large

N

why the odd shape and extensions, and the part east of the airport? I think this port would logically be just a big rectangle piece of land full of railroad tracks.

road surface conditions

Tax breaks for corporations

maintenance of infrastructure

Increased truck traffic on all SLC highways

Loss of city zoning control

Salt lake city resident tax burden

reputation of salt lake city!

Traffic congestion.

The port may become a hub of drug trafficking and organized crime

Noise, more traffic, trains trucks and suck will cause significant impacts on current over taxed and under cared for roads.

It is not needed. The only product which makes sense to ship through the Inland Port is coal.

increased traffic congestion related to necessary build out for port facilities

Have no faith in this administration and will vote no on the bond.

The port will contribute to CO2 in the environment further excacerbating climate change.

Negative impact on Jordan River development as peaceful retreats for wildlife and quiet people.

Traffic on I-80. No public transportation. It would be great to have TRAX gonoit there from the airport.

The ability of the city to oversee and manage the port

Crime and unsavory characters as well. We get enough of it already.

Huge quality of life impacts for neighboring residents! On many many levels!

Residual rail traffic will undoubtedly heighten the east west divide in the city

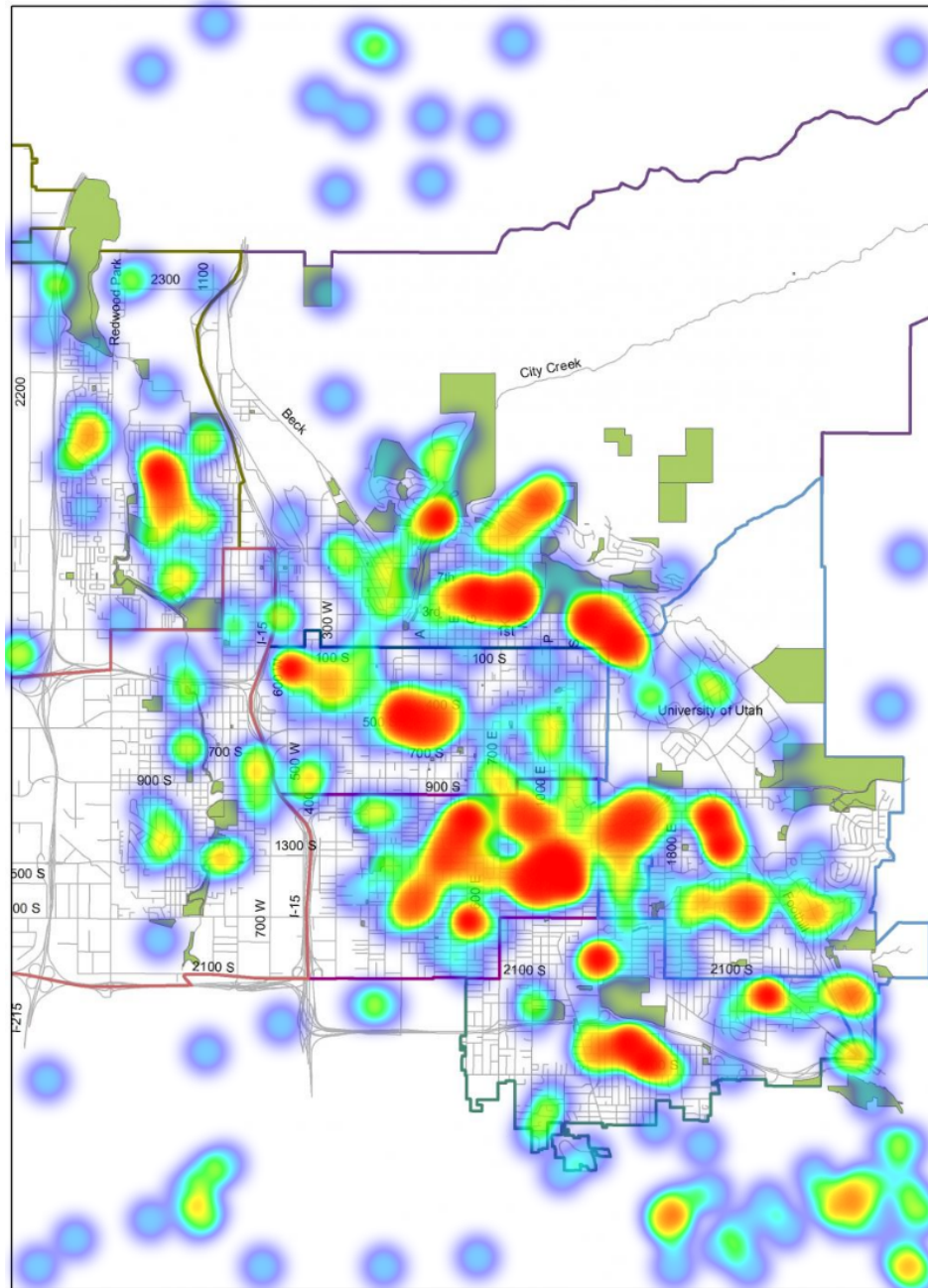
Water

Absolutely concerned about truck traffic on our freeways. Try Chicago freeways and imagine that truck traffic here.

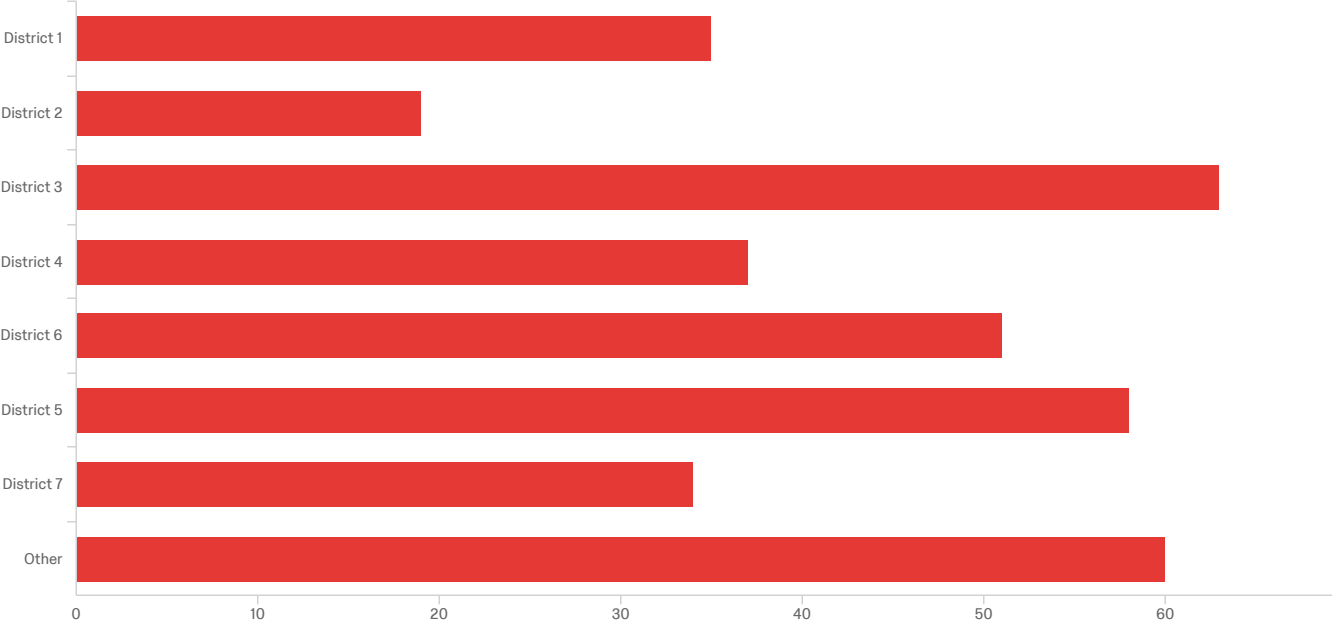
Appropriate oversight and governance

Increase of illegal drugs, human trafficking, illegal immigration. Holes in customs and port security and

In the map, please click on the approximate location nearest to your home or workplace. If you do not live or work in Salt Lake City please click off the map in the white space.



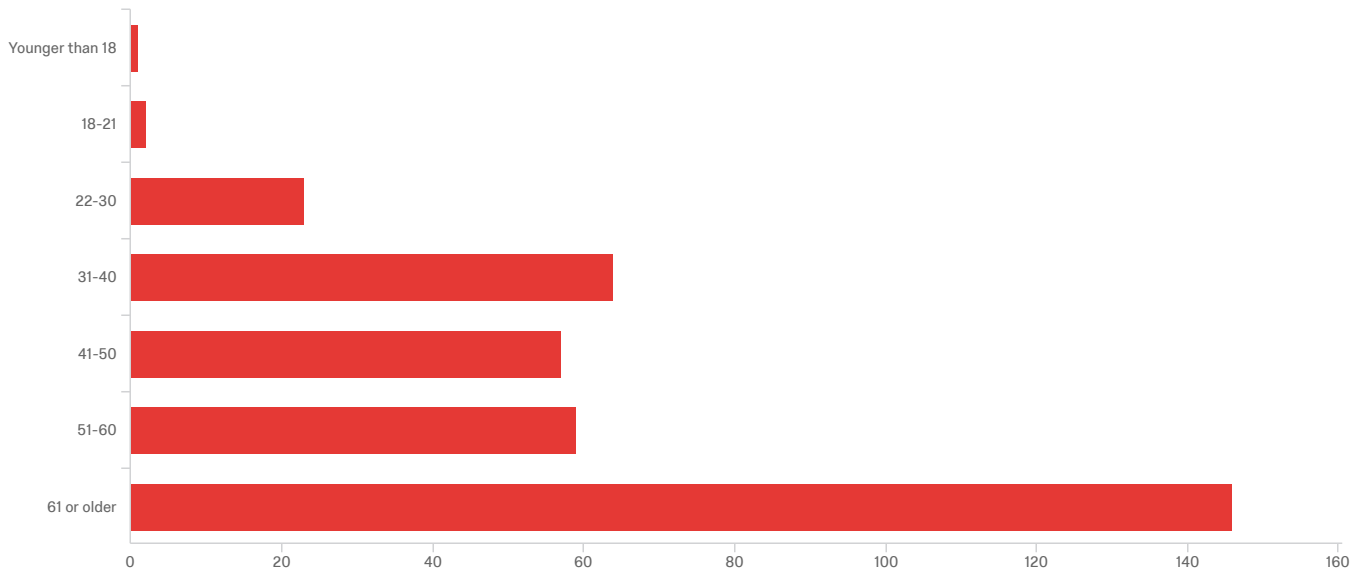
Regions



What is your ZIP Code?

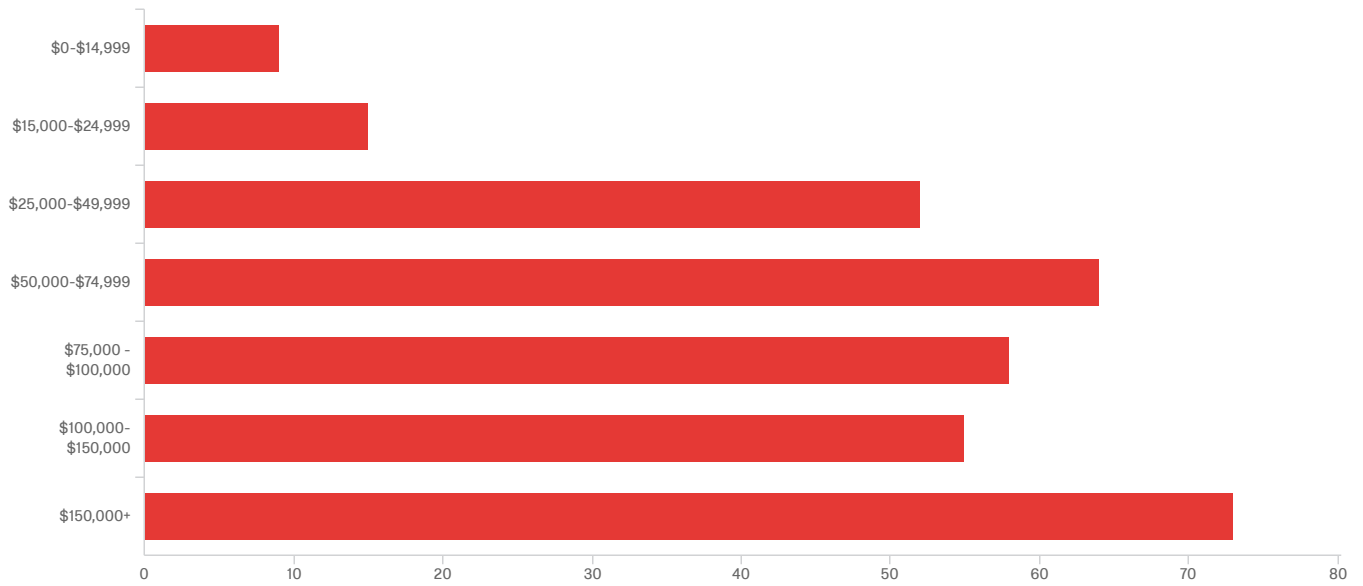


What is your age?



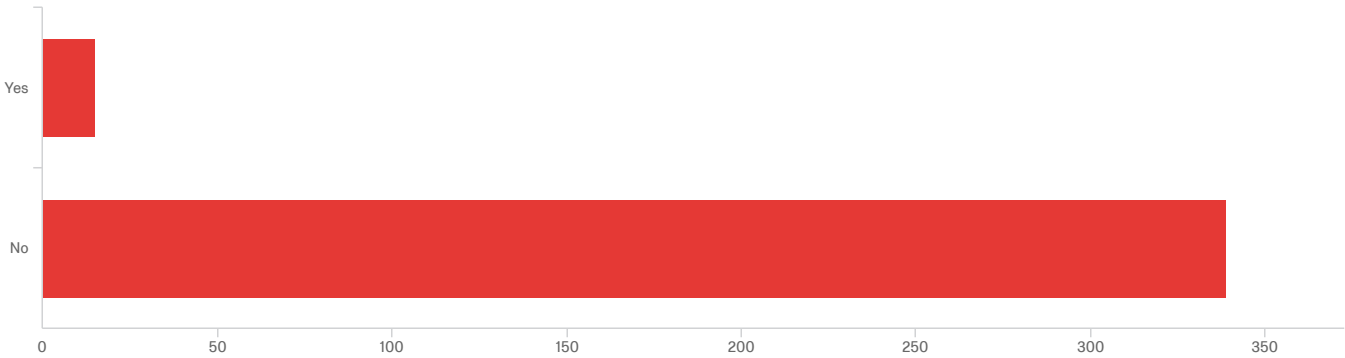
#	Field	Choice Count
1	Younger than 18	0.28% 1
2	18-21	0.57% 2
3	22-30	6.53% 23
4	31-40	18.18% 64
5	41-50	16.19% 57
6	51-60	16.76% 59
7	61 or older	41.48% 146
		352

What is your household income level?



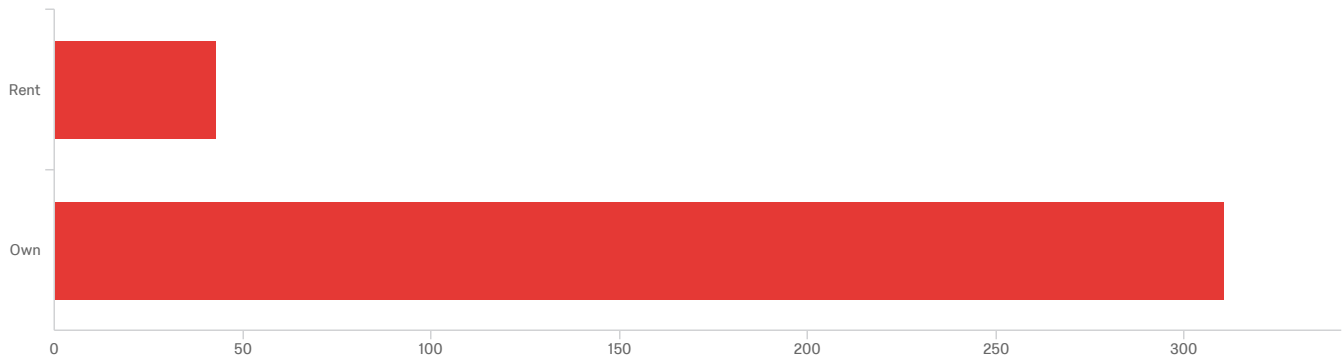
#	Field	Choice Count
1	\$0-\$14,999	2.76% 9
2	\$15,000-\$24,999	4.60% 15
3	\$25,000-\$49,999	15.95% 52
4	\$50,000-\$74,999	19.63% 64
5	\$75,000 - \$100,000	17.79% 58
6	\$100,000- \$150,000	16.87% 55
7	\$150,000+	22.39% 73
		326

Are you a student?



#	Field	Choice Count
1	Yes	4.24% 15
2	No	95.76% 339
		354

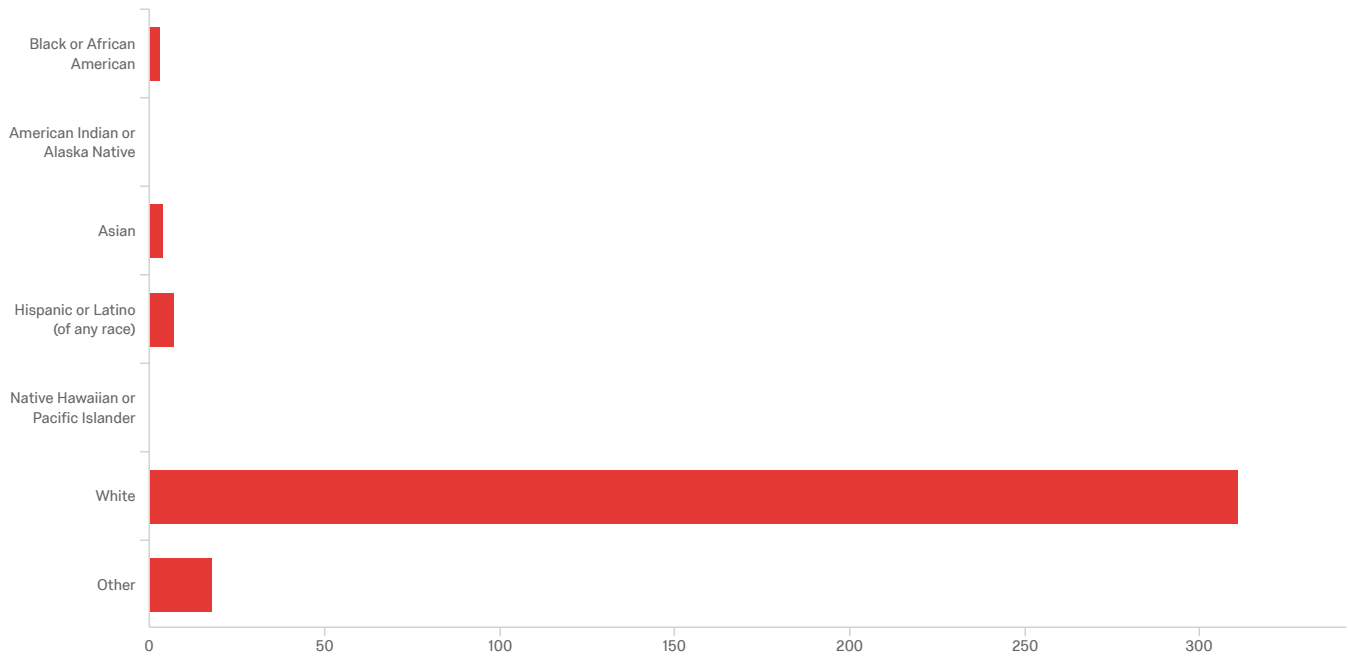
Do you rent or own?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you rent or own?	1.00	2.00	1.88	0.33	0.11	354

#	Field	Choice Count
1	Rent	12.15% 43
2	Own	87.85% 311
		354

What is your ethnicity?



#	Field	Choice Count
1	Black or African American	0.87% 3
2	American Indian or Alaska Native	0.00% 0
3	Asian	1.17% 4
4	Hispanic or Latino (of any race)	2.04% 7
5	Native Hawaiian or Pacific Islander	0.00% 0
6	White	90.67% 311
7	Other	5.25% 18
		343

Social Media Comments

Date	Source	Recorded By	Comment	Reply?	Follow-Up
08/21/2018	SLCgov Facebook	Kyle	Free parking! I'm in!		
08/21/2018	SLCgov Facebook	Kyle	I love Utah		
08/21/2018	SLCgov Facebook	Kyle	I would like to know if we are going to have more Semi trucks racing through our neighborhoods creating more accidents and what about pollution and the possibility of school children getting killed	No	No
08/21/2018	SLCgov Twitter	Kyle	This plan is an abomination. Anyone supporting this is unfit for office.		
08/21/2018	SLCgov Twitter	Kyle	Thank you		
08/21/2018	SLCgov Twitter	Kyle	Is that map accurate ? Wow		
08/21/2018	SLCgov Twitter	Kyle	This survey is amazing. #WhatILearnedToday		
08/21/2018	SLCgov Twitter	Kyle	Good grief! Wetlands destruction Air pollution Traffic congestion Land Theft Tax Theft Yep, the Utah Inland Port proposal has all the hallmarks of a @utahhousegop @UtahSenateGOP conflicts of interest laden greed fest. #VoteThemOut #utpol		
08/26/2018	Nextdoor	Kyle	The link www.slc.gov/inlandport brings up a message that the "page cannot be found."		
08/26/2018	Nextdoor	Kyle	Added a post with the correct page for this, as well as for the scooters downtown.		
08/26/2018	Nextdoor	Kyle	The true meaning of an inland port is. Utah politicians trying to bypass the real physical ports, customs, and taxes. By creating this they have more control over taxing shipments coming and going. In the recent past California enviromentalsts have tried to stop all coal from going through their ports headed to China and elswere. This would essentially kill the Utah coal industry.		
08/26/2018	Nextdoor	Kyle	Well corporations being people and all this is one I'd like to see executed. Being as there is no such thing as 'clean coal'.....		
08/26/2018	Nextdoor	Kyle	Why can't we implement the 2016 master plan SLC developed and approved?		
08/29/2018	Nextdoor	Kyle	The Inland Port will bring more freight truck traffic to I-15 and I-80 further congesting our roads and adding more pollution to the valley in addition to sprawl across large amount of existing open space. Shipping out coal from Utah to China is another bad idea. Many Chinese cities' pollution is even worse than the Wasatch Front air pollution.		

Survey Comments

Date	Source	Comment
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	"Uses" in this context is poorly defined - so SLC should be aggressive in pushing for non-polluting uses.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	1) who will be paying for all the infrastructure that's needed to accommodate all the businesses that will be locating there? 2) Will the businesses be paying property taxes? 3) Will the UT legislature be handing out massive tax breaks to the businesses that will be operating within the inland port? All I see is a lot of our tax dollars being spent on this project.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Airport already encroaches on important wetlands; will further expansion be pushed?
9/5/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Are hazardous materials going to be transported to and from this port? Are the trucks going to be allowed to travel through Salt Lake neighborhoods? Is there a limit on the number of trucks per day or times of day that the port will be in operation?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Are there any such uses that will not create more pollution? Especially to air quality?
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Bad idea generally.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Bod deal
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	City representatives should have input and decision-making votes on any future activities. This area should NOT be considered out of SLC's jurisdiction because in is geographically located in SLC and impacts SLC residents.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Coal - the wrong side of history
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Community re-investment policy for local schools, community organizations, funds build/ maintain local roadways & infrastructure. Funds for impact remediation of all kinds unforeseen!
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Concern with liquefaction during earthquake on area. Need geology study. Also need realistic costing and revenues given changing global trade and rising costs of State Prison.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	concerned about that 'behind closed doors' approach to jam this into reality. Concerned that SLC is being pushed aside in the process
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Conrrrol waste, especially hazardous waste and air emissions.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Development of pipelines for oil, gas, or natural gas is not in the City's best interest, particularly because Utah already acts as a net energy exporter.
8/23/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Do we really have a say???????
9/3/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	doing a meeting closed to the public the night before the last day of the legislative session tells me everything I need to know
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Don't approve the inland port
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Don't build it!!!!!!!!!!!!
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Don't build the Inland Port!! Protect the Great Salt Lake and the wildlife that depend on it for survival!!
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Everything. It's a dumb idea all around to try to make some rich people richer.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	follow the money and make sure that leads the City county and state to positive actions for the citizens and not those seeking to benefit from the development at the expense of the citizens.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Have you studied other inland ports for the factors that made them successes or failures? Do those factors exist in Utah?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Honestly, I don't understand the point of the port. All I see are negative impacts, especially in terms of political balance between cities, counties, and the state gov't. This sets a dangerous precedent. The environmental impacts will be potentially huge. There is inadequate public oversight.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How badly is Salt Lake City going to be screwed by this project. Is there anything monetarily that the city will receive for all the negatives that come with such a facility?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How can the City regain the lead in managing this usurpation of City sovereignty by The State?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How hard is the city working to stop it? We need a "full court press" that includes litigation.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How is going to help the average citizen? How will it harm industry/commerce by moving it outside city limits?
8/23/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How is SL+

8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How many jobs will it create? Will there be any infrastructure changes (housing units, new roads, overpasses, other businesses on site or adjacent) as part of or in regards to the port?
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	how much will it cost me as a taxpayer
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	How will the governing board be receptive to public input?
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I acknowledge that folks of my ilk have a huge responsibility to understand the parameters and interests represented by each of these issues. To be informed and participate in the "public square" of the unfolding.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I am adamantly opposed to the whole notion.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I am concerned that the State government is riding roughshod over the city and the citizens of Salt Lake City. This is wrong. I know the legislature passed this bill but, the City does not have to make the take over easy for the State government.
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	i am very concerned about the way it was created and the increase in sales tax
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I believe that that meetings concerning the planning, establishment and operation of the port should be open to the public at a time and place convenient to the public.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I believe the port should remained zoned for light manufacturing -- i.e., no heavy industries involving coal, oil, gas, uranium, hazardous waste, etc.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I do not want any heavy industry in this area. I do not want coal, oil, uranium, hazardous waste. I would like to see the Port Authority Board and the state adhere to the original NWQuad Master Plan that the City signed. I would like to see the City find a way to exclude these uses as they do not meet the language in HB 2001 that states the port will be operated in a sustainable, minimally polluting way.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I don't like it. It doesn't seem like a well-thought out scheme.
9/3/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I don't want it. I DO NOT WANT IT.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I feel SLC is always selected whenever the legislature wants to move something from communities south of it. I would like a rural area be asked to shoulder the growth that Utah seems to believe is unavoidable.
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I hate what the legislature did and I stand with the mayors response.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I just think our State leadership sold us out. Primary concerns for Republicans include making money but are not all concerned about 1. Average Citizens 2. The Environment 3. Actually trying to do something that is a win for the people.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I just wanted to point out that our state leaders go on and on about "State Rights" but they did not respect the rights of the citizens of Salt Lake City that will be impacted and many voiced concerns and did not want this Inland Port. I think the behavior is hypocritical and will keep this in mind when I vote in November and beyond.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I know several people who would benefit from the jobs created, but we must balance this with being smart about our safety, natural resources. What are the plans for this?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I really don't understand the "need" for an inland port, and don't understand why we are building an industrial zone, on sensitive natural habitat, upwind of an already smoggy residential city.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I think the city should be more involved
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I THINK WE SHOULD OPPOSE IT. MY BUSINESS IN THE THE GLENDALE POPLAR GROVE AREA.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I understand that it will provide jobs that are needed but I feel that there are issues with the growth of Salt Lake and the valley already that we need to look at before we add more to it
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I understand that Salt Lake City had plans for this area which have been trumped by the State's decision.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I want to ensure there are opportunities for light manufacturing that provide jobs that pay a livable wage.
8/31/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I want to make sure the jobs aren't low paid work. That they are union jobs ideally.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I would be strongly in favor of a lawsuit against the state to question their grounds for initiating this entire mess.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I would like to see a summary of the degradation to quality of life and environment that has been experienced by communities near operating inland ports.
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I'd like to see a real process involving residents of Salt Lake city.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	I'm concerned about people on the planning committees making side deals for monetary gain or other shady things. All meetings should be open to the public& the press.

8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	If it is not OK for the federal government to do as they please with land in the state, ignoring the wishes of local residents, then it is not OK for the state government to do it to the city.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Impact to taxes? Does the port drive revenue for the city that can in turn be used to build better infrastructure, civil services and most importantly improve education services and the school systems?
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	In the public meetings so far there have been great questions asked but very few answers. We just get "we dont know yet". They say this has been talked about for years so why are there no answers.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Increase traffic on the freeways
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Increased traffic is coming, whether we plan for it or not, so let's plan for it, but don't give breaks to businesses that the employees (i.e., the citizens) end up paying for. Affordable housing problems can be solved with higher incomes.
9/5/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Insist on robust, documented planning process. Continue vigorous public outreach. Involve students in relevant areas.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Is SLC still considering suing the state for a potentially un-constitutional land-grab. I hope so.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Is the inland port going to be used solely for receiving of imported goods? Will exporting of coal occur from this location?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Is the plan to keep the port to the port? bulding neccisary resorces out near the area so not to increase the volume on the city.... expansion of light rail, commuter issues?
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	It is not a good idea to support something so Dirty and out dated usage as Coal!
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	It seems like this whole thing was slid by without any input from those impacted.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	It seems like this would be a good thing, however it got started the wrong way with out much over sight and too many fingers in the pie by grabbing land and fighting over it already. I say forget it, protect our natural resources. The water alone is enough to scrap this project. There is not enough water for those that are here now let alone a huge infra structure that this would bring.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	It seems that this whole project was kept secret until recently. There definitely needs to be more information available to the citizens who will be impacted the most.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	IT SEEMS TO ME LIKE THE PUBLIC NEVER REALLY GOT A CHANCE TO WEIGH IN ON THIS PORT, AND THAT IT WAS JUST SHOVED DOWN OUR THROATS BY GREEDY POLITICIANS AND DEVELOPERS.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	It's odd you're creating this survey since you're just rolling over to the state and the Republicans.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Keep on fighting for the right of Salt Lake City to control its own destiny. The state is not likely to be sensitive to our local concerns, as stated above, as the consequences are local and the benefit of the inland port are shared by all citizens of the state, and perhaps neighbors in western Colorado, southern Idaho, eastern Nevada, etcetera. Are we really going to benefit from expanding the port's activities from trans-shipments to manufacturing? I understand that perhaps there could be some modification (and value added) to goods shipped before they had to pass customs, but I think that Salt Lake City is a long way inland to undertake these processes, so I am against any industrial activity beyond the shipping, receiving and transshipping.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	legislators who own and develop land in the area
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Mainly chemical waist and smuggling.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Make sure all the the uses are currently permitted and that all the materials that may be hazardous are well regulated or not permitted at all.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Many. Help us understand the advantages and negatives.
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Many. Massive concern about process and timing- it appears this is designed to minimize planning and default to no input planning and controls
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	My biggest concern is a further compromise of our already poor air quality. Since transportation is almost 50% of the problem we need to reduce the number of fossil fuel powered vehicles.
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	n/a
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No

8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No coal
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No coal whatsoever! Set limitation on frequency and don't interfere with rush hour.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	no hub
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No other than higher taxes to pay for services. And who pays? SLC
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No, [redacted language] you.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No, I think I've made my case.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	No. I'm well aware of the reason for it's proposal. \$ But only a few people get the money. THE INLAND PORT IS A TERRIBLE IDEA THAT MUST BE STOPPED!!!!
8/30/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Noise levels & light pollution. Dark skies are so important to migrating birds.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	noise natural habitat
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	None
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	None.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Nope
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Not agree to the port, this is absolutely nonsense. We have the worst air in the country and bringing in this inland port is only going to make it worse. Think about the health of us residents.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Not at the moment.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	not at this time

8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Not at this time.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	not now
8/30/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	not now
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	not yet
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	On-site coal, Oil and gas storage.
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Our neighborhoods are already too crowded. Our streets and utilities over used. We need to stop growing. Limit neighborhoods and increase open spaces and amenities.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Oversight! No secret meetings. Real transparency.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Please continue to fight this proposal!
8/30/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Please keep pushing for adequate representation on the board. SLC residents and leaders must have control in our own city.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Please keep the public informed and as part of the process.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Political corruption, bribery, graft
9/5/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Primarily I am concerned about detrimental impacts to air quality, transportation networks, and public utility infrastructure.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Regard the upcoming population growth in the Wasatch Front (will it really double by 2050?) as a legacy for our grandchildren. Can we slow it down? Can we provide for it?
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Salt Lake City is providing services to this in-land port TAX FREE.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Salt Lake is supposed to be an area of Life Elevated. An inland port creates Life Degraded. Why do you want to degrade our beautiful city into an ugly port?
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	see above
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	SEND THEM PACKING WE DON'T NEED THIS PROJECT.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Should the port be built, it should not be in an urban area that already is burdened with pollution. Perhaps a new, freight only airport could be built in an area that is not in a bowl that traps smog.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	SLC should get more tax money from the business located there then is currently allowed.
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	State money for city law enforcement in and around port areas.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	State of Utah hegemony (not to be construed as leadership).
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	stop the inland port [redacted language]
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Tax loss from Salt Lake City.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Tax revenue for the city is a major concern.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The air quality is already the worst in the nation at times and will only worsen with the increased traffic going to an inland port.
8/23/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The City Council was wrong. You can't negotiate with crooks.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The city has condoned degradation of the East Bench and continues to demonstrate little capability to .mitagate co.parable impacts by state institutions or facilities.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The Inland Port Commission should read and follow HCR 07 passed last session in the Legislature and signed by the Governor, particularly where it says "we should prioritize our understanding and use of sound science to address causes of a changing climate and support innovation and environmental stewardship in order to realize positive solutions."

8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The Inland Port is a self-destructive plan that will make some people richer at the price of making everybody else suffer. To quote Edward Abbey, "Growth for the sake of growth is the ideology of the cancer cell."
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	The only way this can be a good thing is to make this the most environmentally progressive inland port in the world. The Great Salt Lake is too unique and valuable of a resource to sacrifice for anything less.
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	the scale of the development is huge and the potential uses are concerning, particularly storage of hazardous, dangerous, and polluting materials.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	There are Federal laws that would come with an inland port that no one is taking about. It removes many liberties of the residents all over salt lake City.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	There does not seem to be any empirical support for the "positive impact" for the state of Utah or Salt Lake City claimed by the proponents of the Inland Port.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	There is some risk this will not be financially successful and if not, SLC and the State need to ensure the construction and operation effects are mitigated (and paid for). I also have a concern about corruption.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	There should be open meetings and more public interaction.
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	This is a chance to build more economic opportunities in our city. We should diversity and go beyond mining and resource extraction. Let's be more like Singapore and less like Saudi Arabia.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	This is a win for the City.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	This is another inappropriate use of tax money that will ruin our environment, but it won't matter because our politicians are so corrupt.
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	This is just going to be end run around CA to ship coal overseas.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	This is republican corruption and cronyism at its worst. It's also them trying to stick it and get back at the citizens and politicians of Salt Lake itself. First the prison move and now this. SLC needs to sue the republicans that foisted this on us and tie this whole thing up in red tape and let it die. This is stupid, corrupt planning on their part and should be shut down.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Those on the committee who will receive money from this project
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Tons. None of which were well addressed in this ridiculous survey.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Toxic wastes and poor air/water quality are enough to worry about. Don't build it. This is a political move for a few people including legislators to make a lot of money for themselves at the expense of citizens.
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Transparency in all activities.
8/30/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	TRANSPARENCY. DONT END UP LIKE THE UTA FIASCO.
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Using the port to transport coal or toxic waste
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	We need the info and the studies on the potential impacts.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	What about potential wild life?
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	What happens if the port fails to produce any great economic opportunity?
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	What kind of impacts will this have on our already crowded freeway systems???
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	What type of advantages/benefits will the local residents get from the building of a port??
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	What types of items and materials are going to be allowed? Who's checking for human trafficking?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	WHAT will be moved through this port? Any public input or oversight?
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	When and where will the Rail competitive environment be evaluated? Who,will oversee Bonding Authority of Inland Port Authority?
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Where is the water going to come from to support all this growth?
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who else is getting rich, while taxpayers get screwed over.

8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who is funding this and who benefits from this? Is this being promoted by those with special interests and those who can profit from this?
8/24/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who is going to watch out for security at this facility? Perhaps the city should tell the Port authority that city police will NOT patrol the area. The Port will have to provide and pay for their own security.
8/26/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who pays for additional roads and infrastructure required to establish and maintain inland port uses?
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who pays for what?!
9/3/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Who really wins with this project other than the real estate developers? How many jobs will this create and are they sustainable? What about the impact to streets and roads?
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why am I only now hearing about this?
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why are my city tax dollars going to the State's project?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why can't the city sue the state???? We don't need the port. We have a new expanded airport. Let coal producers continue to use rail and trucks to outside ports that are already functioning. We should not destroy our city for Coal production COAL as we have known it is a dying commodity. Our whole world is suffering from its impact.
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why do we need this facility? And why does it have to occupy habitat needed for wildlife? Why do the powers that be want to be like Los Angeles?
9/1/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why do we need this?
8/28/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why do we need this? We are struggling as is, to manage clean and adequate air, water, wetlandsz
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why do you always push these things on Salt Lake City? Just like the prison!
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why is it so big? Why is the state taking one third of SLC?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why is legislature determined to have this?? What are the industries they think will benefit?? How do they & SLC justify giving LIP SERVICE only to put air quality problem?
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why is so much land needed? Why does it need to expand outside Salt Lake Country? Couldn't it be moved further away from city neighborhoods?
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why is the City just rolling over and allowing this to occur? It is time to fight back. This state uses and abuses SLC by using our streets, utilities, and resources without compensation. This needs to be discussed and a solution generated so that SLC taxpayers do not have to continue subsidizing non-SLC residents.
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why is the State of Utah doing this?
8/22/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Why not just staying on the west side of thge airport??
8/25/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Will inland port pay taxes to Salt Lake City?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Will Salt Lake City have any idea what is coming through the inland port, and have any control over how it is stored/handled and whether material is allowed to be shipped through this facility?
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	With the cost of all roads and transportation what is being done to improve the air and quality of life for SLC? What are the locals going to gain?
9/4/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Worst Idea Ever!
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yeah, why? It doesn't make a lot of any sense. Do you sell air conditioners to Eskimos?
8/20/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yes, what else will the Legislature get away with?
8/21/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yes, which govt employee is going to get rich off of this scheme?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yes, who is involved? How much money are they making off the "deals" and what advantage will this be to our city?
8/27/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yes, why wasn't this put to a vote before the people?
8/29/2018	Qualtrics - Are there any other questions and concerns you have about potential inland port uses?	Yes. I am concerned that this inland port board is just the first of many new development authorities that the State will create whenever they want to pursue a big economic development opportunity, without wanting to worry about what the locals authorities aor the local community may think. (Watch to see what happens at the Point of the Mountain, or on the West Bench of SL County, etc.)

8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Are the developers going to contribute to the cost of taking care of the homeless and drug addicted populations that are roaming our streets?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Are y'all up to it?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	As SLC works through the port rezoning process, what plans are in place to keep Magna/WVC citizens informed about the contemplated regulations, and to solicit feedback on same.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Can the port work well staying within the "light industry" zoning?
		Can we ever get to providing information illuminating the process as we go...in the service of building consensus...rather than hiding the machinations of special interests?
		an we
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Can we count on prescient reporting of all involvement...starting on blowing the whistle on "closed door" meetings, legislative involvement etc...Thus far, it does not bode well for the City and/or County to be "railroading" special interests rather than building consensus. this is 2018!!
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	City needs to be able to collect tax.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	clean up the other environmental messes left by polluters
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Could SLC receive a similar size piece of land in exchange to construct a solar farm to offset SLC air pollution increases? Will SLC benefit from tax revenues from the port at a commensurate level to other city properties/businesses?
9/3/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Did you consider what's best for the residents and their health long term instead of how you can make more money for yourselves and corporations in the short term?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Disappointed Mayor stepped out of negotiations.
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	DO NOT APPROVE THIS PROJECT!!!!!!! This will only put more taxes on the backs of the TAX PAYERS AND LET THE OVER-TAXED TAX PAYERS VOTE ON THIS NOT THE INSANE POLITICIANS!!!! AND IF YOU TAX PAYERS VOTE FOR THIS YOU DESERVE WHAT NEW TAXES YOU GET!!!!!!
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Do the planners for the development of the port have a focus on improving on past approaches to establishing these ports
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Do you really care, or is this just CYA so you can claim to have given opportunity for feedback before you go ahead and do whatever you and the developers want?
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Does it even matter?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Does SLC have any true ability to be involved?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Don't approve the inland port
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Don't build it!!!!!!!!!!!!
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Don't let the state steal this away from Salt Lake! We have to live with it in our backyards.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Fight this with everything you've got. No one but the greedy republicans that are scheming to get rich off this corrupt plan want this. If it's so important to have (especially in this location) then the city should control and manage it, not a board of unelected republicans.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Good luck, you're gonna need it. Once the legislature makes up their mind about something, there's no convincing them otherwise.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can it be made a fully transparent and open process with full public participation?
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can the city gain more control of the port that seems to be almost totally controlled by the legislature.
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can the public and average citizens be more involved and heard before decisions are made to move forward with such projects?
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can this be stopped?
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can we be more involved in these decisions?
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can we prevent the Utah legislature from trampling on the Capitol City?
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How can we stop it!
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How did James Rogers get on the Board when he owns property in the area. Is he a straw man for Greg Hughes?
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How did you [redacted language] up so bad that you lost control of your own city?
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How much of the revenue generated will go to SLC Corp. to pay for services provided by the city?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How will earnings from inland port be spent?
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How will local taxes be affected in the entire county area?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	How will this even help our communities? Are we expecting more families moving into the valley to support the new jobs?
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I am left to wonder how this will affect my taxes and level of city service.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I am on the side of everyone who is outraged that this happened so quickly and without any public input. It will also be managed by such a small board of individuals. There at least needs to be a community engagement board or something to address real people's problems.

8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I am relatively uninformed about this issue, but given what I know, I would fully support suing the State over this land grab.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I appreciate SLC for standing up to some of the devious shenanigans perpetrated by some of the state legislators.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I appreciate that the mayor is trying hard to vet this latest development. It seems like there should be all kinds of environmental impacts and long-term studies before this is allowed to move forward.
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I don't think being an obstructionist is helpful. There must be some negotiating.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I forgot to talk about radioactivity, but I hope that we are not going to entertain any traffic destined to the radioactive dump out in the west desert. Let's make that a rule.
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	i presume it's a lost cause with folks on Capitol hill taking over the project
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I understand SLC has been pushed out of a board spot. We need open door meetings and more spots on the board to defend our communities.
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I understand that SLC is in a difficult position with the legislature and the Inland Port Authority Board, but do not give up any more than you have to and keep striving for a positive development example that could set the precedent for truly sustainable, non-polluting, development
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I'd look at stronger vetting of any lobbyists the city pays in the future. I don't think we got much for our money with the last lobbyist who missed the boat on the port in the first place.
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I'm frustrated that the state legislature can pass legislation that negatively affects the residents of Salt Lake City
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	I'm very concerned about our worsening air quality
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	If the city has ideas, the public would very much like to see them.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Is it really impossible to sue the state so you can implement http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf ? If so, what can we possibly say on this survey that will manage the development of the NW quadrant?
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Is the city actively supporting advantages for west side residents and businesses as part of the state investment here?
8/30/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	is the state of Utah the only entity that benefits from the land grab
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	It has been lacking, although the council has tried to have input under the unacceptable cram down of the legislature. We need to see if the city can mount legal challenges.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	It is time to get the city on board with the interests of the broader regional economic program.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Keep it transparent!
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Let's get it going.
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Many, will forward through other venue
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Maybe the city council and the mayor ought to talk to each other and be on the same page when confronting the legislature.
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	n/a
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	no hub
8/23/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No I appreciate the mayor doing this she is fighting for the city. I know the council believes they are going to get steamrolled. But stand up to Mr. Mapleton. who is just as much a bully as Hughes.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No, but I would like to help in any way I can. [redacted name] [redacted address]
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No, but thanks for giving me an avenue to make my concerns heard.
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.

8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/31/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	No.
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	None.
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Not agree to the port, this is absolutely nonsense. We have the worst air in the country and bringing in this inland port is only going to make it worse. Think about the health of us residents.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Not at the moment.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Not at this time.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	not now
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Not right now
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	not yet
8/30/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Open Sub committies to the public
9/3/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Our state legislature has stolen this land from SLC. Will the City consider legal action to make it right?
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Please define this process.. seems a little shady to come asking for our opinions after the fact, like they mean anything anyway. Why does the public not have any input in how our elected officials run this state. It seems that a lot of decisions are made behind closed doors and are rushed through without proper vetting or environmental impact studies etc. Anytime we voice our concerns it is ignored, or we are labeled as "environmentalist extremist" because you have to be one of those to want to breathe clean air and have clean water. Its a take the money and run situation with developers that most often come from out of state and they take their profits and leave us, the citizens of this state, with paying the price for decades to come.
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Please fight for the least amount of impact to us taxpayers
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Public input
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Same as above
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	see above
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Shouldn't the process be slowed down (what is the significance of NOV. 2)??? so that SLC residents have guarantees in place for the improvement in our life, better air, water, wetlands, and how will the cost be off set to us taxpayer? What are we gaining?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	SLC should make sure the people assigned to represent the interests of SL residents and tax payers should not be asleep at the wheel again.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Stick to your guns; pressure State leaders to resist overwhelming influence of developers entrenched in the Legislature
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	STOP
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	stop the inland [redacted language]
8/23/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Take the State to court. This was an extra-judicial land grab designed to line the pockets of Utah Legislators. Let's find out who profits.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Thank you for collecting this information and for advocating for the best interests of the citizens of Salt Lake City.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Thank you for considering the environmental impacts in your steps forward. I hope the state leaders who breathe this air and raise children in this state think about what side of history they want to be on?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	The impacts will extend far beyond the borders of Salt Lake City. How will they be addressed? Assuming there are real benefits, how will these benefits be distributed?
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	The process has been opaque and dictatorial.
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	There needs to be a balance between economic growth and environmental impact. Our environment is one of our most valuable economic assets.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	There should be more public feedback. Public Hearings on the Wasatch Front over an issue as big as the environmental impact of the Inland Port need to have more public hearings and adequate public notice of when the Public Hearing is scheduled.
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	This is not a good idea. The land that is being planned for the inland port should be turned into a nice park with cycling, walking, and equestrian trails. Tourism will bring much more peace and quality of life to SLC. This planned dirty industrial port will bring shame, ugliness, and dissatisfaction.
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	This land grab from the legislature pretty much but the city in the same spot as the people on the west side so my question is are you the city going to help us west side folks when push comes to shove?
9/3/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Transparency and Openness with the public have not been your strong suit, we who know are watching you
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	We need our planning department/city administration to be innovative and bold in addressing the significant environmental challenges posed by the inland port.
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	We need to make sure that SLC gets revenue from property and sales taxes. The revenue needs to be enough to pay for increased demand for power, internet, sewer and water.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What alternative transportation and inovation is the city exploring?
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What are the implications of the state's takeover of the city's land and resources in this fashion?

8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What can be done to punish or correct violations and issues? How will unforeseen impacts be addressed? Who will keep the port accountable?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What can citizens do to convince you that this is a bad idea?
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What can we do?
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What has the City Council already agreed to in State negotiations that they feel obligated to regardless of citizen comment
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What is Salt Lake City going to do when there is no more water? Answer this first, then and only then proceed with a plan for this. You don't have to do this right now. Secondly, What is Salt Lake City going to do when the air quality is so bad in the winter when there is an inversion? What about the thing no one talks about, the inversion in the summer because the entire west is on fire and not a strong enough weather system to stir the air and get rid of the smoke. You need to do some serious thinking about this. Everyone is so ready to spend money and resources with out a decent plan. Salt Lake city needs to think about consequences. What are you going to do when you have killed all the birds because there is not enough supply of food and habitat? What are you going to do when the water runs dry after a few years of drought in the mountains? What are you going to do when You cannot keep taxing business to bail you out of this or offering rebates to others to attract them here under false pretenses that we have the infrastructure to support them and the water to support them. Take a look at pictures of the Great Salt Lake in 1995 and now in 2018. You will be stunned at how little water is available any more.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What is the city's plan for creation of green space and parks. It feels like we trail other leading metro areas.
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What is the long term goal?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What is your plan to get back control of that huge chunk of our City land?
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What long range goals are there for housing, air pollution and noise pollution?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What opposition is there other than fact that another jurisdiction can make decisions?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What other processes are you using besides asking for resident input?
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	WHAT PROCESS? We SLC residents have been left out of this. SHAME!
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	What the hell were you doing when this idea for a port came down the pipe and why were you negligent on protecting your constituents and our environment.
8/21/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	When is the next election. Voted for the perm, but that was a mistake.
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	When will a lawsuit be filed on behalf of city residents? Isn't this a land grab? The city could and would use the revenue in better ways.
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	When will the port be completed?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Who among our elected officials will stand up to the state???
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Who funds all this growth?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Who will step up and deal with this?
9/1/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why are the keeping the public out of the process?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why are the mayor and city council not working together ?
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why are you allowing this to take place in our city?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why did the City Council avoid its oath of office in not defending the City using Utah Const. Article VI, Section 28? What was their thought process?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why did the Mayor let their ego get in the way of cooperating on yet another issue? I think that the horrible adversarial relationship the Mayor has with the City Council and the Legislature doom Salt Lake City to more intrusions by the State.
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why did you not negotiate harder? This is not good for SLC. I'm lookin at you Erin.
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why do we citizens have to pay for a project that we don't benefit from and didn't vote for???
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why even send out a survey? If the entire city rise up and said they didn't want it, the state would build it anyway.
9/5/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why have you not fought this in court? The west side of the city deserved stores, restaurants, and businesses not this industrial waste of space that will only bring pollution, traffic, and noise.
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why in the world do you want to do this? It seems developer greed. Salt Lake City needs preserving, community building, not this sort of mindless expansion.
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why is Salt Lake City so late coming to the table? Where have the mayor and city government been during this whole fiasco? It makes it much harder to have input when nothing has been done until almost after the fact. This seems chaotic and amateurish.
8/25/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why is the city agreeing to this fiscal rebuke. We stand to gain an ordinarily small financial gain. Our mayor has caved, and isn't participating in the process to include Salt Lake in whatever financial gains might accrue.
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why is the City Council in bed with the State Legislature?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why is the port authority supposedly excluded from open meeting requirements? Why is the board appointed and not elected by the people from the most impacted areas?
8/28/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	why isn't SLC on board with the State proposal?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why oh why is business always more important than clean air, water, and open land?
9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	why wasn't more done to stop it and why do we residents have to pay a higher sales tax as a result. tax the port at higher rate
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Why would you sacrifice the health and well being of Salt Lake citizens as well as millions of birds just so some already rich developers can make more money?
8/24/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Will the outcome of this survey, and the resulting conclusions and recommendations, be made available to the public?

9/4/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Will this cost taxpayers? How will it be developed and run? Who will pay for it? Who will reap the profits?
8/29/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Will this survey be ignored?
8/20/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Will we get a mayor eventually that understands how to run a city?
8/27/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Yep tell me everything
8/26/2018	Qualtrics - Are there any other questions you have for Salt Lake City regarding this process?	Yes, why are so few individuals in control of an area that has such a great impact on the Salt Lake City valley?
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	???
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	????
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	...I don't think they can
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	"...the impact from ..." additional high-density housing require VERY careful and thoughtful planning by both City & the 'Port'.
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	1. Require permits for new construction / traffic. 2. Require 20-year projections of benefits with which disinterested academic experts will agree.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Absolutely concerned about truck traffic on our freeways. Try Chicago freeways and imagine that truck traffic here.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Access. I-80, 1-15 and the Airport are already such huge barriers to any kind of access other than automobile. Poor access to and through this area via pedestrian modes like bicycles is already poor. Multi-modal transportation should be improved
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	ad campaign ? to let low income what is available and how to apply for assistance.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Additional funding will be needed from the tax base for additional firefighters and police officers that serve that area.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Additional traffic wear and tear on roads and accidents
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	advertise and offer legislation that prevents this
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Again, I don't think there is any way to lessen these negative impacts.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Again, SLC can not lessen the impact. Traffic is traffic. You can't just sweep that under the rug!
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	air pollution travels; more truck traffic all along I-15 and I-80/84 routes
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Air quality, water quality could be diminished
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Air traffic, freeway crowding
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	air, water, traffic
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	All stakeholders must be made to share the costs.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	All the extra truck traffic this is going to bring
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Allow the city and its citizens to have a voice in the planning of the inland port.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Appropriate oversight and governance
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Archeological and traffic congestion and clear, non-partisan governance and cleadership
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	As above
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Ask the neighbors.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	At a minimum, ban plastic bags and straws. Tighten regulations to reduce pollution from industries and cars. Keep promoting solar energy.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Ballot initiative to pause project and study in more detail with public input.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Be supportive rather than obtuse and obstructionist. The project will spin off much increase in the broad local economy and the city will get its share.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Build ahead of the curve, not behind it. For example, the mountain view corridor should be a freeway, not a highway. (Bangerter shows us why).
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Build something different. This just seems like a waste.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	By not building an inland port in the city and by involving actual people in the planning instead of a bunch of special interests.
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	By working to develop a net zero port.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Careful planning and communication between agencies and government can provide a good quality of life for our community
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Change their decision to close the board meetings
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Charge the companies wanting to build and use the inland port area. The developers should have to pay the city for water (at a much higher rate than for homes and small businesses in the City), as well as for sewer and all utilities. They want to build it then they should pay all the costs involved with that build.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Charge the Port for services

8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	citizens, lower property taxes.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	city residents will get the costs and pollution, but no control, and no benefits.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Climate change. Don't build the facility.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Confine truck traffic to the right hand lane at a maximum speed of 65 mph through urban areas. (I will drive in that lane as well.).
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Congested roads with more trucks, limited value of this enterprise compared to the cost; both in monetary & environmental terms
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Congestion throughout the city and at the airport.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Congestion. Bulding up West neighborhoodsMagna and Towilla Grantsville. How will the cost of building the port improve the lives of SLC residents?
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Control and oversee and regulate.
8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Create and enforce 1/4 mile buffer zones to wetlands, sensitive uplands, and refugia. Require stringent stormwater control, infiltration basins, etc. Require stringent building code enforcement of areas prone to liquefaction during earthquakes. Or don't build in the area.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Crime and unsavory characters as well. We get enough of it already.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Development of an inland port must come with a plan to create affordable housing, and enough of it to affect the overall housing stock. Again, locating the inland port in another part of the state -- Snyderville Basin, Tooele Valley, Magna etc. would help to not exacerbate the current housing crisis in Salt Lake.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Do NOT build the inland port until you spend much more time doing an adequate environmental impact statement. Also, spend a year to get more input from citizens. Also, put this on a ballot for a vote. Be upfront about all the negative polluting impacts.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Do not get an inland port. I paid a lot for my house and want to keep my beautiful view of the lake.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't approve the inland port
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't approve this financially driven "opportunity."
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't believe entire idea was adequately vetted with public or demonstrated to be viable and desirable development.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build it!!!!!!!!!!!!
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build it. How much clearer can I make it. This is a bad idea, don't build it.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build the Inland Port!!
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build the port
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build the port
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't build the port
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	DON'T BUILD THE POT!!
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't give tax breaks to corporations
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Don't have an inland port here
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Dont build it
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Earthquake liquifaction, state takeover,
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Economic
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Economic impacts.
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Ensure design and implementation processes mitigate the known and expected degradation of quality of life and environment issues.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Ensure that the port does not worsen the financial position of the city by seeking agreement that the port will fully cover its own costs (e.g., security, police, firefighting, medical response, environmental response) either directly or through contract with city agencies. Require that the port assume full responsibility for road upkeep within its perimeter, and make appropriate contributions to upkeep of external access highways, reflecting increased deterioration consequent to heavy vehicle usage.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Everything
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Everything about this [redacted language] is concerning.
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Excessive growth
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	extremely detrimental to the health of the Great Salt Lake -- a resource that is vastly overlooked and undervalued. By converting some of the last remaining upland grass and shrublands and wetland habitats around the south shore of the lake, water quality will suffer.
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Fight against the port in court. Demand more local say in what happens there. Residents should have a lot more input into the port. Demand NO MORE CLOSED DOOR MEETINGS!
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Fill in the blank? Okay: "all residents and visitors." By working aggressively to clean up the air so we can ALL go outside everyday of the year and take deep, clean breaths of fresh air; decrease the demand for water and sewerage so we can ALL have safe, clean water for basic necessities; restore the Great Salt Lake as a recreation destination by eliminating negative impacts and cleaning up those of the past; strictly regulate development so that is it both environmentally and socio-economically sustainable.
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Get. Rid. Of. The. Mining. Do not even consider making this an inland port, and require companies to be responsible for cleaning up the pollution they create.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Goods that are transported inland even from CA could be harmful if not screened. I would be concerned about Contraband or Dangerous good being transported without being properly screened.

8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Great question and I have no idea how to fix Utah's legislators.
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Growth is to large for our area. We want a good area to enjoy.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Guard against wasting our diminishing supply of water, keep improving bike lanes, support better public transportation to the point where it is more convenient than driving.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Hard!!! Cities are creatures of the State! This is a non traditional exercise of State power. County and City prosecutors should examine graft, corruption & self dealing, including massive cost overruns on the planned new prison.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Have a plan and a budget to keep up with maintenance, taxing the heavy users the most.
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Have no faith in this administration and will vote no on the bond.
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Have the guts to fight back because they are going to bully.. we don't trust anybody if they are meeting behind closed doors. That is how we got the prison. This is how the inland port bill was pushed so fast. So just because James Rogers is on the committee means nothing.....
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Have TRAX extend. Better bus access. A bike road, like what is a long Legacy Highway.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Hope the legislature reconsider the impact on the city
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	how it was created, who is on the boards, the facts that meetings are nt open
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	How much business would this bring? Not many people use inland ports as it is costly to import through air.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Huge quality of life impacts for neighboring residents! On many many levels!
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Huh ?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I am concerned that the port will create an increase in maintenance burdens on the infrastructure that the citizens of salt lake city will have to bear (i.e. INCREASED TAXES) without assistance from the rest of the stat. This is being unjustly forced upon the citizens of SLC by the state legislature and Im concerned that they don't have the same concerns for our quality of life and the degradation of such the are imposing upon us.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I am extremely concerned this was done too quickly, passed at the last minute without public input, seemingly by design so that facts on the ground would be established to counter any opposition. This is classic fly-by-night government and private interests hand-in-hand trying to rush into a deal before the adverse effects can be known and discussed.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I am not sure
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I am very concerned about this whole endeavour. We should scrap this plan and try to figure out how to protect our lands and get the outdoor retailers exhibit back!
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I believe The City should be the lead in managing all impacts with The State supplying all funds and other resources to manage all impacts.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I cannot make an educated suggestion on this one.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't have answers. This inland port needs additional study, citizen input and impact studies that can be used in the planning.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't know
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't know! I'm already baffled by why people come here in droves. Ok, there are the mountains--which are getting too much traffic now. But summers are hellish in the valley. I'd leave myself, but SLC has been home for 40 years and I'm too old to go anywhere else.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't know.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't know. Set strict limits on what can & can't come in, use more rail transport perhaps
8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't see how we can decrease the destructive dust storms that are already occurring by adding additional manufacturing and transportation to an already sensitive area. Our air pollution is already some of the worst in the nation/world. We CANNOT add additional pollutants to it.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't think an inland port is a good industry for Utah, especially in Salt Lake
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I don't want this monstrosity built
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I find it hard to believe that there would be any improvement in quality of life for. Utah citizens and visitors.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I think the costs will balloon and only the developers will profit from this
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I think this will contribute to more poor air quality days. The economic gain/impact should be compared to the increased health care costs. Just today another report tied to Alzheimers linked to air pollution.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I worry that they will get tax breaks and not pay the true price for all the disruptio, destruction, and pollution.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I worry that too much local control will be lost. I don't mind the inland port per se, but I have a problem with the State appropriating it unilaterally, and I worry they'll make decisions that impact me and my family directly while the majority of the State government is not accountable to SLC residents.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I'm concerned already about the explosive growth of Salt Lake City and nearby areas. An inland port will likely draw additional people to this valley for employment.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I'm not comfortable with the idea of an inland port. We really need to look hard at the environmental impacts of this project as well as how it will affect our citizens. We are not effectively able to deal with the current issues of air pollution and traffic congestion.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I'm really concerns about safe roads and these trucks and such MUST not be allowed in our neighborhoods.
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	I'm very concerned after reading that the inland port board has voted to keep their meetings closed.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Identify a route and Create a safe and pleasant east-west trail connection without gates and restrictions such as you see around the airport, and I-80
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	If the State ends up bullying SLC with regards to environmental and other concerns related to the inland port, SLC should take the State to court. I don't pretend to know anything about the legitimacy of such an approach, but the State has already made it clear that they're not interested in respecting local control.

8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	If, and many say when, Great Salt Lake rises and floods, where will the birds go if the upland areas surrounding the lake are taken by development? What impacts will flooding have on the port facilities and infrastructure? The port area is in an area of poorly consolidated soils and historic lake sediments. The soils are prone to liquefaction during earthquakes.
8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Implement clear and enforceable rules. Have significant consequences when violations occur. Regular inspections.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Include fire protection costs in the impact fees.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	increase of crime
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increase of illegal drugs, human trafficking, illegal immigration. Holes in customs and port security and
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increase security and customs agents at port.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increase to Magna/WVC taxation levels to support port infrastructure.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased congestion all around. Salt Lake quality of life is diminishing.
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased heavy traffic
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased light pollution
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased population in valley, increased GHG emissions
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased population.
8/22/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	increased traffic congestion related to necessary build out for port facilities
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Increased truck traffic on all SLC highways
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	infrastructure in the entire state is very poor. more truck traffic would be worse for infrastructure and driving safety as well as pedestrian safety
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Involve the public and LISTEN to us.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Is this just all about money to the developers? Now, you are bringing in more low wage jobs and we already don't have the appropriate housing. Ugly cheap apartment buildings are being placed on every available corner. I guess the developers are getting even richer, and the Mayor thinks it's all OK, because we have to cater to the low income people and bring them downtown. What about building codes?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	It can't.
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	It is not needed. The only product which makes sense to ship through the Inland Port is coal.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	It needs to be totally transparent. If the private group controls this huge land mass there is no hope of transparency. The government and other non profit or for profit organizations are subject to corruption. I do not have confidence in Salt Lake City to monitor this situation. It has already been subject to corruption by way of the land grab that has already gone on in this huge project.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	It seems the State has already asserted primacy, so not much without a court fight.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	legality of it
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Let us share in the profits. Invest some in our schools and infrastructure
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Limit truck speeds to 55 mph
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Loss of city zoning control
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Loss of green space and wild space for birds and wildlife
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Loss of local control
		Major concerns with hazardous waste at port freight site. Concern that the cheapest most immediate approach will be used rather than implementing a long term approach suitable to a 100 yr pt
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Hazardous waste at port site needs to be addressed long term and removed. Not just contained when area is already leaking toxins. Need to consider the impact of earthquake that will occur on such containment.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Make sure port authority pays their fair share of property tax, provides jobs that pay a living wage, and don't let Greg Hughes cash out through straw people.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	make sure that no elected leader sits n the board, tax the profits at a higher rate
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	make sure, please, that outside influence is not generating more restrictions than are necessary. Those who don't live in Utah, or the County and City should have a more restrictive influence over City, County and State activities. In other words, the opinions and agendas of national organizations should not be given much weight and certainly not as much weight as the opinions of local citizens.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Make the users of the Inland Port pay for maintenance.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Make them have their own security as much as possible. Have them pay for any extended public safety, including substations.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Make them pay all costs, and be responsible for clean air.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	maintenance of infrastructure
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Maybe make plans for these things prior to doing the project. Government is supposed to do things and work for the betterment of the people not the political pocketbook. Take on something and then leave it up to the people to decide the zoning, rules and regulations, etc, etc,etc. That is your duty, your job, why you were all elected by the people, not ours.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Maybe those that cause poor air quality need to pay an health care impact fee that would go towards those costs. Strong low emission requirements----electric/hybrid vehicles.

8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	more frequent Trax line service
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	More patrols over that area and tight security screenings
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	More trucks will exacerbate the nightmare that is driving on I-15.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	More urbanization and paving less water recharge
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	My biggest concern in air quality above all. We have a severe issue to contend with and it seems that this will be pushing us rapidly in the wrong direction.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	My community has been footing the bill for all these public utility upgrades they say are required anyway but likely would not be. Air quality for my 3 year old with asthma we would likely leave the community or the state to seek healthier air as our utah governor does not care about utah residents.
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	My creating quite hours in the evenings.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	my grandchildren live near the proposed inland port and the increased pollution negatively affects learning and behavior for them and other children.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	N
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Need for more high-density housing for workers there, and the likelihood of a resultant rising crime rate .
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Negative impact on Jordan River development as peaceful retreats for wildlife and quiet people.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	negative impacts on quality of life in Salt Lake City
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Negative visual impacts to a gateway to our City. Trains, trucks, cranes and containerized cargo will be one of the first things visitors coming through our modernized airport will be the first thing they'll see.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Negotiations didn't seem to really get anywhere. A lawsuit is probably the only tool to get their attention.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	no comment
8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	No good solution to the State's redirection of all of the City money. The best the City can do is to try to make sure that the inland port board uses those funds for the same things that the City would have done if they had kept the money (Ex. installation of infrastructure and promoting economic development, promoting clean technologies, etc.), and audit the board's use of the funds frequently to try to keep them honest and accountable.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	no hub
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	no oversight
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Noise and light ordinances restricting hours and quantity/columns of noise/light
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	noise pollution, light pollution, further insults to air and water quality, as well as habitat destruction.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Noise, loss of tax money.
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Noise, more traffic, trains trucks and suck will cause significant impacts on current over taxed and under cared for roads.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not agree to the port, this is absolutely nonsense. We have the worst air in the country and bringing in this inland port is only going to make it worse. Think about the health of us residents.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	not build it
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not build it!
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not enough transparency
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not much can be done about the precedent, which has already been set.
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not sure
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Not sure what this is asking.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	offset destructive development by purchasing and setting aside for conservation other private land around the Great Salt Lake
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Once again, the city and the citizens of the state of Utah will lose and the developers will win. I guess the city could refuse to build roads or let the port tie into our sewer/water/power systems and forces the State Legislature to seek alternatives there is nothing that can be done.
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Open all meetings to the public. Require all elected officials to disclose their ties to the land
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	other pollution impacts
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Overall quality of life in SL County
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Overall the process for this entire project has excluded the public.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Pester state and never give up.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Port needs to be under city control so revenues from the port can be used to pay the bills, and so that pollution can be addressed more effectively than the state has done with diesel pollution.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Possible coal dust
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Possible increase in crime, possible increase in death by accident on the roads, increased congestion on roads, danger to children, in many ways.
8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Possible increase in transport and or storage of toxic materials, increasing risk of contamination.

9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Prevent the Inland Port from being built in or so close to our community. Build it further outside of the valley so I don't have to move my family to another city or state. Utilities are increasing multiple times per year every year in my opinion only to support the additional use of the resources. My utilities are not improving, I'm just paying for the upgrades and expansion to the NW Quadrant you want to develop.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Procedures for vehicle strikes should be established. Nest boxes and platforms should be included along with funding for ongoing maintenance. An environmental management advisory committee should be established.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Public hearings, facts faced head-on and not allowing the parties to give vague assurances without enforcement with teeth. Publicize the facts about the good, and bad, of the port, so that the public knows what is going on. Don't allow secrecy and hidden agreements, sunlight is the best disinfectant.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Push for living wages and/or union intervention.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Put it on the ballot!
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Quality of life on the Wasatch Front
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	reputation of salt lake city!
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Require all lighting to be shielded and faced downward, limit the amount of lighting allowed.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	require only downward facing lighting outdoors. Reduce the number of lights installed. Limit working time to daytime hours only. Require building utilize technologies that reduce carbon emissions.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Require smaller semis
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Require strictest pollution controls on all industry in Utah and also on all trucks and cars on roads
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Require the port authority to set aside resources to mitigate impacted communities
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Require those entities benefitting from port business to cover the cost of infrastructure expansion and maintenance, rather than placing additional tax burden on citizens of those communities.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Residual rail traffic will undoubtedly heighten the east west divide in the city
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Restrict areas of high density housing, build more freeways and add lanes to existing roads.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	road surface conditions
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt Lake City budget impacts. Loss of taxation increment, less revenue
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	salt lake city is too expensive for single, fixed income
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt lake city resident tax burden
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt Lake city taxpayers. Require the tax revenue to be shared with salt lake city receiving funding such that there is no additional draw on taxpayers
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt Lake County and the State of Utah already have a crisis of affordable housing. Development of an inland port must come with a plan to provide affordable housing options for the workforce it plans to use for operations.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt Lake needs to be willing to fight in court for as much power over the port construction and operations as possible. The state can not use Salt Lake as an ATM.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Salt lake needs to become more walk-able. I fear this would make the city more car dependant
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	same
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Sealed Containers for shipping and not allowing for the open air transfer of materials with in the port, only the transfer of containers.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Security and public safety costs.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	See above.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	See above. Plus, forbid developers from running for office in Salt Lake City.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	See my previous responses to first set of questions.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Sensitive species include Peregrine Falcons, Golden Eagles and Ferruginous Hawks have been observed in the area.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Seriously, is this port really necessary?
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Shine a brighter light on people like Greg Hughes. He's usually up to no good. Don't forget the coal and other extractive businesses.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Shrink project
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	SLC can only do so much in this county and state. I have no confidence in the government to make the many, small, hard decisions that will improve the situation.
9/4/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	social justice: require local hires and economic sustainability economic sustainability: ???
8/30/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Some manufacturing requires excessive amounts of water. This could lead to the additional damming of waterways and secondly, the dust storms created from water manipulation will ultimately lead to even worse air than we currently have.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	State air quality regulations strengthened;
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Stop corruption
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	stop the inland port [redacted language]
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	STOP THE INLAND PORT THAT IS NOT WANTED

8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Stop the inland port.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Stop the port from happening in the first place. No amount of polls or surveys can fix this corrupt, republican mess.
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Strengthen protective regulation along the river now. Buffering around heavy traffic routes.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Strict regulation of activity in the City's jurisdiction.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Sue the crap out of the State of Utah....delay the building of the Port until concessions are made.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Sue the state if the SLC attorneys can demonstrate that the legislature and the Port Authority Board has violated the will of the people.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Sue to declare the port bill unconstitutional and then advance its own, City controlled port.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	T
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Tax breaks for corporations
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	TAX PAYERS by keeping this project out of our STATE
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Taxes. Can the city collect taxes on the inland port activities?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	That question does not make sense.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The ability of the city to oversee and manage the port
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The advantages of a port would be offset by the disadvantages of increased pollution, problems with infrastructure getting even poorer than they are now and a lack of control by the SLC for input into problems in the future.
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The city can't do anything. The legislature would have to redraw the boundaries.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The drain on our scarce water and the additional truck and plane pollution worry me most. I also worry about low-paid jobs adding to the demand for low-income housing that we already have a deficit in.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The environment, the people, not enough water and resources and the jurisdiction of this area not necessarily accountable to the people, but other organizations, government or private that do not have transparency.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The health of me and my family for breathing in more pollutants
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The impact of this port is so massive that it will be difficult to lessen. It has a negative impact and what these men don't realize , it will be a detriment to the citizens along the Wasatch Front.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The industries should be taxed at a higher rate.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The Legislative action by which this took place was seriously problematic. The State of Utah preaches about federal take over of states rights, and then the State of Utah pushes on Utah's largest local government. The action seems ironic.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The legislative leaders aren't listening to Salt Lake City and West Valley residents to get their input on this project. It wasn't given a fair public hearing during the last legislative session. I didn't know anything about it until it had already been signed into law. That's not fair to the citizens of Salt Lake City
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The overall quality of life here will become degraded and we will be killing the goose that laid the golden egg.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The port is on city land and should be primarily in the control of the city rather than the state which would force the will of other cities and counties at the expense of SLC.
8/23/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The port may become a hub of drug trafficking and organized crime
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The port will contribute to CO2 in the environment further exacerbating climate change.
9/2/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	the state doing whatever it wants w/o regard to the city or its residents
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The State usurping the powers and duties of the city.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The State usurping their authority over salt lake city.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	The trains?!? See my other comment. It's horrible. I can't trust that the way will be clear anytime I leave my house so I'm often either late (to work, the gym, the doctor) or I'm half an hour early. They should never be allowed to stop on the tracks like this- I've personally sat for 30mins waiting on one. This whole idea is not a good one. The areas that will be most affected by the increased cargo traffic are already the areas of this city that have the worst traffic problems. Now you're going to add to that?!? Why not move this thing south of the city where it won't have such a major impact on the lives of those who live here?!? All of this increase in industrial activity here is going to make everything even more ugly and dirty. Shouldn't we be looking for ways to make this a beautiful place to live instead of a dirty, smog choked wasteland?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	There has been no representation from the local community. The process has been over-run by state officials for the purpose of enriching themselves.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	There is absolutely nothing good that will come of this.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	There is no lessening the impact. This whole thing is a whore house deal shoved through by those who stand to gain financially. Negotiate to the best of your ability to keep the initial zoning where ever you can; work on noise, light, and air pollution mitigation measures; and get financial compensation for those communities most impacted.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	They will probably need a new fire station. Who will pay for that? Hopefully not the existing residents of Salt Lake City and West Valley.
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Think ahead and don't build it! Even now trucks should be required to use the right lanes except to pass.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This is an imposed solution which eats up a significant part of the available SLC open space. How is the city getting compensated for this loss of taxable land space?
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This is just one more way that the state is dumping environmental disasters on the west side of slc.

8/29/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This isn't even a complete question. Stupid survey.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This issue should be voted on by the public not unilaterally decided by the governor.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This legislation was pushed through without City and citizen input.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This port is another way for our developer heavy Legislature to line their pockets at the expense of those who they feel are the expendables.
8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	This project does not seem to be well thought out or transparent
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	to be used for smuggling drugs and humans
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	traffic
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic commutes, safety
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic congestion.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic going to and from the area also concerns me - safe roads
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic master planning now
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic on I-80. No public transportation. It would be great to have TRAX go on there from the airport.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic, pollution, decreased quality of life and property values for entire valley.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Traffic! Highways into and out of the city are seriously congested during the morning and afternoon rush hours, which grow longer each year. Make some penalties for trucks using the interstates to arrive or depart in the morning or the afternoon. Give them rewards for traveling mid-day or in the night. Someone should study the commuter traffic in order to determine the desired times for arrival and departure. E.g. no arrivals between 6 am and 8 am, and no departures between 4 pm and 7 pm, just for example. This will be fought strenuously by the truckers, but perhaps the restrictions can be stimulated by rewards rather than by penalties. What is it worth to have fewer trucks on the interstates during commuting hours?
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Trick question. Voting no on another tax increase is a start. Have you no shame?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	UDOT expertise for efficiency
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Um.. don't build it?
9/3/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Until we deal with our current air pollution, we should not try to grow the area AT. ALL. We need to reduce industrial activities and traffic, not increase it.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Use the courts to insist on transparency and call out self-dealing.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Very concerned about air quality with increased air and truck traffic
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	wastewater requirements
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Water
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Water under the bridge, I'm afraid.
8/21/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We all need to be on guard and hold those who are making the plans accountable to us. Not the other way around.
8/31/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We could secede from the state and start our own independent republic of SLC?
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We don't want the inland port.
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We need to sue the State to get final control of our city borders. The legislature is penalizing SLC for our success, growth, and progressivity. We cannot allow the legislature to make decisions that affect our city like this. The passivity of the City Council is disturbing.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We really should be putting time and energy into alternative modes of energy, specifically solar and wind, which would then make for cleaner burning vehicles and industrial plants.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	We'll get the right people with experience, knowledge in leadership who seek to build governance through solid community engagement. Address archeological issues with native people here in SLC other historians
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	What's a "T"?
9/5/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Who benefits from the proposed economic development?
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Who is going to pay for all of this? My property taxes are very, very high already. In fact my taxes are so high that as an almost 70 year old widow I am concerned about being able to afford to stay in the home my husband and I bought to be our last home.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Who really stands to benefit from this? Certainly not the average resident of SLC.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Who will pay for this? I don't want my tax money supporting dirty, noisy industries
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Why don't you ask the geniuses at the legislature they obviously know more than everyone else. Especially when it can grow their bank accounts.
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Why is this project being done without adequate vote from the citizens? What good will it bring to the average citizen? We moved to SLC to get away from California crowds. What good will this port do for us? Why is it necessary?
8/24/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	why the odd shape and extensions, and the part east of the airport? I think this port would logically be just a big rectangle piece of land full of railroad tracks.

8/28/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	wildlife, direct development to other parts of state
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Will the Port Authority be collecting additional taxes that will cause companies to build in Utah county instead of in Salt Lake boundaries? e.g. the Amazon fulfillment center
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	with more people in our area, there will be more high density housing causing more traffic which will make it hard to get some places in a reasonable time.
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Work towards preservation rather than continued development
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Would hope that nuclear or biohazard material wouldn't be handled or stored here
8/25/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	would taxes go up and why is the boundry so large
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Yes, it is diminishing. The intensity of the apartment building that is going on right now is super scary. Do we have the infrastructure for this?
8/26/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Yes! Do not allow it in the State!
8/27/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	You must enact regulation
8/20/2018	Qualtrics - Do you have any other potential impacts you are concerned about?	Zoning restrictions. Environmental policies and laws.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	??? Stupid question it really can't now that the decision had been made
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	??? The State can cancel the Inland Port project.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	1. Require all loads to be 100% sealed/covered. 2. Implement California-style vehicle emissions standards. 3. Require zero-emission transportation vehicles in the inland port. 4. Regulate light industry pollution and effluents.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	adopt stricter policies
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	All of these questions should be answered by the experts and if I was in charge I would become an expert.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Allow SLC to control inland port
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Although some incentives already exist for people to drive "greener" vehicles, more will need to be done to 1) increase the number of low/no emissions vehicles, 2) entice more people to use FrontRunner, Trax and busses. We simply can't afford unhealthy air any longer.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Any attempt by Salt Lake City to lessen the impact on air quality will almost certainly be overridden by the legislature.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Any materials passing through the port must be properly contained. Vehicles used inside the port should be electric or natural gas powered. Buildings should be as energy efficient as possible.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	As long as our power depends upon coal at the source, there's not much to be done.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Ask a [redacted language] scientist and listen. My uninformed opinion (and yours) won't get us cleaner air.
9/2/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	ask rhe Doctors For Clean Air professional group
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Ban the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Be sure to enforce limited idling and push for zero emissions vehicles where possible.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By going green and using fuels or other environmentally safe measures that have a safer impact.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By listening/ responding to the residents of Salt Lake City, and Salt Lake County who provide valid concerns regarding the negative impact to the air quality.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By not allowing the Inland Port to proceed.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By not building an inland port in the city.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By not building the port.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By not making an unnecessary inland port.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By not moving forward with this inland port. and by focusing on transitioning from fossil fuels to cleaner alternatives like solar and wind power.
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By requesting taxation authority and using a SMALL and I want to emphasize SMALL tax, like 0.25% to offset the air pollution with measures like planting trees and/or mandating the use of higher environmental standards for industrial vehicles in city limits.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	By requiring places like Stericycle not be built without strict strict and guaranteed standards. Stericycle was to move and they are still there I know it isn't in salt lake. But they are really close. North Salt Lake. and the state did NOTHING to punish them, for the pollution they created against the law. How can we have guarantees they won't be dumping whatever they want to in the air???? There isn't much we can do since they will do it anyway. But the council can insist.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	CARB restrictions on trucks transporting in and out of the Salt Lake valley, emissions restrictions on manufacturing, and clean energy building requirements.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	challenge the state legislature's action legally and politically
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Cleaner fuels and stricter regulations.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Closely monitor it and impose heavy penalties on violators.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	commit to renewables but this needs to come from a state level because I think SLC is already committed to renewables
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	complete a comprehensive air quality study including local and regional modeling. Create legislation at a County level that would require project to commit to environmentally sound project design features, similar to such projects in other States (e.g. California)

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Comprehensive emissions legislation for all emitters in the state that go above and beyond national requirements. Replacement/rebate/discount programs to update appliances, vehicles, and anything else that creates emissions, upgrading to cleaner varieties. More restrictive and intelligent residential development that eliminates suburban sprawl and the need for more vehicles on the roads. A carbon tax.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Consider energy sources for Transportation and Electrical operations NOW so businesses can plan
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Consider restrictions to transport / operations when air quality is poor....if possible
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Continued search for ways to prevent & offset emissions, energy efficiency
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Continuing to encourage bike friendly roads & mass transit. More incentives for solar energy.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Control emissions, require greater zero-carbon emission electrical sources.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Control growth, especially of dirty industries and sprawl. Work toward zero greenhouse gas emissions. Declare NO DRIVING days when air quality falls below safe levels, just as many jurisdictions do during the winter when icy roads pose a hazard. Enforce no burning days: too many chimneys can be seen emitting smoke on "no burn" days. Pass an ordinance that all new construction must be energy efficient to nationally recognized standards, including solar panel ready.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Control of types of vehicles permitted to operate the port (e.g., electric or hybrid rather than pure diesel). Severely limiting idling of trucks and rail locomotives. Requiring effective covers to all loads. Establishing effective enforcement.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	convince the lawmakers that it's a problem and work together to fix
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Create regulations limiting the number of incoming/outgoing deliveries through the port each day; require the companies using the inland port to utilize any and all available means of reducing their air quality impact
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Curtail continued expansion of commercial development.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Demand maximum use of renewable energy, low emission and max. energy efficient machinery. Require traffic on rail lines that cross at grade to occur at times that will have minimal traffic impact. Demand funding from the state to optimize utilization of mass transit for employees of the "port". Insist on environmental impact statements with legal support for challenges, if needed.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Develop a frigg'in' functional mass transit system!!!! Strong-arm the legislature to FINALLY do something about mass transit in the Salt Lake Valley. Hold out on them until/unless they fund a meaningful, functional transportation infrastructure.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	develop public transportation further both in infrastructure and culture.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Develop set of air quality-based CUP conditions, encouraging or requiring non-diesel fueled equipment (electric, propane) and if diesel engines used, only latest cleanest burning models. No diesel idling.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	direct development to other parts of state
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	disallow higher polluting industry. mandate reductions in pollutants from locomotives and trucks that will be using the inland port facility
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Discourage heavy industrial expansion
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	DO NOT APPROVE the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Do not build this
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Do not built an inland port!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Do NOT create an inland port. We do not need this trashy type of industry. Focus only on clean businesses.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't add any more commercial properties
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't allow inland port to go forward.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't allow this garbage
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't approve the inland port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't approve this financially driven "opportunity."
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't bring this project to SLC, UTAH
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't build it!!!!!!!!!!!!
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't build it.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't build the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	DON'T BUILD THE PORT!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't build the port.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't build this
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't do it in the first place. Also that's your job to study. I'm so frustrated with citizens who don't have access to as much information as the government having to inform decision makers on how to reduce pollution. Increased industry of any sort is going to worsen our air.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't do the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't go through with this stupid inland port idea. Leave the wetlands alone!
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't have an inland port here
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Don't let them burn gasoline or diesel

8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Doubtful, has demonstrated inability with respect to university.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Either tax the carbon emitted by businesses in the inland port or set up a cap and trade system.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Electric or natural gas vehicles used at the facilities
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Emission limits
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	emissions and fuel regulations; carbon/emissions tax
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Encourage electric vehicle use
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	encourage green machines and vehicles operating in the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Enforce carpooling. Make public transportation mandatory a couple times a week. Convince the LDS church to take a stand on air pollution ! Don't let the Inland Port get built!!!!
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Enforce emission standards on vehicles and businesses. reduce traffic through inner city and residential areas
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Enforce environmental regulation. Make public transport free during times of poor air quality.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Enforce environmental standards and encourage/require air scrubbers for new facilities.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Enforce idle laws with trucks. They will idle overnight. Put in more truck stops with ac for the trucks (the devices that drivers attach to their window to cool trucks)
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Ensure strict regulations to improve air quality.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Ensure that all vehicles and equipment in operation at the Inland Port are electrified or are the cleanest option possible; enforce Idle Free ordinance for all equipment; require building electrification (no natural gas) for all new development; require a percentage of all new development to offset their electricity use with renewable resources
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Every building has to be run on solar power.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Extend TRAX and better public transportation.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Fight against the port in court. There is no way to improve air quality once you have allowed all of these trucks into the city.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Figure out what is causing our bad air and provide incentives for lessening the impact to those who are the biggest contributors. Or giant fans to blow out bad air :)
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Force industry to comply with EPA standards instead of giving the a pass.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	force port users to do something with carbon trade-offs - either fund other kinds of emission reductions or find a way to offset the additional traffic
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Force the project to run as much as possible on renewables. We burn enough coal in this state already.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Forcing refineries to slow down on orange and red air quality days, adding more stringent pollution controls to any truck that wants to interface with the port, and reducing other sources of air pollution including the pit/gravel/rock mining that goes on in North Salt Lake. Also, new buildings, like warehouses in the port, should be LEED certified and have solar panels installed on every roof. Train tracks should have upgraded switches like those in the bill proposed in the 2018 session.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Get heavy industry and transport out of the valley
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Get manufacturing and refineries out of the 1-15 corridor. Provide real incentives for electric vehicles and solar paneling. No new structures should be built without being powered by renewable energy sources. Convince the power company that there is an immediate and future advantage to clean energy. This is cultural problem that will be very difficult to fix without major regulation.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	get natural gas/electric busses. free mass transit like Provo just got
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Have a major seat at what is planned and management
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Have stricter air quality requirements. Improve the quality and expense of mass transportation. Not seeking industry that will increase pollution. With respect to this inland port, I can't see a way to lessen the impact unless they require all electric vehicles, but even that doesn't work in a state that still uses coal to produce energy. So they might have to have solar capacity that would support all energy needs for the facility and its vehicles. No use of airplane transportation, since that is a major contributor to environmental degradation. Best of all, don't build this facility
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Have the legislature offer incentives for electric cars and roof top solar.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Hold them to rigid standards.
9/1/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I am not sure they can.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I do not know but hope the involved individuals and entities look at this issue before the project is underway.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I don't know!!
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I don't know. Aren't tgeir experts on this?
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I don't know. We have bad air year round now!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I don't see how the City can do anything about the negative impacts from this proposed facility.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I don't think the city can do anything to lessen the impact on air quality. Especially with all the trucks driving through the city on I-80 and up Parley's canyon to markets in the East.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I have no idea.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I have no idea. Impose enforceable emissions requirements? Can SLC sue the State?

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I just think we should say not in our air shed.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I know SLC has fought this project but I hope the city does not rule out a fight in the courts to manage this monster in a more beneficial way.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I think this is an area for experts
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I would suggest to all of these to reduce the size of the inland port.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I'm not an expert by we certainly have access to data and proposals that suggest options. Obviously it is complicated. We need prior commitment to addressing these issues with integrity!
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I'm not sure it can unless it can ensure that all traffic in and out are zero emissions vehicles.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	I'm not sure you can with this state project overriding the Cities right to self determination.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Implement green solutions wherever possible and limit emissions etc
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Implement this http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Impose air regulations on the port.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Impose tighter air standards for vehicles, burning, corporate emissions and fuels
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Improve the use of public transportation options. Move the industrial entities to less inhabited areas and to areas that are not in a bowl
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	In regards to the port, manage higher transport at certain times of year. Provide cheaper public transit
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Incentivize consumption of local goods, and incentivize cleaner forms of transport.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Include mixed use housing in the port, increase public transit to serve the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Increase the impact fees to all developers.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Increased Emissions standards
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Increased fees for inland port traffic
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Increased requirements and enforce them. Need increased funding provided by industries involved. Not tsxpayrr subsidies
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Industries in the city should be required to install high end scrubbers too protect the community from pollutants
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Insist on convenient public transit to the site for commuting workers. Incentivize low emission technologies for port activities.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Insist on electric vehicles and machinery, as much as possible. Electric vehicles and fork-lifts should be possible, as recharging is nearby. Insist on the most modern Diesel engines, with minimal air pollution. No idling, even of train engines.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Install solar panels on all city buildings and add more incentives for homeowner panels. We have acres of rooftops ready to produce clean electricity lets do it!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Introduce modern innovative systems. Encourage company competition for these.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Invest in legitimate public transportation. Set stricter standards on fuel and businesses.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	investments and mandatroy implimenting new electric trucking and train technology as it becomes available. No drive days, same as its put to us residents..
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	It can't.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	It is my understanding that utah has made a commitment, and this is a complete opposite of this... I would hold the state accountable for using alternative trucking technology, such as electric trucks, as well as trains... The state should be the example of enviromental and proactive for alternative soultions, not its people... and this, this is just as courrupt and inexcusable as it comes.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Just like you that have had this for a while. If it is built there is no answer. Maybe use of solar and wind to lessen the pollution. But then you still have the cars, trucks, trains... No answer.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Just say NO to an inland port!
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Keep zoning to low manufacturing
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Less combustion engine vehicles and non-electric trains.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Limit the amount of transportation and development in the NW quadrant.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Limit the number of vehicles moving in and out of the port. Do not build the port. Prohibit transportation and processing of coal shipments.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Limit the time that trains are allowed to block crossings or build overpasses.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Limit trucks and activity when the air is bad. Use tax revenue to extend public transit system.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Locate the inland port in another basin -- Park City/Coalville would be perfect and contribute less to the problems in the EPA non-attainment areas.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Look at the biggest property tax contributor (refineries) relocate them out there and give them assurance they can sell their existing site as a clean site, assist them in doing this.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Lots of little things... regulations which our city, county and state have repeatedly shown they don't have the political will to do.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Magic. This is a stupid question. The impact will happen anything that will lessen impact here should be applied everywhere.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Maintain strict auto and truck air emissions standards

8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Make all port traffic use either electric or fuel cell drive for zero emissions.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Make and enforce higher emission standards.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Make idling laws that count, especially for city vehicles.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Make sure the port isn't built. If the port can't be prevented, work to ensure we are passing stringent legislation on the city and state level to reduce emissions and increase public transit.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Mandate all vehicles associated with port and related industries run on electric only.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Mandatory clean air checks tight restrictions and make them give back in other ways, trees, parks and community service cleanups.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	mandatory drive days - odd even #s. Subsidize TRAX/Frontrunner so 1/2 the cost of driving (can be modified to reflect fuel prices). Increase parking fees. Work with mall to get 'validations' on public transit costs (like parking fees).
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Maximize water input into the lake (restrictions on upstream use). Not situate more industry and truck traffic in the SL valley. Improve reliability and access to public transportation.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Measure and keep an eye on it. Possible fines.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Minimize or stop this project!!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	mitigate water levels in the Great Salt Lake by increasing inflow to the lake
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Money and resources to clean up Jordan and strict corporate policy
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	More regulations on polluters
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	More robust mass transit options, free transit on red air days, limited car and truck operation on red air days, ban on wood burning furnaces and fires.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Move all of the refinery facilities away from the valley or don't build the port.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Move it over to another valley.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	No diesel! Electric or natural gas only.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	No diesel fuel, aim for net zero port.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	No have an inland port. Change the legislature. Developers have too much control. Perhaps sue the state for not meeting clean air standards and endangering our health. Education people as to the health effects of pollution .
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	no hub
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	No idea. As far as I can tell the state refuses to face our air quality problem.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	No idling, fewer polluting vehicles
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not agree to the port, this is absolutely nonsense. We have the worst air in the country and bringing in this inland port is only going to make it worse. Think about the health of us residents.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not allow diesel, electric trains only and no semi trucks!
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not allow storage of materials that can easily be picked up by the wind on site. Require high efficiency, low pollution train engines and electric vehicles transporting materials to and from the port.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	not allow the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not allow this or the prison move.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not build it!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not do the port. Enforce more laws to address the current pollution levels too.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not doing it? Unless there is a complete overhaul to the entire system of air quality here, short of actively enforcing existing AQ laws and making new ones more strict... requiring air scrubbers for industry?
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not enough public information on the plans to know.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not have it
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Not increase truck and train traffic.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	not sure
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	not sure
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Only electric and natural gas vehicles should be used. Keep the wetlands wet so the dust is kept as low as possible
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	People need to drive less and instead take UTA transportation (buses, Trax, etc.) to get around.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Plant more trees and vegetation, incentivize green spaces and green building over brown development
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Please do whatever is possible to make air quality better, not worse. Build better public transit and make it all free. Make factory regulations comply with national standards. We really can not afford to go backwards. With the population boom that is pending, there are measures that need to happen ASAP. We need to give tax breaks to people who don't pollute, who don't drive cars, somehow.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Port needs to be under city control so this can be addressed. State government has no interest in addressing air pollution. State has declined to address diesel pollution.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Probably can't. No municipal control over vehicle emissions.

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Promote population control.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Protect & advocate for the lives; health and well being of Salt Lake City citizens.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	protect the natural areas, assure that adequate water gets to Great Salt Lake, require zero emissions and net zero energy use
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Provide incentives for the trucks used as part of the inland port fleet to run off natural gas. Limit or restrict truck traffic through neighborhoods to certain hours. Start looking at expanding public transit lines to the inland port location and provide an incentive/reward program to employees who use transit.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Provide public transit where people will be concentrated; dense housing near large employers; require pollution control devices and processes of users of the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	provide upgrades to TRAX, more trains, more scheduled service, make it more appealing to riders. I'm sorry but I took it to the airport on Saturday...this is nothing more than a system for the less fortunate to ride and abuse. it's dirty and it took almost an hour to get the airport from Murray North...(really!?) takes 20 min in a car. Why not offer more express services on the train, skipping stops every so often, especially on North temple west of SLC. Explore .city subsidies for electric cars possibly. Recently you had Bird/Lime come to SLC...you put restrictions on them, put some on Tesla...have them build more charging stations in the city possibly.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Public transport infrastructure investment, incentivize/subsidize oth modes of tranport. More protected bike lanes, traffic tolls entering downtown so commuters use front runner instead of driving.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Public transportation. Tax fuel and road use.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Put in the toughest regs you can and everyone needs to push the committee to enact them.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Put standards in effect that minimize pollution
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	quit adding more polluters...more oil refineries...no inland port
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Real public transport. Electric bus. Highway expansions to reduce frequent backups. Synchronize stoplights across the city to reduce idling/stop/go driving. Promote and reward energy efficiency.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Reduce business output of crap
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Reduce the number of diesel trucks on the road. Enforce the covered load law to reduce the amount of dust and trash coming out of dump trucks and other vehicles.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Reduce use of vehicles by investing in Trails, bike friendly roads. Better Public transit connecting east and west.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Reduction in tax if businesses adopt a 4/10 shift schedule . That's one day a week with less driving presumably.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulate and tax industries. Adhere to laws, etc. impose hefty surcharge on all business that would go into fund to help people and wildlife, etc affected by the massive harmful. Effects of this development.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulate emissions No driving on "RED" days
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	regulate other industrial polluters. Invest money accumulated from economic activities surrounding industry and the inland port into cheaper and more accessible public transit. Charge a carbon tax on companies using inland port and use that money to invest in mitigation projects and LEED certified buildings.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulation of emissions, off-set other places if needed
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulations on emissions would be a start.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	regulations on the amount of emissions allowed by businesses / entities
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulations regarding the idling of trucks and and the use of tier 3 gasoline and improving mass transit.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Regulations, not solely voluntary actions. Take note of California's measures to reduce air pollution. Our air quality is terrible and drastic measures are required.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require air monitoring stations and air quality thresholds that if exceeded, remediation will be required.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all electric vehicles and equipment in the port. Mandate the strictest emission controls on any non-electric vehicles. Require vapor recovery during refueling. Reduce or stop operations during orange and worse air quality periods. Restrict storage of emissive materials, e.g. coal, oil, chemicals. Use best available technology---and continue to adopt improved technology---for all operations.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all port construction meet Leeds standards that make them zero emissions and energy neutral. Any allowances should be balanced by support from the legislature to move SLC to a 100% renewable city.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all railways and trucks servicing the port to be electric or to purchase carbon credits IN THE LOCAL AREA
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all transportation used in the Inland Port to be Electric.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all transported coal to be covered at all times. Closely monitor nearby air quality and impose serious fines for polluting dust. Tax the transportation of coal and use the money to fund research into public health effects of poor air quality.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	require all vehicles involved in moving goods to use natural gas
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all vehicles to be powered by natural gas or electricity
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require all-electric vehicles in & around the 'Port' and that the electric service for them to be provided by 'renewable' sources such as solar & wind.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	require alternate energy sources like solar and natural gas
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require alternative fuel vehicles or create incentives for these types of vehicles
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require clean air vehicles or restrict diesel and gasoline emitting vehicles on Red and Yellow air quality days
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require continual monitoring of port-generated air pollution, and mitigation, slowdown, or shutdown of activity as appropriate when pollution levels are exceeded.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	require each building to add electric vehicle charging infrastructure

8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	require electric and solar vehicles as practice
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require electric vehicle transport everywhere possible and solar powered warehouses and distribution centers. Tax
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require electric vehicles for transport within the port. State sponsored incentives for cleaner vehicles hauling freight.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require fuel efficient vehicles / no idling / solar powered buildings
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require heightened air quality measures.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require incoming uses to address and mitigate their air impacts
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require inland port development not add to the current non-attainment status. Require conditional use zoning that ensures adoption of latest technology but also encourages a model port that avoids not just mitigates pollution. If port generates pollution then offending sources need to identify other air shed changes.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require low-pollution vehicles in the port are.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require non-emitting /low-emission/electric vehicles for inland port. Ban private cars on red air days. Special red-air rates for buses and trax. Better/more efficient public transportation & higher parking costs to offset.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require operations within the inland port authority to adhere to high standards for building and operational energy efficiency; electrify (convert from natural gas to electricity) where possible, especially for fleet vehicles and transportation; source electricity from renewable energy.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require port to employ clean fuel or electric vehicles & machinery
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require rail service to be electric and ban diesel trains, require only most modern diesel trucks, use as much solar and wind generated electricity as possible.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	require set back and open space
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require specific and higher emission standards for new users.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require strict guidelines limiting diesel and gas idling. For any large storage or manufacturing facilities, require a percentage of renewables (wind or solar) for their facilities.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require that the port design work toward a zero emission standard. Most communities across the country are trying to work toward that particular goal.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require uses within the port to be zero emissions
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Require vendors and truckers to stick to strict emissions guidelines. Offset pollution with carbon credits
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Restrictions. How do other inland port facilities mitigate it?
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Rules that prohibit idling. Perhaps requiring electric hookups for trucks waiting to load and unload. Set a cap on the total number of vehicles that can enter daily. Create waypoints in neighboring communities for trucks that are awaiting delivery times.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Salt Lake City cannot, unless it does the area. City anti idling ordinances are ignored all the time in area the city controls. The state will work to ensure that the port does not meet any stricter guidelines for producing pollutants that the minimum required by and EPA that has indicated it will not enforce any guidelines that will inhibit business growth.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Salt Lake City doesn't seem to have any leverage over the Inland Port. It looks like they will have to sue to have any control over conditions there. If the City had control, they could insist that renewable energy only be used.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Send your traffic engineers to traffic school. The stop and go everywhere is not helping. The dirty air does not stop at 2100 S. Is that news to you?
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Sending the refineries out to the west desert would be a good start
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	setting standards of what emissions can be allowed with any new equipment that will be used
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Shut down operations during red days, electric powered equipment and vehicles, all loads covered, no nighttime operations, etc. Since the port will pollute more. You'll probably tell us we can't bbq on more days to make up the difference.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Realistically. Good luck.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Since the State appropriated the land, it should fall on our esteemed legislators to foot the bill to research and pay for whatever solutions need to be put in place.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	smart and reasonable growth that considers more than just fiscal economic growth
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Smart development. Require green standards in new buildings. Follow the Transit Master Plan. Build more bike lanes. Make public transit a better, more robust system.
8/22/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop building cement building! Care about people who live in area!! Look at how Northpoint and Rose Park will be extinct!!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop developing cargo, cars, and oil reserves. Continue developing public transit, incorporating plant life, move heavy polluters like the refinery out of the valley. There are better places for it. Apartments are more eco-friendly than houses!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop growing at an unsustainable rate
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop misleading people regarding automobile pollution (which is now minimal) and become more focused on the real cause of our air pollution, INDUSTRY!!!! and diesel trucks . Why did the state stop performing safety inspections by the way? That makes no sense.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	STOP THE INLAND PORT THAT IS NOT WANTED
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop the inland port, fund greener transportation in total, even at the expense of growing the economy. No one really wants to live in a smoggy place if they can help it.
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop the inland port, require LEED standards, mass transit. Collect taxes to ensure environmental protections
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop the port from happening in the first place. Make it a totally sustainable port (solar, wind, etc.)
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stop the transfer of coal
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strengthen the emission standards for the area thru zoning, prohibit or reduce activities that contribute to air pollution during yellow-Red days.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	strict air pollution standards
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict air quality standards and monitoring
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict emissions regulations on facilities and vehicle traffic.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict emmissions standards. Require energy efficient buildings and solar panels. Require green space work lots of trees and other plants
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict regulation of activity in the City's jurisdiction.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict regulation of manufacturing emissions, clean idle or idle free vehicles in use. Or no port at all.
9/1/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict regulations. Stop the inland port
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strict restrictions on the type of fuel used in all motorized vehicles, electric or natural gas only. All heating needs-natural gas. No burning, no idling, etc.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stricter building codes, with incentives to developers. Forget the expensive trendy Trax (especially on 11th East) and use cheaper, more flexible and more frequent electric buses. Switch UTA over to electric only. Enforce idling laws. Give tax breaks for electric vehicles registered in the city. Use social media to publicize all this to the younger population.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stricter controls on emissions, including electric switching trains
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Strictly enforce idle ordinances. Require fuel depots and gas stations to capture fuel vapors. Require covers or remedies to coal, ore, waste stockpiles.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Stronger safeguards on polluters like Rio Tinto, Magcorp, and the refineries in North Salt Lake. Better public transport to decrease motor vehicle use.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Sue to declare the port bill unconstitutional and then advance its own, City controlled port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Take a field trip to the wind farm in Palm Springs - it is absolutely amazing. I think WE should be creating incentives to Rocky Mountain Power and smaller entrepreneurial enterprises to gradually make the shift to clean, renewable energy sources.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Take out some of those big factories in north Salt Lake that produce so much of the smog.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Take the state to court to stop this
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	That's up to the city. I'm not an expert.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	There is little SLC can do as the legislature consistently disregards the wishes of the City.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	There is not a lot that SLC can do because the State has stripped it of all authority in this area. However, the City can and should work with the inland port board to try to make sure that all facilities at the port are electric, and to impose a surcharge on any gas or diesel trucks that come to the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	there must be processes in place that address the probabilities of air quality degradation and mitigating procedures agreed to by the parties participating in the port planning.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	They can't
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	They can't .
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	They can't especially in this sensitive valley that is bordered by mountains that often air does not flow freely because of the natural barriers to air flow.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Think broadly about other locations/entities or adjustments can be made to offset the impact from the port. Require certain limitations and awareness of air quality impacted.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	This will be out of Salt Lake's jurisdiction.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Those giant air filters made by that Dutch company
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Tighten restrictions on refineries, stricter regulation on pollution from older automobiles, restrict wood burning homes.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Tighten standards, actively work toward improvements.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Try a little/a lot harder with public transit. As of right now trax & fronrunner are a good start but to make them a viable option they need to, A: run more frequently B: run on Sunday (some people work on Sunday) C: run later , and have more easy to west routes. We could also invest more in bicycle infrastructure to make cycling a better option. I guess people should get out of their cars.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Use impact fees to fund renewable energy projects. Use renewable energy to power electric trains / equipment.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Use knowledge of how existing inland ports have polluted their regions air and proactively design the port to minimize those impacts.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Use of solar and wind energy.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Use only electric locomotives. Mandate that all commercial truck traffic in the Salt Lake valley be electric or fueled by CNG; provide financial assistance to make it financially feasible for businesses to comply, and levy fines if businesses don't comply within a set time period.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Use only renewable energy sources. Tighten restrictions on polluters.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	We must stand by our environmental laws and pass a new city requirement to abide by the current air quality standards
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	We need to conduct thorough environmental impact assessments and ensure that we utilize alternative energy opportunities where possible.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	We need to get rid of industrial activities in the valley, because the landscape cannot support that kind of pollution. That means no more mineral drilling, no inland port, no smokestacks, no coal.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Why doesn't the legislature pass any laws limiting the amount of pollutants emitted by businesses and vehicles?
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Work with the State to set and enforce standards for exhaust emissions from locomotives and trucks.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	yes

8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to air quality?	Zero net emission uses
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	?
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	? Don't build it! Do we ever think of anything but more money for businessmen?
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	???
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	1. Require close monitoring (before and after) of air quality and water quantity and quality and take steps if the monitoring shows the port is degrading air/water/power in Salt Lake City neighborhoods.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Actually listen to the citizens
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Again, less people.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	air quality monitors, free health insurance/ free regular check-ups to residents for lung and hearing checks
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Allow for true community involvement and representation in the decision process and make all committee and subcommittee meetings open to the public. Keep use to M-1 (light manufacturing). Do not allow heavy industry.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	As above
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ask the neighborhood dwellers
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Assure that residential areas are excluded from intermodal growth, though if those areas are excluded there will simply be additional pressure on light manufacturing and residential areas, which the legislature is likely to disfavor over its intermodal transportation concept.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ban the inland port from being erected in our community. Move the inland port further from our communities not within the neighborhoods.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Be sensitive to the needs of people travelling on foot and the impact of increasing truck traffic
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Better mass transit to encourage people to use it. Establish partnerships with businesses to offer transit passes to employees, etc.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Build more 6 story apartments, then they don't have to drive so far.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Build more roads and fix roads quickly
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	But building up the west side and quit saying they have to look and study for 6 to 9 months to see if the west side residents are worth it. You can invest in the people. Public Market at the fairgrounds that fits the needs of the different cultures. Not one that sells Tiffany jewelry.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	By minizing car and truck traffic in and out of the port - and ncouraging the use of less polluting, or zero emissions trucks
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	By not building an inland port in the city.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	By not building the port.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	By not putting this in UTAH
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	BY SAYING NO TO THE INLAND PORT!
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	can't
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Cancel the Project.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	challenge the state legislature's action legally and politically
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Changing regulations to zoning so that neighborhoods can become more self sufficient... LOCAL business encouragement and supported, along with more neighborhood small taverns and shops.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Clearly delineate port, and monitor and enforce clean use.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Control pollution and get rid of as much plastic and harmful chemicals as possible.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Control traffic flow - as described above.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Create policy and laws that advocate for citizen health & well being.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Depends on what the impact is.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Discourage heavy industrial expansion, encourage affordable housing in areas zoned light industrial. Discourage long commutes.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ditto again.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do all the things above
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	do I look like the city council to you? or mayor?
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do NOT allow an inland port in the Salt Lake Area. If you must build on, put it in Wendover, not near our neighborhoods where we are trying to find quality of life.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do not build the port. Ensure port authority pays for expanded infrastructure needs.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do not build this
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do not build, but if you do - do not allow traffic in these areas.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do not get an inland port.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Do not gut the city's ability to control this much of the city proper. Plan long term. How will this impact. The city budget. There is not enough available info to say much. Indeed troubling.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Document impacts of proposed project with full environmental review, including public scoping and comment.
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't allow the state to annex a key third of our City proper, and if we can't stop it, create a tax revenue stream that ensures environmental and social benefits as a result. No trading something for nothing - this deal doesn't look good so far at all.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't approve the inland port
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't approve the inland port!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't approve this financially driven "opportunity."
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build any of this. :-) spend money on neighborhood-enhancing projects.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build it!!!!!!!!!!!!
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build the facility.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build the Inland Port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build the Inland Port!!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build the port
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't build the port in the first place? Route truck traffic outside of neighborhoods, add sound barriers.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	DON'T BUILD THE PORT!!
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't do inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't do it in the first place. Also require quiet hours so people can get restful sleep which is crucial to health and wellness.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't issue any building permits for inland port projects.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Don't put in the inland port!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Doubt that will be a problem
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ensure openness and transparency, ensure tax revenues generated by area are used to fund local needs rather than subsidize major Corp. or pay for state costs for State Prison.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ensure that access to the port does not affect residential neighborhoods: e.g., road and rail connections should be well within port boundaries, so that traffic noise and fumes are not harmful to residents and schools. Seek state funding for transit developments serving future city and metropolitan area population growth since more of this will now be less efficient north-south sprawl rather than within the city boundaries.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ensure that port traffic is routed around and not through neighborhoods.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Ensure that users of the inland port pay a living wage. Build more affordable housing.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Essentially the surrounding neighborhoods have been thrown under the bus; no one cares because they are low income. If it was Draper one would think it's the end of the earth. So get all the \$\$\$ u can from developers for mitigation and overall improvements to the communities, green space, and education.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Establish more rigorous air quality standards for private, public and corporate emissions
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Excellent traffic planning and necessary transportation impact fees.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Fight against the port in court. Barring that, severely limit the number of trucks allowed into the port on a daily basis. Require the only use specific, already highly trafficked roads. Do not allow them into the neighborhoods.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Find ways to work with UDOT to lessen traffic impacts and work to ensure air quality and other pollution does not adversely affect local communities.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Going to need to figure out a way people will not be impacted by longer train delays. Bridges and tunnels to connect people
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Good luck
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Good question see above responses
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Good question... move new housing out towards the west desert communities, (Magna, Grantville,) not increasing the already crowded city...
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Hard to know. Others do though.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Have a better plan for the chronically homeless and a place for them to go, if they refuse to get help. Hire more policing to vet them out and get them the help they need.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Have an annual review and assessment of the plan and the process and utilize the public's and scientific/academic communities' input to further improve and refine the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Have city planners confer with neighbors and make a plan. Use the courts to make it stick.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	have designated travel routes for increased trucking traffic that bypass neighborhoods and families
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Have the inland port pay for itself
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I believe The State must supply all necessary resources for The City to manage mitigating and countering all impacts.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I don't know how.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I don't know.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I don't know.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I feel like you're not even listening...
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I have no idea. If there was a way for the City to stop it, that would be the best way.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I seriously doubt it can. And I am glad I do not live in a neighborhood adjacent to the Inland Port or down wind from it.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I-15 and the current railroad is already contributing to persistent racial segregation in our city. We should be thinking specifically about racial segregation and how making plans and creating access can be an opportunity to address racial segregation. Housing prices play in to this as well.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	I'm not sure SLC can do this on their own, but having a fund for industry to pay into for clean up, rather than making tax payers foot the bill
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	If we can force the extra traffic out of the city and not through it then we might be able to limit the amount of congestion and road damage from excessive truck traffic. Ever since the new buildings on 2100 N 2200 W there have been a ton of large trucks flying down our road. I believe that it's illegal for a truck that size but no one is enforcing it so they just don't anyway. Is there something you can do to punish truck drivers or companies that violate these laws?
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Implement this http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Impose an extra tax on truck engines that are outdated and big polluters.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Impose and enforce restrictions on population growth by requiring such things as adequate on-site parking and access to alternative forms of transportation for all new residential units. At the same time, require that all new apartment and condominiums set aside a percentage of units that are TRULY AFFORDABLE for low income occupants. This will, in turn, reduce homelessness and make our neighborhoods safer.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	improve streets by re-writing old form based code, and require future improvements to be more bike and pedestrian friendly...lower parking requirements more curb-side drop-off space and required bicycle amenities.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Improve zoning and move industry that effects air quality outside out city
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Incentivize consumption of local goods, and incentivize cleaner forms of transport.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Infrastructure improvement
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Invest in the neighborhoods. Have sound restrictions after 10 PM and until 6AM
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Involve the neighborhoods from the beginning...and expect to be called on manipulation! Seems to become the mitigating factor in these efforts.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Jackie Biscupski must fight back against the Utah Legislature who simply don't care about local SLC voices.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	keep large trucks off side streets. stop building high rises in neighborhoods. Sugar House is awful now.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Keep large vehicles restricted to areas away from neighborhood except for delivery or work in that specific area.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Keep port development well away from the neighborhoods
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Keep this inland port thing from passing
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Keep traffic out of residential and commercial areas
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Larger roads before business build. Make a master plan to get people in and out of area.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Let more water into the lake and less truck traffic.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Limit truck size and require low emission vehicles with quiet engines
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Limiting hours of operation in the late night hours.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Locate the development away from populations already burdened by more than their fair share of pollution and other social impacts.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Make all freight go by train through a valley west of here so it doesn't impact the Wasatch Front!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	make sure routes are on less traveled routes
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Make the port pay all costs associated with it.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Make the state build and pay for some roadway that bypasses all SLC neighborhoods, and make these trucks use it!
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Make them settle in Tooele
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	mandatory minimum distances / emissions regulations
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Minimize or stop this project!!
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	More bridges over trains to allow trains, vehicle and pedestrian traffic to flow independent of each other
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	more responsible development. expanding mass transit making it free, and paid for by this inland port.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Move the port away from people
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Moving all industrial activities out of the city, clean up the air, address the drugs and homelessness.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	no hub

8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	No trucks in neighborhoods
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Noise ordinances enforced. Speed limits ---low not over 30MPH and enforced Some areas not developed /buffer zones/wild areas allowed to be wild.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Noise restrictions and using sealed containers for the transport of hazardous materials like coal.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not all trucks or commercial vehicles on the side streets. Have the state finish the mountain view corridor and make it a truck route.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	not allow the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not allow trucks in our neighbor hoods.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not allowing too may apartments and condo. More single family homes on good size lots. Create times of when and what road truckers can travel through the valley.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not build it!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not build the port.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not disturbing sediment layers in ground.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	not sure
9/1/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not sure
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not sure this is possible.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not sure what this is asking.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Not sure, beyond buffering. Ask the neighbors most directly affected.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Only allow the trains to run at night between 9pm and 5am or build and overpass over the train tracks at every street that crosses it. If you're walking and a train is stopped, adding a mile just to get around it is ridiculous. Improve public transportation so it actually makes sense to use, clean up the homeless problem so people will feel better about walking places and taking public transport. Nothing better than walking through pee and trash while you're trying to minimize traffic on the roads.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Partner with other Salt Lake Valley cities that are also impacted by the port, West Valley City, Magna
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	permits for trucking activities
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	plan for the truck traffic -- perhaps create separate and designated access routes; provide adequate public transit to the development; maintain adequate bike and pedestrian systems
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Plan, plan, plan! Be purposeful. It seems like growth is currently going unchecked and there is little to no city planning occurring as thousands of new apartments/condos are being erected around the city.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Port needs to be under city control so this can be addressed. City has much more reason to promote quality of life in the city than the state does.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Prohibit all engine braking and train horns.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Protect air and wetlands, invest tax revenue back into close and more affected west side neighborhoods
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Provide living wages to all employees seeking employment in the Inland Port, with fair working conditions and opportunities to grow within that community; maintain streets and roads that will experience an increase of weight/wear and tear from traffic; noise/light pollution controls or buffers
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Put the homeless shelters and homeless support services out by the port so people are close to port jobs, medical and food services but away from our parking strips, parks and porches. Rio Grande sent homeless people into our neighborhoods.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Quit putting things out here and ignoring the citizens. We move out this way to be away from all that and you bring it out here ten fold with larger buildings and all that come with it
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reduce development next to neighborhoods
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	reduce light, noise and vehicle use.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reduce noise; create creative parks (there was an interesting article in the New York Times last week about an award winning landscape designer who relishes taking industrial sites and creating interesting, attractive parks that encourage community use).
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reduce speed limits in high traffic areas and divert large trucks to particular routes.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reduce spreading and charge the Port for infrastructure support for the entire SLC area.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Regulate routes for commercial vehicles.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Regulating the schedules of incoming/outcoming traffic in a way to have the least disruption on neighborhoods (i.e. minimize traffic during morning and afternoon work/school commutes)
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Require all traffic, including port worker traffic, to use only I-80, I-215, and I-15 to access the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Require appropriate taxation to support the community
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Require incoming uses to respect and strengthen existing neighborhoods within the boundaries
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Require port business to pay their fair share and support the community in which they are profiting.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Require the port to pay for a major increase in police operations.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reroute truck traffic. Also make sure that neighborhoods are not affected by light pollution from the facility. This should be considered in the lighting design of the facility.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Research traffic patterns and find data-driven solutions. Will this impact schools?
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Restrict high density housing!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Restrict movement for involved vehicles
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Reverse the legislation that created this potential time bomb.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Route all vehicular traffic away from existing & future residential neighborhoods.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	routing traffic away from the neighborhoods, monitoring air pollution in nearby residential areas and require the operators to run the facility in the least energy intensive and environmentally responsible manner. As an example, require the facilities to be LEED certified and require solar energy and other renewables to be prioritized.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Salt Lake City cannot lessen the impact. The fact that there is a huge ugly port area will work to control any efforts the city makes to beautify the area.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Same as above.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Same as above.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	(Understanding the wants/needs of those driving the inland port is key to finding common ground and developing a long term solution that is a positive.)
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Same as the other answers.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	same, let's have a referendum on the whole thing.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	see above
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	see above
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	See above response
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	See above.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	See my previous responses to first set of questions.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	See previous answers.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	See previous comment
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Since the State appropriated the land, it should fall on our esteemed legislators to foot the bill to research and pay for whatever solutions need to be put in place.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	smart and reasonable growth that considers more than just fiscal economic growth
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Smart high density
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Spread out sub-distribution zones into cities outside Salt Lake
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Start a petition by city residents to be delivered to the legislature that gives the Greater Salt Lake metro area more autonomy in financial and zoning matters.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Step up the noise enforcements. Support our public lands as parks not business hubs
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Stop making poorest least white neighborhoods bear the brunt of industrial waste
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	stop the inland port [redacted language]
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Stop the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Stop the port from happening in the first place. Make it a totally sustainable port (solar, wind, etc.). Build mass transit and high tech port highways from throughout the entire valley before laying one brick for the port.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Strict regulation of activity in the City's jurisdiction.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Sue to declare the port bill unconstitutional and then advance its own, City controlled port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	The strain on the neighborhoods, people, and services of police and fire are already at an all time high.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	There should be a huge tax on the port and it should come to the communities affected.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	They can't
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	they can't
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Think of citizens for once and have a change of heart and not proceed with the project.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	This doesn't really concern me. No inland port maybe?
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	This is too vague. Not sure what you're after here.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	This will be overall good for neighborhoods
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Traffic is already a nightmare, cost of living is way too high, our property values will decrease. You can prevent this further by not building the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Traffic should be restricted to I15, I215 & I80. Air quality monitoring should instituted with remediation when limits are exceeded.

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Train and anticipate local workforce for the types of jobs expected at port. education for potential exposures without panicking them.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Trucks carrying cargo should be limited to a certain size. and no triple trailers. No huge trailers and all trucks covered. They should be required to drive on certain roads and not go through the city or neighborhoods. They should not be able to drive into the port during the night disturbing local neighborhoods. Air quality is a major requirement. The City has certain legal rights and we should not back down. We should sue if necessary. Because this port is ill conceived. It will destroy our quality of life that starts with our air quality and water quality. This is our city....not a bunch of business men who are going to get rich. The legislature is treating Salt Lake City as a third world country, totally stealing our land and our resources for their greedy reasons. We don't need to be discovered. We have been discovered for our clean and beautiful city.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Use impact fees to improve public/alternative transportation options.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Use some of the taxes generated by the inland port to hire additional police and fire protection.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	utilizing areas that currently have good transportation infrastructure
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	work with residents of the area to improve residential neighborhoods and prevent noise pollution and mitigate congestion.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Work with UDOT to ensure heavy traffic utilizes commercial loops (215, Legacy, etc), and consider bans of heavy vehicles in smaller residential zones. Maybe work with the Port Authority on transportation studies and master planning to stay ahead of expansion.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	You probably can't. These places are already pretty run down. Best thing to do would be to offer extra money for nearby residents to relocate.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to Salt Lake City neighborhoods?	Zoning
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	?
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	?
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	????
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	1. Regulate light manufacturing emissions and effluents.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	All of the above all of the above
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Allow more water into the lake and don't use critical wildlife habitat for human uses.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Areas not developed.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ask stakeholders to preserve other lands in exchange for the land they are gaining. Also enforce landscaping guidelines to encourage beautification and ecosystem landscapes throughout the port.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	ask the experts
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Assure that wetland areas are excluded from intermodal growth, though if those areas are excluded there will simply be additional pressure on light manufacturing and residential areas, which the legislature is likely to disfavor over its intermodal transportation concept.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	attention to mitigating potential negative effects and avoiding more sensitive areas
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Avoid building near any wetlands
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Avoid them altogether. Build further out into the West Desert where it does not matter.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ban the inland port and move it way farther out west.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Based on the way the trade zone is structured, it will not be possible.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	be more sensitive to environment and less concerned about profit
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Be wise, but not overly restrictive. Wetlands per se are not all sacred.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	block it
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Build in a way that does not harm natural environment or animal habitats.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	But having an independent subsidy set up what the water, air soils are before construction of anything. Have a baseline and have testing done. So the state can't come back and say it was like that before we built anything. We need proof up front and the environment and sensitive areas.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By carefully locating major construction projects
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By filling in space that is already available within the city. Building out will turn people away from what they like about SLC.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By not building an inland port in the city.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By not building in it.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By regulating a certain distance that the port has to be from such areas
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	By removing the environments to areas not effected. (see how stupid opinions can be)
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	C above
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Cancel the project.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Careful, thoughtful planning. Progress, evolution are all good things for out state and city, they must however be managed so as to benefit us and not negatively impact it's residents.

8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	challenge the state legislature's action legally and politically
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Clearly delineate port, and monitor and enforce clean use.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Concentrate all the structures as close to I-80 as possible. Use bird-friendly building and downward lighting. Encourage turning off all unnecessary night-time lighting. Require that the noise at the port not exceed a set standard. Keep structures as low as possible and light with appropriate color lighting so birds see these structures but are not attracted by the light. Do not use white roofing as this will encourage birds to interpret this as water to light down on during storms and will result in large bird kills. Ban coal handling at the port; if this cannot be done, then require full coverage of any rail cars carrying such polluting loads. Ban oil storage tanks to reduce the amount of collision hazards present and the potential for toxic spills. Form an advisory committee of conservation scientists, biologists, academics, smart design professions to help guide the direction and decision-making for this port.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Conduct a careful environmental impact study and prohibit any wetland disruption.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	CONSIDER and mitigate all environmental impacts BEFORE the project gets started
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Consider density of development to avoid sprawl that isn't necessary for other than corporate profits.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Contain sprawl.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	create a barrier between sound, light, , buildings and roads & the natural environments
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Create a barrier between the port and wetlands. Port companies must offset their environmental impact.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	create a preserve of sensitive lands near the city and provide access to this land to the public via trails to enjoy and value
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Create and advocate policy & restrictions.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Create and enforce 1/4 mile buffer zones to wetlands, sensitive uplands, and refugia. Require stringent stormwater control, infiltration basins, etc. Require bird sensitive lighting and windows. Force businesses to turn off all unnecessary lighting at night.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Create zoning buffers around the lake
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Cut down on light pollution with more focused lighting. Limit truck traffic to daytime hours.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Decrease light pollution and maintain green spaces and wetlands in the area. Limit the development as much as possible
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	direct development to other parts of state
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Discourage heavy industrial expansion
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ditto above
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do everything possible to improve the air quality in the city.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do not allow this stupidity near our City or State. Adding more Bad Money after Bad Money!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do NOT build an inland port here. Do NOT locate it in the area you have planned. If you must build one, move it out to Wendover.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do not build in or in close proximity to sensitive natural environments.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do not build in sensitive areas...modify the design plans...incorporate green space in the building plans. Be sure the construction does not cut off any wildlife corridors.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do not build the port. Ensure an independent environmental impact study is performed and recommendations followed.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do not build this
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Do now allow mosquito abatement, or drainage of the swampy areas.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Document impacts of proposed project with full environmental review, including public scoping and comment.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't allow building on or indirectly impacting sensitive areas,
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't approve the inland port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't approve this financially driven "opportunity."
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build it!!!!!!!!!
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build it.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build it. Or make it smaller. Don't build north of I-80.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build it. There is nothing you can do for the birds with what is planned. Invest funds in securing the wetlands to the north.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build on or near them.
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build on the GSL wetlands
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build port
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the facility
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the Inland Port!!!!

8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the port
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the port on this seemingly undeveloped land
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build this on land port or build it in Utah county on their lake
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't build!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't destroy bird habitats. Keep migratory paths open and safe for birds.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't develop in areas that would impact these
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't develop the area.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	DON'T DEVELOP THOSE LANDS!
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't develop wetland areas, strictly enforced rules against dumping
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't do inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't do it in the first place. Also that's your job to study. I'm so frustrated with citizens who don't have access to as much information as the government having to inform decision makers on how to reduce impact to our environment... ALL OF WHICH IS SENSITIVE.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't go through with this STUPID inland port idea. Coal is the fuel of the past. We MUST stop using it before it's too late! Renewable energy now! WE DONT NEED AN INLAND PORT!!!
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't have an inland port here, actually care about the environment and it's people
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't issue any building permits for inland port projects.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	don't pave over some of the last habitat high quality habitat along the south shore of the Great Salt Lake
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Don't replace more mostly undisturbed land with pavement and machinery and gunk.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Dont allow the port... increase the emmissions regulations, increase the mandatory no burn days, increase the effort to protect our wetland!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Doubt if there is anything SLC can do to save natural environment if this project goes forward.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Enable street and parking lot rain run off to drain into the EARTH not the storm sewers.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Encourage low-rise buildings; encourage use of clean fuel; reduce noise output; plant more vegetation at these sites.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ensure and enforce rigorous requirements and inspections of this gigantic concrete wasteland.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ensure that all use of the inland port uses any available means to avoid disruption to natural habitats (i.e. mapping routes to/from the port to avoid those areas)
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ensure that wetlands are protected.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Ensure wetlands protection and buffer zones to prevent creep.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	environmental study
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Establish a baseline for environmental quality in the port area and city now so that as the Port becomes operational the changes and impacts can more easily be quantified and the Port Authority can be held accountable. Advocate for legislative changes so the Port Authority Board members are accountable to voters.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Establish and endorse natural habitat protection corridors through out sensitive areas
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Fight against the port in court. Barring that, severely limit the number of trucks allowed into the port on a daily basis.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Fight the Board tooth and nail re light pollution and wetland damage.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	flag most sensitive areas as unavailable to transportation/construction
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Focus on services and digital economies not industry
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Get different parties to assess and understand the environmental impacts to the area proposed as a port.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Give up. You can't even lessen the impact on the terrible streets we drive on.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Go back in time and stop this thing from happening at all.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Good questions.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	He design and costs need to reflect a desire to maintain the environment.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Hire a consultant to make recommendations. This question is too broad to be answered in a short survey.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Hire wildlife experts, require EIS's.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Hold them to rigid standards.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	I don't believe the City should carry the burdon of any of this. I believe the City should be the lead manager and the State supply all of the resources to cover ALL impacts.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	I don't know. I think we're stuck with the impacts.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	I have no idea.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	I honestly don't know
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Implement this http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Include wildlife and migratory bird patterns in planing.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Incorporate mitigation plans or "do not touch" areas within the port boundary
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Insist on building to highest Leed standards
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Intelligent planning, design and codes to cover all significant stressors (light pollution, stormwater runoff, water use, noise, etc.). Develop the place as if natural resources are scarce and precious instead of unlimited and free for the taking and wasting.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	It can not lessen the impact. The Lake Shore eco system is already fragile enough.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	It cannot be done, more people, more damage.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Leave it alone and do t build on top of it. Quit taking our open space to make more money off of.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Leave them alone---Cancel this project
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Leave them alone.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Less traffic in sensitive areas of both motor vehicles, bicycles and foot traffic.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Limit growth surrounding area
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Limit roads into and out of natural areas surrounding building site. Limit size of inland port. Reduce light and noise pollution at site. Do not permit additional development of the area.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Limit the area and use in sensitive areas.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Limit/reduce inland port areas bordering these areas.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Listen to Friends of Great Salt Lake and Rivers Council.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Listen to local enviornmentalists who know the area and wildlife.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Listen to recommendations from FRIENDS of Great Salt Lake and Audubon.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Locate the development in a less environmentally sensitive area.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Maintain all existing habitat and sensitive ecological spaces, with a wide buffer zone for all development (space and sound)
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	maintain an adequate buffer between development and the lake and its environs; protect water quality; limit uses to those that do not pollute, introduce invasive animals and plant species; require zero emissions and sustainable development
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Maintain current conservation agreements, follow all best practices recommended by professional biologists, keep as small of footprint as possible, protect the wetlands and mitigate for impacts.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	maintain the buffer between the natural area and buildings, use native plants for landscaping, reduce emissions, use dark sky lighting, and bird friendly building design, create nature corridors within the development itself - consult with organizations like Audubon that have expertise in this.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Make all port traffic use either electric or fuel cell drive for zero emissions.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Make it an over-reaching priority for the designing of all development there
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Make laws to prevent humans from encroachment on natural areas.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Make sure development is done to ensure that natural environments are maintained. Build the cost of maintaining the environment into the development fees over time.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	make sure it's not causing harm to those areas by studies etc
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Make sure the project mitigates destruction of habitat with suitable replacements.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	make sure there are buffer zones for critical wildlife habitat
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Minimize or stop this project!!
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Mitigation of any and all wetlands and sensitive areas.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	moratorium on building
9/1/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Move it away from the Great Salt Lake
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Natural reserves
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Need to develop high tech manufacturing rather than coal and oil industrial uses. Need to build dark sky approaches to zoning and bird friendly building approaches.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	no hub

8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	No port
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not agree to the port, this is absolutely nonsense. bringing in this inland port is only going to make it worse. Think about the health of us residents.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	not allow the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	not build in the designated area
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not build it!
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not build on sensitive natural environments. Build up not out. Sprawl is gross.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not do this project since it will destroy acres of valuable habitat.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not enough public information on the plans to know. Restrict development in the upper northwest corner, the necessart buffer area.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Not put this in. Or move it somewhere else.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	not sure
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Permit requirements
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Please pass environmental protection orders on our sensitive lands
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Port needs to be under city control so this can be addressed. City is more attuned to environmental concerns in and near the city.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Preserve areas around the lake and ensure proper drainage and environmental protections at commercial facilities in the area.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Preserve the area in a protected natural state. Limit the amount of development as much as possible.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Preserve untouched natural environments as much as possible
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Prevent any drainage from the port into the wetlands on the west and north of the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Prevent future pollution and spreading of industry towards lake.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Prohibit new construction in those areas
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Protect our natural environments - do not build on them!!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Protect the Great Salt Lake! Not only does generate \$1 billion in industry, but it is an ecological wonder. It is a migratory bird sanctuary. It's very existence is critical to weather patterns that generate our Greatest Snow On Earth and replenish our watershed. Fight against all attempts by the state to limit SLC's power to regulate our watershed, or downgrade its protections.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Protect them with zoning; make sure dark skies lighting is used, no development occurs in green space or natural areas, and require landscaping that is climate appropriate and hides the ugliness of the port. Noise abatement ordinances should also be implemented.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Put restrictions in place
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Quit allowing our wetlands to be used as dumping grounds for companies that pollute and then move
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Quit building ugly buildings on every available vacant space.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	reduce the footprint as much as possible, require mitigation as part of any development approval.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Reduce the footprint or better yet avoid the project
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	regulations/zoning
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Remove wetlands area from Port Authority lands and include buffer areas for wildlife migration and travel
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	repeal the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require continual monitoring of port-generated air/noise/light pollution. Require mitigation, slowdown, or shutdown of port activity as appropriate when pollution levels are exceeded or impact large migrating bird populations West of or immediately adjacent to port boundaries.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	require environmental plantings and wetland offsets to be emplaced on Greg Hughes' properties - which would still not be enough of a mitigation
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require facilities to maintain habitat areas (rooftop or checkerboard development)
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require incoming uses to replace sensitive environment that they displace
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require long wavelength, downward facing lighting. Minimize beacons and marker light. Restrict the height of structures to avoid bird strikes. Meet air pollution recommendations I wrote above. Meet water, sewer and other public utility suggestions I made above.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	require mitigation elsewhere in the great salt lake regional area
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require replacement wetlands. Have access to the wetlands and GSL.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require shielded lighting and/or lights off at night; maintain buffer zone between port facilities and Great Salt Lake and associated wetlands;
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require the 'Port' to contract its utilities engineering work to companies that have a record of the highest environmental quality work.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Require users of the inland port to preserve a certain amount of open space within the inland port area, based on recommendations from wildlife experts about where open space preservation will be most impact. Fund improvements to and expansion of open space and natural habitats in other parts of Salt Lake City.

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Research will help if it has peer review so bad science wont rule policy decisions. enforce xeric landscaping rules, reduce discharge permits, educate folks on the jewel of GSL and it's environs.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Restrict development of the waterfront areas
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Restrict usage of uninhabited areas
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Restricting number and type of loads that truckers carry, weight of loads. No depleted uranium or uranium, no potentially explosive gases can be carried on trucks or trains into city, pollution controls on all vehicles
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Restrictions where needed
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Restrictions. Aren't you guys getting input from people who know more about this than me?
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Salt Lake City cannot lessen the impact. They are going to pave the wetlands, destroy sensitive eco systems and pollute the groundwater that will run into the Great Salt Lake and the Jordan River.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	same
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	same as above.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Search for best practices & create adequate incentives & requirements. Enforcement.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See above
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See above comment
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See above.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See above.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See air and water comments above. Minimize encroachment onto the periphery of Great Salt Lake, taking account of historic high water levels rather than current drawdown. Require that all lighting in the port comply with International Dark Sky standards to minimize disturbance to wildlife (and save money!).
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See my previous responses to first set of questions.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See previous answer.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See previous comment
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	See suggestions above
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Seek advice from conservation experts.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Seek professional environmental concerns
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Seems very close to sensitive bird areas. Should be further away from wet lands and great salt lake.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	set aside for open space
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Since the State appropriated the land, it should fall on our esteemed legislators to foot the bill to research and pay for whatever solutions need to be put in place.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Sound environmental impact study and implementing recommendations.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stay away.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Step one is for the port Board/committee and the legislature to actually prioritize it, and in a very stringent manner.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop building in wetlands!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop having bad ideas (Cement Roads, renaming UTA to TVU, Building an Inland Port in SLC, or Moving the Prison in Draper) that are costly, wasteful in consumption, and inefficient. I know these are indirect, and some deal with other cities, but it's a start in decreasing what we do and our inefficiencies at them. It's really important to build smart too! Not all over the place, and not in the wrong places.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop mining the mountains, don't put in cranes and industrial stuff, put in more public transportation to reduce cars on roads, don't make us an inland port, and protect natural areas instead of, say, giving away Bear's Ears to corporations.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	stop the inland port [redacted language]
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	STOP THE INLAND PORT THAT IS NOT WANTED
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop the inland port.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop the port from happening in the first place. Keep it small, low profile in all buildings and cranes, address light pollution. Make it a totally sustainable port (solar, wind, etc.)
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Stop this project!
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Strict regulation of activity in the City's jurisdiction.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Strict zoning and lighting requirements, to set aside land for natural areas, mitigation required for the areas paved and built on. A good start would just be to acknowledge that this project will impact natural areas that are important for birds and other wildlife.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	strictly enforce pollution standards, and dumping likely to occur.

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Strong environmental laws
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Study the impacts on wetlands and require the project to stay away from sensitive ones.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Sue the state
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Sue to declare the port bill unconstitutional and then advance its own, City controlled port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Take advantage of all the items and approaches mentioned above. There must also be a contingency plan in place for when the inevitable spill or accident releasing toxic materials takes place. It is not a question of if but a question of when an accident will happen. Stipulate who will pay for the clean up and rehabilitation.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	The city must implement a buffer zone around the total area with added trees, landscaping water features etc. Buffer zones should be regulated by the city, maintaining large area for water birds, streams etc. They should comply with sensitive building requirements to enhance the total area. A golf course in the area would be a good idea.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	The required energy and water inputs and waste outputs are known from current operating inland ports. Insure the design process includes state-of-art mitigation plans to minimize impact sensitive environments both natural and civic
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	There is no way to stop the destruction of sensitive environments with this plan. The one solution to of this is to not pursue it, which means money out of the pockets of politicians. We all know that isn't a legitimate reason for anything.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	There needs to be an environmental impact study and the findings adhered to.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	They can't
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	They can't
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	This will be nearly impossible without studies on the impact of migration, decreased wild lands, decreased wetlands
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Thorough and complete environmental assessment and required mitigation for any impacts to wildlife, vegetation and delicate soils.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Unfortunately there will be little we can do.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	unknown
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Unless they enforce natural environment protection, but I don't see that as a priority of Salt Lake City at all
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Use noise abatement methods to lessen the chance of disturbing waterfowl, foxes etc. Install dark sky lighting to avoid collisions of birds into buildings. Reduce flow of traffic during peak migration events, build barriers separating wetlands from runoff.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Use space that is away from wetland areas.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	We are beyond the tipping point now. Why add to it?
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	We need to maintain the highest standards of environmental protection for the Great Salt Lake and nearby areas. We need to especially protect the birds.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	We need to start with a commitment to doing so....and proceed with accountability involving all the interests impacted.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Wetlands, riparian and other vegetated areas left in place. Buffers. Migration/bird friendly lighting, lights out at night. Mitigation fee to fund bird/wildlife habitat projects on remaining undeveloped land around lake.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Work to halt all development on wetlands. Work to halt all increased exploitation of water in rivers that feed into the Great Salt Lake.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Work with environmental organizations to address their concerns.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Work with First Nations people and community members use clean diesel and electric equipment requirements that support green technology and innovation
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Xeriscaping should be required. Drainage from the hard services should support the wetlands. Native plants as landscaping.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Yes, not sure how perhaps by taxing them or create fines when they are non compliant.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	You can't have your cake and eat it too.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	you can't if you vote in this inland port.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to sensitive natural environments?	Zoning to minimize corridor and impact
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	?
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	????
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	1. Require all water use in the inland port to be 100% recycled, similar to Las Vegas. 2. Require a separate, hazardous sewer system with heavy-metal and radioactive removal 3. Require any additional water use in the inland port to be desalinated from the Great Salt Lake
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Actual fees for port buildings and activities to ensure adequate funding for utility infrastructure.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Again no answer other then listed above.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Again, control growth, especially of industries that use the most water. Charge progressively higher rates to heavy users of water and sewer (e.g., charge lower rates for homes that keep usage below "necessary" levels; charge much higher rates for those who exceed those levels by watering lawns, etc.) Otherwise penalize all new construction that is not "water wise." If we want to experience green lawns all summer, let's confine them to city parks; everywhere else can be beautified with mulch and gravel and water wise plants, trees, shrubs.

8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Again, hire an expert to assess risk and solutions.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Again, it looks like the City will have to sue to protect its citizens from having shortages, price rises and increased taxes deriving from the Inland Port.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	again, this is an area for the experts
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Again....as above.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Allow more water into the lake.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Aquifer depletion is a serious issue today more than ever. Designing roads and infrastructure that allows for water to escape back into the ground is crucial! Consider using water treatment so sewage may be repurposed, and potentially implement grey water collection.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Areas not developed. Areas left wild----with weeds, grasses and habitats left alone to flourish.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	As above!
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Ask the burden be shared by all stakeholders for putting in and maintaining the infrastructure by creating a dedicated fund that all stakeholders contribute to.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Assure that new "intermodal users" pay the ture, incremental cost of adding the new loads.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	assure that water is used wisely and conservatively, require pollution mitigation and clean-up; require the facility to treat it's own sewage and waste water; protect the natural environment adjacent to Great Salt lake
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Believe in climate change and go from there.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Better planning
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Bring the suit about the legality of the project to court and cancel the project.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Build a smart, state of the art, as compact as possible port...PLAN. PLAN, PLAN!!! Be forward thinking, this is SL&C Utah's opportunity - if this terrible idea must go forward - to GET IT RIGHT & be a good example of environmental stewardship!!
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	build state of the art sewers, renewable energy use where possible.
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	By having taxation authority and leveraging a SMALL (again, 0.25% or less) tax on the inland port and/or requiring the inland port to pay for the services it uses.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	By not building an inland port in the city.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	By passing strict regulations on water use, sewer facilities, and requiring only clean renewable energy
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	C above
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	can't
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Careful planning with adequate intelligent growtg
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	challenge the state legislature's action legally and politically
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Charge fees that will cover the impact on utilities.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	charge impact fees
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	charge impact fees
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Charge more for businesses and industries in the port area.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Charge the inland port fees for services that are provided.

9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	charge the port more then residents for water
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Charge the real cost of water and utilities to all users.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Collect revenue commensurate with usage.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Create a plan to build more of what is needed at the expense of those benefiting from the inland port, not just SLC residents.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Create a self sufficient public utility for the port.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Cut off the inland port entirely
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Decrease the amount of water used for the city and LDS church properties and charge the coomercial, church for the use of water and sewer the same as the public. Give monitory breaks to those that minimize impact with decreased water, sewer and recycling.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Developers will have to not only fund their direct impacts but also help nearby communities that will see increased traffic.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	direct development to other parts of state
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Discourage heavy industrial expansion
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Do not build it!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Do not build the port. Ensure that the port authority pays for the necessary infrastructure expansion. Charge a fair market rate for the water used by the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Do not build this
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Do NOT create an inland port. If you do, require each business to pay a very large tax that will more than cover its use of utilities, and will help defray costs for all of us.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Do not increase taxes
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Document impacts of proposed project with full environmental review, including public scoping and comment.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't approve the inland port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't approve this financially driven "opportunity."
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't build it!!!!!!!!!!!!
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't build it.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't build the port
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't build the port
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't build the port in the first place. However, make the state pay for insurance, and ensure that the state will pay for all accidents to be fully cleaned up.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	DON'T BUILD THE PORT!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't do it in the first place. Also that's your job to study. I'm so frustrated with citizens who don't have access to as much information as the government having to inform decision makers on how to reduce impact to our infrastructure.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't do the inland port or plan to update and expand utilities we have. Is there adequate water?
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't give insane tax breaks to companies building in the area. Their taxes need to be used for improving technologies and infrastructure.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't go through with this stupid inland port idea. Leave the wetlands alone!

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't issue any building permits for inland port projects.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Don't let the Inland Port get built!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Each of these questions respond to the feedback that I responded to in the previous questions regarding negative impact in the valley.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Educate the population on best ways to reduce impacts.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	efficiency standards, tiered pricing
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Enact strict drainage and industrial discharge requirements.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Encourage on-site treatment and reuse when feasible.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Ensure and enforce rigorous requirements and inspections of this gigantic concrete wasteland.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Ensure developers include updates and improvements to water, sewer or other public utilities
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	ensure that fees charged for development are sufficient to increase the provision of public utilities to new users.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Ensure that the inland port adopts policies to minimize their use of public utilities; ensure that any higher rates as a result of their increased utility use be born by the inland port and not by the private citizens of Salt Lake City
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Ensure the system is adequate and maintained.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Establish limits to space allowed for ground sealing pavements per acre.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Fight against the port in court. There is no way to lessen the effect on our water and other utilities once you have allowed the port into the city.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Get the state to pay for it
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	give incentives for solar and other options that reduce the impact. Do not make it a requirement but an incentive.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Give tax credits to homeowners and business owners that professionally landscape with water wise plants and update their sprinkling systems. Apparently, those who are concerned about water, just quit watering and we have dead vegetation everywhere. How ugly.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Given the relationship between the mayor and city council I don't know the answer to that question.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	go up against the governor to fight this
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Good luck
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	good question
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Green infrastructure requirements such as green-roof's increased landscape area requirements, with vegetated bioswales before stormwater enters pipes
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Have a better campaign to make it "uncool" to have giant swaths of green grass.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Have fewer children.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Have more regulation to commercial properties
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Have the port buildings use low flow faucets, xeriscaping, gray water in low flow toilets etc.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	high impact fees for new businesses
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Higher standards for water reclamation solar stations and wind

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Hire a consultant to make recommendations. This question is too broad to be answered in a short survey.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Hold them to rigid standards.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I don't know
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I don't know, but it's important.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I don't know.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I honestly don't know
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I truly don't know--other that building additional facilities for water purification and sewer treatment, etc.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I.pact fees also applicable to university, hospital and research h park commuters.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I'm not sure on this
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	I'm not sure you can without significant financial and legal support from The State, nor should The City have to!
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Impact fees.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Implement this http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Impose fees to pay for ALL of these services
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Impose tariffs which encourage low water use (since the city's limited water resources will still be needed to serve population expansion, which will now be located elsewhere). Require on-site capture and appropriate treatment of runoff from all impervious surfaces, both from stormwater and from operational spills. Require on-site treatment of sewage to effluent standards not detrimental to Great Salt Lake.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Incentivize people to use less water and electricity, thru increased fees and education.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Include green space and wetlands within the port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Industries should pay a premium price to use the public utilities so that they can be better maintained and upgraded.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Inforce this to clean up are already poluted water-ways (Utah lake, the Jordan River etc) that a succnifficant responsibilty comes directly from the port... If giant fans or windmills are needed they are paid and maintained by the companies, not us residents....
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	innovative systems
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Insist that the port authority pay to expand our utilities by the % of land that they are taking.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Insure companies are paying a fair price for the impact that they have on these public goods. Require building technologies that limit wasteful water use.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Intelligent planning, design and codes. Develop the place as if natural resources are scarce and precious instead of unlimited and free for the taking and wasting.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Invest in infrastructure in ways that don't increase sales taxes, hurting those who can afford it least.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	It can't new infrastructure will have to be put in place.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	It can't. Live with it.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	It will require advanced planning and funding
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Keep tis project out of UTAH (SLC)
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Limit growth

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Limit the amount of transportation and development in the NW quadrant.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Limit their use. Also limit the number of multiple family buildings (apartments and such)
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Limit trucking to roads engineered to carry the loads.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Look to amazon, they have had self contained water systems in their new facilities that puts no strain on the existing system.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Low water use infrastructure for all new development; require buffer to sensitive waterways from roadways, resource storage, etc.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Magic. This is a stupid question. The impact will happen anything that will lessen impact here should be applied everywhere.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make inland port pay directly for all infrastructure improvements and capacity expansions
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make sure that the city does not subsidize business and other heavy users.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	make sure the additional usage will work with existing usage by current residents
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make sure the project pays for commensurate improvements in infrastructure.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make the guilty parties recycle their own waste and make them pay double for their water and utilities
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make the Inland Port pay 100% of their usage fees and installation.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make the port create their own sources for all major utilities.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make the port people pay for all the infrastructure.
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	make them hold a deposit for possible leakage. They used to make the mines do it. In case there is a problem. But what will happen if something leaks into the lake what will they do???? It will happen. They need an environmental fund set up by any or all of the companies building out there. What will be in those shipping containers. Who knows.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Make them pay and require stringent standards.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Master planning for utilities infrastructure.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Minimize or stop this project!!
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	More emphasis on drought tolerant landscaping & increasing the cost of water!
9/1/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Move it away from the Great Salt Lake
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	My area of the city is old - updating these areas would be expensive but would need to be done if this project goes in.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Need master planning to analyze impacts and model impacts. Need to consider alternative energy sources and impact of climate change as well as inland port impacts.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	New businesses should bear the expense of expansion and treatment.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	No coal
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	no hub
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	No Kentucky blue grass allowed in the inland port area!! Require businesses to use water wise plants and encourage solar power on buildings.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	No onland port!
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not agree to the port, this is absolutely nonsense. bringing in this inland port is only going to make it worse. Think about the health of us residents.

8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	not allow the port
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not build an inland port. Not develop the cities NW Quadrant for greed and politics.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	not build in the designated area
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not build it!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not do this project.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not enough public information on the plans to know.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not my area of expertise
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	not sure
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Not sure
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Pervious asphalt. Xeriscaped land scape. Islands of natural veg left in place.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Place greater controls/limits on what can be used and how development is managed.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Policy & laws
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Port Authority should pay for and maintain infrastructure to support industries. Water conservation principles should be followed to have minimal impact
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Port needs to be under city control so this can be addressed. Will be impossible to address if the city gets the bills, and the state gets the revenues.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Prevent more usage.
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Proper Regulation
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	provide extensive wetland mitigation, although mitigation hardly replaces the natural habitats that were lost
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Put a cap on water usage for all households and businesses. If they want to go over that, then they pay an extra high price.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Put stronger safeguards on projects like the inland port and ENFORCE them.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Raise the taxes twice a year. Once a year does not seem to be working.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Rationing
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Reduce burden by decreasing development.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Remove lawns, and encourage owners to remove lawns.
9/3/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require businesses (new and existing) to adhere to stricter green policies that reduce consumption.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	require decrease consumption of waste by recycling. Decreased water consumption by requiring water conservation
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require developers to pay their fair share
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	require development by the Inland Port of infrastructure to deal with impact.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require gray water to be used anywhere possible. Use tax revenue generated by the port to increase spending in conservation and education

8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require high standards of building and operational energy efficiency.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require incoming uses to address and mitigate their impact to water and sewer systems
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require infrastructure improvements prior to any inland port construction.
8/30/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require LEED construction, low water & energy saving features such as toilets and lighting.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require low impact development (LID) stormwater technologies to protect water quality. Minimize impervious surfaces.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require minimal and the most efficient lighting, organized to be shining the light downward, and extinguished when it is not actually necessary. Industries like to turn on the lights and leave them burning. Look for industrial partners who use little water and produce little sewer.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	require plans for highly efficient water use,
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require systematic grey water reuse and on-site waste treatment capability built into all development there. Make
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require that the 'Port' utilities be self -provided (no burdens upon City services).
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require the developer to provide there own pollution measures ie sewage and runoff plants
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require the development to pay for the impacts on roads and their replacement, sewers, and water availability and cost.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require the Port to pump its own water, and de-salinate it if necessary and build its own sewer treatment plant. Maybe build its own solar power plant to be completely separate from any city utilities.
8/21/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require use of permeable surfaces for paving, waterwise design using native plants, careful use of water and strict prohibitions on polluting the water.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Require water conservation measures to be taken and then enforce violations
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Restrict amount of build out and have port authority pay their fair share for extending lines, maintenance, and consumption. No tax credits or incentives.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Restrict development
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Restrict landscape watering and enforce painful fines!!!!!! Offer tax breaks for those who xeriscape (cause it requires a big outlay to change most of your lawn). Blitz media with theme that we live in a desert and the snowpack may be declining!!!! Encourage solar to reduce dependence on electricity provided by coal.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Restrict the building of high density housing.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Reuse for outdoor irrigation
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Salt Lake City needs to look ahead at what climate change is doing to our water,land ,and environment, and plan accordingly. Creating more desert-scape yards at homes, etc.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	same
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	same as above. The impact fees need to kill these polluters.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	same, not moving forward with the inland port.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Scrap this plan.
9/5/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	See above
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	See above.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	See previous comment
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Seek financial assistance from the State for utility improvements.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Similar things to the air quality, like programs to replace toilets and such, and more intelligent development. A public campaign educating of the future difficulties facing the state in regard to water scarcity would be good. Water-free landscaping, and punishing fees for watering lawns excessively or at ineffective times of the day, especially for businesses.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Since the State appropriated the land, it should fall on our esteemed legislators to foot the bill to research and pay for whatever solutions need to be put in place.
8/29/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	SLC will need to make sure that the inland port board pays for all of the infrastructure required.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	smart and reasonable growth that considers more than just fiscal economic growth
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Smart development. Require LEED certifications. Quit giving away resources.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Stop growing at an unsustainable rate
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Stop growing in population.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	stop it
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	stop the inland port [redacted language]
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	STOP THE INLAND PORT THAT IS NOT WANTED
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Stop the inland port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Stop the port from happening in the first place. Make it a totally sustainable port (solar, wind, etc.). There's no way to save water if it's built. stop the port would be the best way. tax manufacturing use of these utilities and transparently show contingency fund for impact mitigation from those taxes. Could be a 10-20 year fixed tax at a higher rate then normalize it after that as they show good behavior. Overbuild protections to storm water, discharges, and storage facilities. Monitor shallow and deep aquifers to note shifts or changes from compaction or heavy storage of materials. Monitor train switch yards as well as new manufacturing to determine their input into valley emissions.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Strict compliance requirements and enforcement power
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Strict regulation of activity in the City's jurisdiction.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Strict regulations to prevent water pollution and to ensure quality sewer treatment.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Strict water quota for new facilities. Require them to contract privately for sewer service.
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Sue the state and put an end to this scam!
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Sue to declare the port bill unconstitutional and then advance its own, City controlled port.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Support a living wage. Ensure residents of all socioeconomic backgrounds can afford to live here. Start charging impact fees to developers again. Developers must share the costs of increased fees from infrastructure projects. Fight against the state limiting our power to regulate SLC watershed.
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	tariffs on the trade goods
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Tax breaks for converting lawns to drought-resistant plants or desert-scaped. Incentives for homeowners who use a level of water below whatever the city sets as a "conservative" level
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Tax corporations using these facilities and use some of the funds to provide these services.
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	tax users equally - no tax breaks for the inland port
8/25/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Teach people how & when to water lawn
8/31/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Tell the state to stick it somewhere else.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	The city cannot lessen this impact. The state will control this property and so any water, sewer, public utilities support will be granted.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	The full costs of these additions should be paid by the Port. If the Port has to cover the costs, the designers themselves will be more cost effective and thus reduce the impact.

8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	The inland port must pay a higher rate for water, sewer and other public utilities to make up for the lack of taxation power available to the city under the law.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	The inland port should be on its own sewer, power and water. Salt Lake should not be required to provide utilities for a state property.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	The port should pay the real costs of these services, not the services subsidized by property taxes.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	There's really no way around this one. More development will need more resources no matter what.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	They can't
9/4/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	They can't
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	They first of all don't have enough money to increase water sewer and public utilities with out more taxation. The people of Salt Lake County are already taxed to the extreme. Unless there is a huge impact on peoples ordinary income, I can't see the city raising all these rates to accommodate an inland port or less the impact financially
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	This must be a cost sharing agreement, since Salt Lake city will be responsible. Let the groups salivating at the money they are going to make be responsible for paying for the infrastructure that is needed. Too many times costs are socialized and profits privatized in a crony capitalist scheme.
8/28/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Up to the city to deal with it, will probably raise taxes to put in facilities to mitigate impact.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Upgrade facilities (but it will need help paying for it!!)
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Using existing water lines, or using best methods to reduce overuse.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Utilize xeriscaping, low flow devices, porous pavement to reduce rain run-off and engineer the structures such that they contribute to that goal.
8/24/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Water is a very real issue. Again, there isn't any way to resolve that that I can think of. Don't build the facility.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Water reuse solar panels
8/23/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	We don't need or want this on the West side
8/20/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Wish I had a good idea??? I don't and I don't trust government to do anything before it's a serious problem. Government never thinks of the impact on our freeways when we build more housing.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Work with the State to ensure that infrastructure supports development, make sure surface water runoff is treated appropriately and meets standards, use landscaping methods that are attractive and low water users.
8/27/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Xeriscaping, net metering, low-flow toilets, etc. Better yet, axe the whole idea of an inland port!!
8/26/2018	Qualtrics - How can Salt Lake City lessen the impact to water, sewer, or other public utilities?	Zone an inland port separately. Don't cause taxpayers to pay for the use of utilities.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	A huge change in the nature of Salt Lake, its populations, crime, and well-being.
9/3/2018	Qualtrics - What potential impacts do you see from your additional concerns?	A lack of transparency always allows for corruption. The public citizens of Salt Lake City, who will be so affected by the inland port, have the right to transparency in this process. Let's learn from the mistakes of UTA and not create another corrupt entity.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	A loss of democracy and our representation that is mandated by the Constitution. We need an honest, transparent process that includes the public and the local elected officials.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	A port in the NWQ will need extra protection for the long over due 'big one' earthquake which will probably cause liquafaction. Anything stored on the site has a high potential to get into the environment, most business can't afford to clean this up so would declare bankruptcy. If the state is going to lead the board then they need a large enough contingency fund which would pay for all cleanups as long as they expect the port to operate. Pay it upfront, not after the diaster. As the state takes over the Port they will forget about the locals who have to live with the consequences of the port. Need some equity with city and county to ensure local needs are considered, not just state \$\$\$\$. The state is rushing through state regulation without doing a true cost benefit analysis - just looking at the benefit part, not the true cost.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	a renewed distrusted of elected leaders
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	additional air pollution from heavier traffic, longer "rush hour" periods, noise, faster melting of snow due to dark particulates
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Additional taxes being added to our already high tax base
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Additional traffic congestion around the airport; cell phone congestion; possible effects on air traffic.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Additional traffic, increased population pressures, even more growth
8/30/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Addressed above.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Again; the trains are a MAJOR issue. They block traffic at all hours of the day for outlandish periods of time. There's also the increase to road traffic with more trucks on poorly designed freeways. All in all, this is NOT a good idea
8/22/2018	Qualtrics - What potential impacts do you see from your additional concerns?	All small farms is going to M1and building 30 ft high building!!

8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Already answered in all the above questions.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	An overall degradation of the quality of life in the valley.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	As a community, we seem to be behind on building road infrastructure. Make (unpopular) plans to build ahead of growth, rather than when the growth has already happened.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	As a downtown resident, I feel a great responsibility for the overall parameters that impact the quality of life in our whole Country...not the least of which is the tax implications.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	As an SLC resident, I am quite disturbed by the legislature's land grab. I urge the Biskupski administration to do everything it can to restore SLC's rightful jurisdiction over the port.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	As the Legislature does more and more to enrich themselves and spends less and less time working with their constituents to make life in Utah better people develop a sense of disdain for politicians which leads to a general sense of disgust with the process. I see this as another way for the Legislature to insure that citizens feel they have no voice or control at a local level.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	At all levels. This is an opportunity for community planning, and addressing larger issues in intelligent ways. Inadequate time for impact studies which would inform zoning and development. Poor track record of city and county in regards to intelligent plan
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Bad gamble on continued massive imports from China and Asia.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Car-only corridor between Toole and SLC
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	City and state officials allowing their developer donors to cash in at the expense of the city taxpayer.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Collapse of modern society.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	concerned that state can just confiscate city lands, we already have air quality issues
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Considerable concern about increased air pollution
8/23/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Corruption: enriching a few for something we don't need. Spend the money on our future - schools.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Decisions related to the inland port will be made in secret rather than allowing for public input by the citizens who live and work close to the port.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Degraded quality of life due to increased congestion on our roads, which are already in bad shape, poorer air quality(also already bad) without a noticeable increase in employment as freight facilities are typical heavy on automation.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Drain on the existing perks, like parks, trail ways and bike routes.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	economic growth without proper and full consideration of the impact
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Economic impacts to the state might be benefiting financially but not the residents. We will pay more in taxes and have less money to put back into the local economy.
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Economic opportunity impacts. The main reason for an inland port in Salt Lake City would be to support extractive industries in Utah. However, those extractive industries face external economic pressures from which Utah needs to diversify, and not use scarce resources to support. The opportunity cost to Salt Lake City and Utah is huge, and, given the changing economies of energy, may well be wasted.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Erosion of traditional local government prerogatives with the substitution of control of a legislature which disdains the populace of Salt Lake City proper.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Everything about this port stinks of republican corruption and cronyism. Rushed through in the last hours of the session, secret meetings, a stacked board, no SLC input or say in legal land owned by the city. This whole mess should be junked and put together the proper way.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Exacerbating of climate change through increased use of fossil fuels.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	General corruption in government, already apparent from the out-of-public view process which was hidden from the very beginning.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Government (City-State) unethical conduct. Having taken the oath of office to defend the City's rights under the State Constitution, Article VI, Section 28, the Council illegal restrained the City the mayor from suing and illegally collaborated with the Governor in violating that section. The City should sue before the statute of limitations runs to determine the constitutionality of the Inland Port bill. .
9/3/2018	Qualtrics - What potential impacts do you see from your additional concerns?	government an accomplice with evil who is not the servant of the people
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Growth to our community, traffic, congestion, more absurd apartment buildings all the obvious, but what about the increases of crime and terrorism associated with big distribution?
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Has the Federal Government said they will provide customs services here?
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	have to sell my house and move away from my family
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Hazardous material transportation?
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Health and quality of life, and long-term damage to the land and water.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Health concerns, environment concerns.
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	High cost of living and environmental damage
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	high density housing, high truck traffic, water use, infrastructure. all concerns
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	High visibility of large-scale, unsightly freight moving areas.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Higher taxes, the crooks get richer (which includes Herbert- he and his buddies didn't get enough from the prison deal, now they have to screw us on this as well
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	How is this supposed to work with the isolationist tariffs? How about the cratering coal industry?
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Hurry and spend the money before you spend it somewhere else.
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am concerned that the City and the taxpayers of the city will bear most of the burden while the State and other communities benefiting from the inland port will not bear the burdens experienced by residents.

8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am concerned that the state legislature appropriated city land illegally to put forth a new industry that is neither visionary or sustainable for our economy. This legislature is keen to point out when the federal government "oversteps" but is perfectly open to their own hypocrisy when there are few legislators that will gain financially.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am concerned that this will not make money and also, if it should that Salt Lake City get its fair share to manage the impacts.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am most concerned about the high-handed, abrupt and secretive manner in which the project was put into place and the self-dealing and lack of transparency that continues with the development process.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am not a resident of SLC or SL County but I do have concerns about who will benefit directly and indirectly from the developments. I am all for progress and profits as long as the tax payers are not being asked to subsidize any business or private entity. Businesses should be able to expand and grow on their own dime. The environmental concerns I have extend to controlling and containing pollution of the air, land and noise to a minimum without being unrealistically constraining.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am very concerned about the increased demand on the city's emergency services. There needs to be guaranteed financial commitment to the fire/medical and law enforcement needs of the inland port. SLC Fire dept will be in great demand to serve that area.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am very concerned about the precedent the Legislature has set -- overriding local land-use planning and bypassing environmental impact studies. An inland port could be beneficial, but its conception and planning should have been done from the outset with the participation of SLC government.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am worried about the dramatic change to the important natural environment here.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I am worried that the attempts to control the mosquitoes, deer flies and biting midges will introduce a huge chemical load to the environment and will cause great damage to the invertebrates and plants that make up a huge portion of the birds' food source.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I believe the so called Inland Port is being crammed down our throats without regard to the impacts on existing facilities or available water supplies. I believe the citizens of Salt Lake and Salt Lake County must be given preference over any imagined benefit of the proposed port.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I do not think it is right that the Salt Lake City has negotiate for fair payment of safety and road maintenance. We seem to have no power so this will not turn out well.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I don't want to see more people in Salt Lake County -- and more families-- becoming homeless because of this development.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I doubt if the state will even pay attention to my comments. They've already made up their minds.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I fear that, although I love Salt Lake City very much, I may have to move away due to air pollution.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I have lived in LA - our city could be another LA when it comes to traffic, and more pollution
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I see air quality decreasing, sensitive habitat around the lake lost and accidents involving children and trains.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I think this is a state land grab and the average citizen will benefit very little from an Inland Port. Speaker Hughes gets to line his pockets though and that's what is important right?
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I think what the legislature has done is unconstitutional. It feels like taxation without representation. I think the city of Salt Lake should be in charge of this not the state legislature.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I work near the airport and my company (Clearlink) just invested a lot of money into making this location a growing campus. There isn't a lot of good lunch options out this way and turning the entire surrounding area into a port isn't going to improve the atmosphere or working out here.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I would like to see a better/new bike road in place of the frontage road they use now. instead
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	i'm concerned that BIG Government, (State of Utah) can basically push their way into this issue w/o working in partnership with the city of Salt Lake. Unfortunately as an outsider...seems as if the "white guys on the hill" will take and get what they want from this area...exploiting for their own wants/wishes.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	I'm sure there are more that will come to light as we learn more facts about the project.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	If the inland port collects the tax revenue what is the impact on the surrounding areas which are already struggling
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	If this inland port happens it will set a precedent for other future projects. This is the only environment we have so why not protect it!?!
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Impact on increasing demand for services--schools, medical facilities, grocery stores. All multiplies the initial impact.
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Impacts on the city financially, roads, police, fire dept, administration.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Imposition of a massive industrial development adjacent to the existing city without adequate city consultation or representation. Loss of essential tax revenues to the city. Loss of zoning control. Micro-management by a legislature essentially hostile to the city because of political and religious differences..
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Inability for me to get where i want to go.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	increased cost paid by the tax payers / citizens of Salt Lake City
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased health care costs, increased negative impact from climate change, and decreased quality of life for all living things living in the area.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased heavy vehicle traffic that will deteriorate our roadways.
9/3/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased negative health outcomes and making Salt Lake a less desirable place to live.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased tax burden on citizens
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased traffic and congestion
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased traffic of large trucks on interstate
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Increased traffic, safety on the roads being impacted.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	INCREASES IN OUR TAXES TO SUPPORT THE PORT, FROM POLICING TO FIREFIGHTING, ETC.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	is magna being represented
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Is the State setting a legal precedence to take land from municipalities?

8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	It just seems like good old Salt Lake is being loved to death and pretty soon nobody will be able to live here because it will be so polluted.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	It will be a boondoggle for taxpayers with the private and non transparent board reaping unheard of profits. Typical...
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	It's a big opportunity, and I want to make sure it's done in the best way that balances bringing economic opportunity with protecting our air quality and environment.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Job creation - accounting for improving public transportation for area employees from areas through the valley. This is never sufficiently addressed when growth plans are announced to
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	just more of an impact on everything in the area where they want to put this
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	lack of local oversight over developments and land use
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Lack of transparency
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Lack of local control
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	land use, water drain and air pollution, traffic and noise
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Less frequent blue skies and white fluffy clouds; less coughing when outside
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Less resilience, increased costs for education,
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	LESS Trust in government to do good for all people
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Light pollution has negative impacts on human and wildlife health and wellbeing.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Light pollution interfering with bird migration, potential disruption of nesting due to industrial activities, loss of habitat.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Looks like that area is a corridor for Birds, I'm sure they will be impacted
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of city interests due to state management
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of community. Loss of unique urban/rural mix. Impact on Jordan River habitat and waterway. Generating low wage jobs with little return to community
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of human life, a constant inversion in our valley, being TAXED to pay for roads and other things associated with this foolish [redacted language] idea We are being taxed to death by Every thing this State can cram down the Throats of the Ill- informed tax payer.med
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of important bird habitat
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of local control of property to the State; loss of tax revenue for City; loss of open space
8/30/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of sensitive bird species habitat (i.e., burrowing owl, snowy plover, short-eared owl). Loss of port facilities and infrastructure to Great Salt Lake flooding and corrosion by salt. Higher taxes to make facilities structurally sound enough to withstand earthquakes.
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of tax base for local jurisdictions, and zoning restrictions; transfer of power to unelected officials.
9/1/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Loss of tourism and degradation of Salt Lake
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Lost economic value from large industrial/commercial projects
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	lower lake levels, poorer water quality, increased toxic dust storms, decrease in globally important habitat for migratory birds
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Lower quality of life in SLC and degradation of environment.
8/30/2018	Qualtrics - What potential impacts do you see from your additional concerns?	lower taxes to residents from taxes on goods transported
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	May Need more traffic control
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	more concentration of wealth and power with the "1%"
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	More disenfranchisement of citizens.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	More traffic, more pollution, more people and destruction of natural habitats.
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	More traffic, more air pollution, more crime, higher taxes!
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Mountain recreation, watersheds, views of city from Wasatch range will be affected adversely
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	My biggest concern is air quality. I would feel better about the project if the Utah state government would commit policy and resources to renewable energy resources, thereby helping to mitigate the effects of increased pollution
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	My taxes should not go up to support more dirty industries. The wetlands should not be sacrificed for dirty profits. Our air and water and land has suffered enough.
8/23/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Need for more police. City would be less safe.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Negative Negative Negative.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	No input from citizens
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	No space for anything graceful and peaceful
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Noise pollution and light pollution at night. Increasingly harmful air quality for SLC residents with no recourse due to state control & state regulated polluters
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Noise, but to a considerably lesser extent than events sponsored by the state sports commission and Ute athletes. .

8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Obvious impact of increased population...Continuously increasing danger from noise and visual pollution from heavy traffic.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Overcrowding, pollution, attracts the wrong kind of business. This will reduce tourism. I already hear from out of state people that they now avoid traveling in or near Salt Lake because they perceive it as just one big ugly traffic jam.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Permanently destroy a beautiful area because of backroom deals with corrupt real estate holders in the legislature and their friends
9/2/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Please consider the over population impact in this valley
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Pollution, traffic, tax increases, property values decreasing, health
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Poor mental and physical health from noise and air pollution
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Poor planning and lack of accountability
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Population growth. My rancher dad only put so many cows per acre to protect our future.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Potential albatross, damage environment with little offsetting benefit.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	precedence
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Quality and supply. Supply may not be available vis a vie growth projections
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Quality of life in SLC will dramatically change. Negative impact to GSL will effect everything
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	reduced quality of life, and higher costs.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Reduction of the quality of life of Salt Lake residents, loss of job and business as people consider leaving due to the opaque decision-making structure of the commission.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Reductions in air quality
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Safety
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Salt Lake City's roads and freeways will be clogged with vehicles at most hours of the day. Housing prices will continue to climb.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Scratching heads from around the globe! You risk a unique ecosystem for an inland port that no one supports. You risk the great salt lake view from the city. I do not like to see a postcard from Salt Lake with an inland port on it. This does not add to the attractiveness of the city to tourists.
8/30/2018	Qualtrics - What potential impacts do you see from your additional concerns?	See above.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	see above.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Seems like a very large amount of land is being allocated. Potential political problems using other counties.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	SL valley already can't manage the impact of the traffic and pollution we have. When we complain, we get no substantial action. Why would we invite more of these problems in? We already have enough people making money while externalities the costs of pollution, traffic, etc.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	SLC / Utah economy already seems pretty good. What are we really getting out of this? Seems like it's going to take a lot of resources to keep it going. Resources that could be better used elsewhere like improving air quality, education opportunities, and/or improving quality of life for instance. Seems like this will only degrade the quality of life in Utah.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Some have expressed concern about the quality of the human factor entering into this part of the Salt Lake area, and the potential of higher crime.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	tax dollars that should support families and students spend to industry
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	tax incentives, general economic effects of the inland port and development deals offered to partners of the port.
8/23/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Tax increases to pay for all that it will take to keep them in line with our concerns.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Taxpayers will be left to amortize costs while profits are privatized.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Terrorist target
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	That all of these questions are being asked of lay people whose opinions will all be uninformed to one degree or another.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	that whole area is one big cesspool of unhealthy and ruined environment
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The air is my personal biggest. My husbnd has COPD, very bad lungs. The out here is already bad but if this project isnt done correctly the sir will be worse and he will die.
8/23/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The council will not stand up for the west side residents. The mayor is trying and the council will not.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The current Board overseeing the Inland Port has indicated that it has no regard for any environmental impact that the Inland Port will have. And they expect the UT GOV and Governor to rubber stamp that again and again.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The dangerous precedent set by this designation in allowing the State of Utah to decide how city-owned land should be used.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The following problems will increase: traffic congestion, air pollution, and habitat loss.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	the inland port ruining our city without us being able to do anything about it
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The inland port will draw more people to SLC. We already have a problem with lack of housing, especially affordable housing. It means SLC will become more populated, due not only to an increase people who will work there, but other businesses that will build their manufacturing facilities near the port, resulting in more necessary housing. Home valuations will increase, accompanying increase in taxes. SLC may well turn into a place that will precipitate my migration OUT.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The population of the valley is already growing far beyond our capacity to maintain a healthy, sustainable environment. Just say "NO"!

8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The quality of life in Salt Lake City will be diminished. I'll have to move away.
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The rights of the citizens to be represented in the governance of their city.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The SLC air shed cannot tolerate much more growth, especially this kind of growth.
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The State has given virtually all of the growth in property tax, for the City, the County and the School District, to an unelected and unaccountable board. Virtually hundreds of millions of dollars will be given to this board to use as they please, with virtually no oversight or accountability. This will impoverish our local government entities and invite corruption and abuse.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The state has usurped the city's land and isn't sharing the profits. Great hypocrisy, only a few people benefit and Salt Lake City has been disenfranchised once again by the legislature and your secret committee meetings.
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The state has way too much control over land that is owned by the city. The residents of Salt Lake need to be much more involved in this process. NO MORE CLOSED DOOR MEETINGS! We deserve to know what is going on!
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The State Legislature is effectively robbing a municipality of its land, taxes, and duties.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The State Legislature over-reach taking over Municipalities area of domain. This is uncalled for.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The streets and roads are bad enough already. Where will the funding come from to support the additional traffic?
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	The Utah Legislature forced this land grab upon SLC residents. They claim to care about local voices in rural areas of Utah. That sentiment clearly does not apply to SLC residents who face the greatest impacts the Inland Port carries. The Utah Legislature are a bunch of hypocrites in their steamrolling of our elected officials and the trampling of local voices. We would vote them out, but districts are so blatantly gerrymandered in their favor.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	These jobs should be sure to support living wages for to the skyrocketing cost of living in our city.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	These will probably be low income jobs created. They won't be able to afford housing here.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This disastrous and ill planned port is not necessary. Coal is DEAD. Water is SCARCE. Our highways cannot take the increased traffic burden in every section of the state.
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This is a huge undertaking that if done well will have the potential to benefit the region economically while leading on important environmental issues.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This is a poor idea, bad for the city since it is so close to homes and businesses and the airport. We don't need it and don't want it!
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This is a silly survey. Of course there are impacts. But that doesn't mean that they aren't manageable. The Inland Port is a Regional issue and deserves to be led by the State which has broader than City jurisdiction. The City should be supportive at every turn with the expectation that the project will provide sufficient funds to cover the services involved. The project should not be seen as a "Cash Cow" to support other city interests.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This is setting a precedent of the acceptance of railroading process rather than an open thoughtful process. The economy in SLC is good. We have the time to appropriately consider the real impact.
8/31/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This just undercuts the City without a return benefit. We've lost so much to the State the last few years, from the RSL stadium, to getting the prison relocated to the NW quadrant, and now this. I just think it's bullying and isn't in the best interest of our community.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This seems to be a move to benefit the state at the expense of the city. Why can't the inland port be placed in a more remote location where he impacts can be isolated easier.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This will just add to the unconstrained growth of the Salt Lake City/Salt Lake County population. I think we should be thinking toward minimizing our population growth, even though this is not popular with the business community.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This will limit the ability for commercial development. This is the only area for additional tax base for SLC. Also SLC will be responsible for maintaining the required new infrastructure with minimal reimbursement.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	This will not deal with the issue of trains coming thru the city. What's the plan for that?
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	too many people in Utah without enough water
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Too much interference from City in processing the building permit requests going forward. This is a major victory for future development in both Utah and SLC. Stop being "so offended" because State took initiative.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Traffic
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	traffic and commute.. how will the inland port benefit its citizens? Why was this not put to a vote of the cities residents?
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Traffic and noise.
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	traffic congestion
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Traffic congestion
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Transparency and public information should be available to keep open communication and dialog with constituents, planners and leaders
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	transportation congestion
8/20/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Travel Congestion, many sources of pollution, citizen quality of life.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Trucks and trains cutting the west side off even more than they do currently.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Ugly. What a welcome to the beautiful city nestled at the foot of the mountains: smog, prison, billboards, pollution, yellow brown smog. We know that the current pollution causes deaths especially lung and heart problems. This will make it even worse. Think about the health of the population
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Unnecessary filth, make a traffic problem, etc!
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Values and priorities of the governor's office do not match with those of the residents of SLC.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Water use and climate change- what is the water demand from this development? Will it be minimized through construction codes (e.g., low volume toilets, water restricters on faucets, no-bluegrass landscaping)? Climate change-- how many more tons of CO2 will this facility emit or facilitate? What can be done to reduce that through intelligent, future-thinking codes and zoning?
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Water will continue to be an issue in this valley. All large developments should look at impacts to the overall watershed both pollutants and water usage and recharge of ground water

8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	We are stuck with the bill for increased utility and service needs (fire, police, etc.) but get none of the tax income returned to the city.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	We don't want the inland port, it is not needed.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Well. I / we citizens are not going to be able to stop it. Some folks have already made up their minds. Why bother. Why ask
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Wetlands birds
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	What about that [redacted language] prison that nobody other than 3 developers wanted moved. Isn't that also located out there. Gee, what could go wrong there?
8/26/2018	Qualtrics - What potential impacts do you see from your additional concerns?	What are implications to taxes, and civil services? How will these be offset, funded?
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	what are the potential impacts to social equality, economic stability, and above all sustainability
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	what is the effect on the existing intermodal train and bus hub.
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	What measures are we expected to provide if the great salt lake expands again?
8/25/2018	Qualtrics - What potential impacts do you see from your additional concerns?	What's to keep the legislature from taking more SLC land or even the airport?
9/3/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Where will the people who work at the inland port live? We are already short of housing in SLC.
8/27/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Who benefits from this project and who ultimately pays for it: private individuals profit on the backs of the public.
8/21/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Who knows what kind of manufacturing facilities we're talking about and what pollution or environmental destruction they'd bring.
9/4/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Who will pay for what between city, state, and private industry.
8/28/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Why are we disregarding this plan? http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQq.pdf
9/5/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Wildlife, bird migration damage to wetlands
8/29/2018	Qualtrics - What potential impacts do you see from your additional concerns?	Will have impact of all of the areas mentioned above.
8/24/2018	Qualtrics - What potential impacts do you see from your additional concerns?	worsening air quality
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	>cough cough< I can't SEE the mountains now! The IP will only make it worse.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	500 to 1,000 trucks per day, rail cars and industrial machinery will increase bad air quality. Additionally, the legislature wants to change the law to limit any of the environmental regulations that Salt Lake City has for maintaining environmental quality for our citizens. We must fight these uninformed legislators who are so willing to put our citizens in jeopardy regarding our health and well being.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	A greater number of long-haul trucks and rail usage contributing to poor air quality.
8/31/2018	Qualtrics - What potential impacts do you see to air quality?	A negative impact in the air quality will obviously be generated by the increased traffic and industrial equipment an inland port requires.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Added pollution to already poor air quality
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Adding to our already poor air quality especially for surrounding communities.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Addition of large amount of diesel-powered machinery in an already non-compliant (Clean Air Act) area. Resulting health impacts and legal compliance costs. Resulting impacts on ability of Utah (WFR, UDOT and UTA) to show transportation conformity, limiting future transportation projects. Have you ever seen the pallet if diesel pollution hanging over the port of Long Beach or other ports? Smelled the diesel and diesel exhaust?
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Additional air pollution which is harmful when trapped in our valley on Red and Yellow index days
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	additional business with additional waste product from heating and air conditioners, smoke stacks, increase traffic spew, etc
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Additional carbon release from motorized equipment
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	Additional diesel fumes from trucks/trailers. HVAC, transportation to and from distribution centers, manufacturing facilities (this has the potential of being a large polluter depending on type of manufacturing and size of facility.
9/2/2018	Qualtrics - What potential impacts do you see to air quality?	additional inbound/outbound trucks to current traffic and resulting air pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Additional pollution
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Additional traffic
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	additional traffic would cause more emissions, lowering air quality
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Additional truck fuel addition; dist. centers for what?; manufacturing for what? storage for what? Added wear and tear on our already over-crowded freeways; destruction to flora and fauna; more particulate matter added to our already over-impacted environmentally stressed valley.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Additional truck traffic and emissions from warehouse/distribution/manufacturing center activity
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Additional truck traffic in particular will add to poor air quality. Potentially the materials moved through the port could also cause particulate pollution.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Additional truck traffic using diesel or other fossil fuels can be expected to increase all monitored pollutants. I particularly worry about PM 2.5. More trains and plane flights will do the same. If more jobs, then worker commutes will add.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Additional trucks and coal movement in the area will of course have an impact on air quality
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	Additional trucks mean more pollution in an already polluted area!
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Adverse. Additional and continuous use of heavy equipment will only further degrade air quality in the SL Valley

8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Aggravate PM 2.5 and ozone pollution and global warming
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Air quality is already terrible in that area, more development, trucks, manufacturing, storage will contribute to worsening air quality.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Air quality will continue to decrease.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	air quality will likely get worse
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	All of the particulates etc. All other pollution associated with a huge operation of this magnitude. On bad air day I can not burn but someone will allow more pollution for the sake of money.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	An increase in motor vehicles will increase air pollution. If coal is allowed to be transported in and out of the port then coal dust contamination will negatively impact air quality. Our air quality is already among the worst in the world during times of inversion. We can't afford the negative health impacts that the increase in pollution will cause.
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	An increase in traffic and manufacturing will create significant impacts on air quality. Our air quality is bad enough, the inland port will add to that in my opinion.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	An unknown quantity of vehicles, most of which will be powered by fossil fuels, will contribute an additional unknown quantity of polluting gases & particulates.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Any additional industrial or transportation-related activity along the Wasatch Front will have an impact on air quality, this isn't hard to understand. The real question should be, do we think it's worth it? We have geography and climate here that work against us in the air quality category, so unless we regulate our emissions well beyond that of national requirements we're bound to see air-related health issues increase in the valley.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Any increase in vehicular traffic in the Salt Lake Valley will add to the already noxious quality of our air--particularly in the winter months.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Anywhere there's "industry" there's pollution to surrounding areas.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Becoming much worse
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Big diesel motors power that equipment that move the items, semis, trains and such don't run on NaturalGas
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	By encouraging more trucks into the valley more air pollution is inevitable. Motor vehicle exhaust, especially from diesel trucks, is a major contributor to air pollution.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Carbon and other toxins from the operation of transports.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Concentrated Diesel Exhaust in a city with the worst air quality.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Construction dust and vehicle emissions for evermore, as well as a higher ambient temperature on the site as an extension of the urban heat island effect
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	decrease in are quality due to increased truck traffic, step up in population growth.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Decreasing. Unable to quantify because the economic potential of the proposed port is exaggrated unclear.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	degradation
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Degradation
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Deisel pollution, light , dust & chemical pollution.
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	Depending on transportation methods, increased emissions. Also, dust, dirt associated with large industry operations.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Deterioration of our already poor air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Detrimental effect on air quality due to so many more trucks moving goods
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Diesel emissions are 74 % of sl n ut county mobile emissions. In port traffic will make it worse
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	diesel emissions from trucks, trains, switchers. Employee travel. Construction dust. Increased combustion for space & water heating in buildings.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	diesel exhaust from trucks and rail
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Diesel fuel
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Diesel fuel.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Diesel particulate matter, emissions from increased electricity usage, increased Summer ozone through heat island effect
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Diesel spewing trucks will just make the Inland Port one more Point Source in an already polluted Wasatch Front Airshed
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Dramatically increased PM 2.5 in the winter and ozone in the summer.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Dreadful! Our air quality is poor too often now and this port would only increase it greatly.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Emission from transportation
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Emissions from many diesel trucks
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Emissions from trains and trucks; possibly coal dust or other escapes from transport and transfer
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Emissions from trucks
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Emissions into the atmosphere that will negatively impact our already poor air quality.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Emissions of both air particulates that cause health problems (PM2.5, PM10, NOX, SOX) and carbon dioxide emissions that will contribute to climate change and make it more challenging for Salt Lake City to meet 100% renewable energy goals.

8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Exhaust and dust
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Exponential increase in emission-generating vehicles (trucking, trains) in Salt Lake Valley
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Factory and vehicle emissions
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	For it to continue to decline.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Further degradation in air quality.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	further degradation of Salt Lake's air quality
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Further impact on quality of air and potential for worsening the already poor air quality.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Getting even worse than it is now
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Getting even WORSE! Even more diesel trucks will only make inversion thicker
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Getting worse over time
8/23/2018	Qualtrics - What potential impacts do you see to air quality?	Goes to concentration - too much in a limited area.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Great dust pollution, vehicle emissions, etc.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Greater levels of particulate in the air along with significantly higher ozone levels which are already too high.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Higher levels of industrial pollution & vehicle emissions adding to slc's harmful air
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	higher levels of pollutants, esp. in the winter when there are inversions
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Higher pollution levels and more CO2 emitted. There will also be more light pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Higher truck and other vehicle traffic
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	I don't know what type or amount of energy an inland port uses.
9/3/2018	Qualtrics - What potential impacts do you see to air quality?	I predict significant negative impacts on air quality, particularly during winter months, which completely negate the outdoor activities the city has to offer.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	I see it worsening the already bad air quality in this valley, which has of yet to be successfully addressed.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	I see them decreasing our quality of air. Salt Lake has human capital, but this is a sure challenge for construction in this area.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	If the port is used for the transfer and storage of coal I am very concerned about coal dust negatively affecting our already poor air quality. This is a major health concern for me as a mother and a nurse.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	If this new inland port is successful, there will be a huge increase in semi-truck trailer traffic. This increase will not only create serious traffic congestion on our roadways and freeways, but it will also have an impact on air quality.
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	impacts from industrialization and degradation of the natural landscape
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Increase already bad smog levels
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increase in air pollution
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	Increase in emissions from trucks, trains, cranes, planes, etc worsening our air quality.
9/1/2018	Qualtrics - What potential impacts do you see to air quality?	Increase in our local air pollution which is already terrible
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increase in particulate matter, poor air quality for sensitive groups, i.e. ashmatics(sp?), people with COPD, could be very detrimental to children's development , their brain especially.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increase in pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increase of traffic to and from that area means increase of auto pollution.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	increase rail and vehicular traffic will undoubtedly decrease overall air quality in the Salt Lake valley.
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	increased air pollution
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased air pollution
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased air pollution in an area already affected by poor air quality
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased bad air days
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	increased chemical and particle pollution
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	Increased days of high particulate pollution due to truck and train emissions
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased dirty fuels and engine use.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Increased emissions
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	increased emissions and pollutants

8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Increased emissions as well as ample opportunities for chemical spills
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased emissions from increased vehicle traffic (is there a way to incentivize development of electric or green infrastructure to minimize these impacts?)
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased emissions from transport, increased traffic, and possibility particulate dust from raw materials
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased energy expenditure and traffic from trucks, trains, planes.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased exhaust and pollution levels
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased exhaust pollution. Even if it is diesel fuel emissions it is bad for the air quality that is nonexistant right now.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Increased heavy transportation will undoubtedly increase harmful air pollution in an area which already suffers disproportionately from air pollutants
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Increased human activity involves deleterious burning of fossil fuels that are concentrated in the inversion prone airshed.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased human illness such as asthma, loss of productivity, loss of life
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased industrial pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	increased industrial ramifications, increased concentrated vehicle activity
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Increased industrial work will increase airborne pollutants.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	increased manufacturing facilities, as well as increased exhaust from transporting freight and goods.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased number of heavy equipment diesel - semi trucks, rail engines
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased particulate and ozone causing emissions.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Increased particulate matter and ozone leading to more still births, hospitalizations and deayhs.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased particulate matter in the air due to increased transport into and out of SLC
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollutants from vehicle traffic and rail yard operations.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	increased pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	increased pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	increased pollution
9/1/2018	Qualtrics - What potential impacts do you see to air quality?	increased pollution
8/23/2018	Qualtrics - What potential impacts do you see to air quality?	increased pollution due to higher rail and truck traffic, dust from stored bulk materials
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution from a concentration of trains in an area, potential for dust from stored materials awaiting transportation on site
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution from major increase in traffic; dust particles from development of areas of unknown concentration of heavy metals and pollutants
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution from trucking and Rai activities
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution from trucks and trains using coal.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution resulting in more haze and airborne particulates
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Increased pollution without resources or new regulations to address increasedload
9/2/2018	Qualtrics - What potential impacts do you see to air quality?	increased polution
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Increased poor air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased port activity will worsen air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	increased rail and truck use - both of which have lax regulations on emissions
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased rail traffic as well as trucks emit their own emmissions as well as causing more traffic on interstates which increases emissions from cars stuck in traffic.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Increased rail traffic will mean more cars stuck at crossings waiting for the trains to maneuver back and forth. This already happens often when I leave work and the cars are not warmed up enough (in the winter) or cooled down enough (in the summer) to turn off the engines while waiting, often up to five minutes. The line of vehicles idling gets quite long.
9/3/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic (train, air, truck), industrial equipment operations, etc
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic and pollution.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic from transportation vehicles, coal processing and increased use
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	INCREASED TRAFFIC IN THOSE AREAS
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic means increased emmissions

8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic will make our already ify air worse.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic, automobile and rail Disruption of wetlands and increased pavement that will impact ground temperatures , increase in industrial pollution, heavy machinery and buildings. Didn't SLC just a few years ago let us all know that buildings in downtown were a high contributor to the air quality problems faced by the area. As we've seen from the smoke we've enjoyed this past month, what happened in California impacts Utah. What happens in an area of SLC will impact not just the rest of SLC but areas far beyond our state boundaries
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Increased traffic, heavily used city infrastructure.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	increased traffic, train switching, potentially increase of air cargo flights, dust from coal or other mineral of loading or storage, construction/modification dust, manufacturing emmissions from buildout,
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased train / heavy machinery / truck traffic means more burned diesel
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	increased truck and auto use
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased truck and rail traffic will increase air pollution at the port and at the locations where coal is extracted!
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	Increased truck and train traffic = increased air pollution; potentially the same with manufacturing facilities
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased truck traffic. Disturbance of wetlands leading to increase dust.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased usage of emitting vehicles in the valley. Already air quality in the Salt Lake Valley has worsened during inversions. I know of highly qualified individuals not coming to SLC or leaving SLC due to air quality. I would prefer air quality concerns be addressed before additional traffic and vehicles are adding emissions at an inland port.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	increased use of gasoline and increase of emissions
8/22/2018	Qualtrics - What potential impacts do you see to air quality?	Increased use of trucks adding to decreased air quality; could be countered by increased use of rail cars to decrease use of trucks.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased vehicle emissions
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased vehicle traffic, not limited to freight. Increase in poor air quality cumulatively (i.e., coal production in Utah and freighted to proposed Inland Port).
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Increased vehicular traffic to and from the "inland port"
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Increased west side air pollution.
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	Increases idling and exhaust.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Increases in transportation in/out will increase pollution and decrease air quality?
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Increases vehicle transport with increased emissions.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	It depends on the type of energy used and what sorts of loads are hauled. I want renewable energy used and polluting loads covered. Diesel and gasoline engines and uncovered coal cars will produce air pollution.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	It gets worse from truck traffic
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	It is no secret that the Wasatch Front suffers from some of the worst air quality in the nation. Our unique geological environment makes it a trickier problem to solve than in some other areas. By increasing pollutants rather than working to decrease them, we will inevitably create an air quality problem that is not reversible. I see the following as the biggest offenders with the new port: Increased emissions from transportation (trucks, planes, trains, etc), increased emissions through increase in energy consumption, increased population in SL County as jobs increase will further increase emissions from cars commuting in the area, increase in manufacturing facilities and the bi-products they produce.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	it may compromise the integrity of clean air quality
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	It seems clear that this would worsen what are often times already bad conditions
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	It will become worse
9/1/2018	Qualtrics - What potential impacts do you see to air quality?	it will contribute more air pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	It will get worse
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	It will worsen it by increasing truck traffic, along with plane and train pollution, and adding construction dust,
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	It's pretty obvious. The added pollution of hundreds more cargo planes, diesel trucks and trains daily (it may be thousands--no one has told us yet) will add to the current pollution of wildfires and inversions to poison the air of Salt Lake Valley.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Just mention "trucks" and there goes the air quality - which is already poor.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Large and bad impacts. SLC doesn't need any further air polluting facilities
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Lots of truck waiting to get loaded - equals more air pollution.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	lowering the air quality with exhaust and other polutants
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Make our crappy air even worse
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Making already terrible air quality worse
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Making bad air worse by increase in trucks and trains.
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	Making it even worse that it already is.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Making it much worse with all the trucks and other possible pollutors.

8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Making it worse
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Making it worse and more persistent. Needs thorough study before any approval of entire plan. Are there any talks to use equipment or transportation that is electric or emits zero emissions?
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Making our problem much worse!!
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Many diesel trucks idling
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Massive increase in particulants that will make us sick, and probably a bit dumber than we already are.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Materials and Rail Truck emissions
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	minimal unless there is heavy industry included at the sites
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	More air pollution.
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	More air, rail, truck traffic will increase the pollution.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More airborne hydrocarbons from fuel consumption.
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	more bad air days and how it impacts people who are on oxygen
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More bad air, especially in the colder months
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More car exhaust pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More CO2 = global warming; more particulates and ozone = poorer health for SLC, less attractive for clean businesses including tourism. Example: more dust and heavy metals being blown east into the valley.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	more CO2 emissions
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	More dust, soot, odor
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More emissions
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	More emissions/more PM2
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	more exhaust and factories?
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More exhaust coming from the west to the Salt Lake bowl
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	More exhaust especially from Diesel engines
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	More exhaust from vehicles.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	More fumes and overall use of roads and all public services
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	more fumes from the additional trucks, etc.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	More growth will bring more driving and exhaust output
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	more harmful pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More industrial traffic - trucks
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More inversion days and PM2 particulates
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	More large diesel trucks moving in and out of our valley, worsening already terrible air quality
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	more particulates, ozone and pollution in general- especially during winter inversions and summer wildfire season
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	More pollutants and diminish Ed air quality.
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	more pollution
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution from the cars, trucks, trains, cranes.
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution than we already have
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More pollution, more days my child can't play outside at recess
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	more pollutants

8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More rail and truck traffic will bring more vehicle emissions
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More smog
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More smog
8/23/2018	Qualtrics - What potential impacts do you see to air quality?	More toxic air
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More traffic
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	More traffic & idling trucks.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	More traffic burning fossil fuels and spewing more poison into the air which ultimately comes to Salt Lake City and compounds our polluted air.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	more traffic in the area just by having the inland port
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	more traffic of all kinds
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	more traffic would increase pm 2.5 concentrations, dust from construction could also enter the air
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	More traffic, air, freight trucks, more pollution
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	More traffic. Large, gas powered traffic.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	More trains and more heavy equipment mean more pollution. Have y'all looked around at the air pollution here? Why are we industrializing a small valley that already has horrible air.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More transportation more pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	more truck and train exhaust; possible coal dust pollution--MUST BE MITIGATED AS OUR AIR IS ALREADY DANGEROUS!
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	more truck traffic, cargo movers, trains = more pollution
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	more trucks adding to air pollution, trains, planes
9/5/2018	Qualtrics - What potential impacts do you see to air quality?	More trucks equals more pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	more trucks, more traffic and when we cannot fill open jobs, job creation means nothing
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	more trucks, trains, air traffic
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	More use of fossil fuels for transportation means more CO2, particulate matter, and ozone producing compounds.
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	More vehicle traffic exhaust. Dust generation from construction, vehicles, storage of stockpiled raw materials and waste (e.g., coal, coal ash, trash, uranium ore).
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More vehicles burning fossil fuels means more PM 2.5, especially if and when idling.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	more vehicles more pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	More vehicles to support transporting goods to and from the port
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Mostly impacts from potentially more trucks and from manufacturing.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Movement of vehicles is a huge source of pollution; the port certainly will have more of those, esp diesel trucks
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Much more PM 2.5 pollution, also sulfur dioxide and ozone.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Much more pollution making our children even sicker.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Much more smog
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	much worse
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Nearly negligible as compared to the other major state institution on the East Bench that the the city not only dismisses but subsidizes by providing and maintaining roadways for polluting commuters.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Negative
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	negative effects
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Negative impact to air quality
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Negative impacts
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Negative impacts on air quality and breathability issues
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Negative impacts to our already poor air quality due to increased transportation
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Negative, more trucks, air quality decreases
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Negative. I grew up in Long Beach, Ca. and know first hand the negative effects of all the trucking and diesel-related machinery. Also, coal dust had a big impact on my condo. If windows were left open, there was inevitably fine coal dust on the sils and everywhere.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Negative. More Large transport traffic means more exhaust.

8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Negatively effecting air quality.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Obviously, additional transportation and manufacturing are going to add to the air quality issues we have in the valley. We need to do something to improve air quality as it is reaching dangerous levels for our health.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Obviously, an increase in any motorized vehicles would worsen our already pitiful air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Our air along the Wasatch is already terrible. My family is against anything that will result in even slightly reduced air quality.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Our air is already extremely problematic. The last thing we need are more vehicles on the road.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Our air quality is already among the worst in the nation. Increase in any type of motorized use will contribute to worsening air quality
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Our air quality is already bad, which significantly reduces our quality of life in the SL area. An inland port will bring more congestion, more industry, and more air pollution. We citizens will see only negative impact from this unwanted project.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Our airshed can't take more pollutants from trucks and light manufacturing. Any additional air pollution should be offset 100% by inland port activities that decrease existing air pollution.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Particulate, ozone and nox
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	pollution from diesel fuel: diesel-electric for trains, diesel for trucks, etc. Pollution from a possible variety of materials that are stored. Pollution from manufacturing facilities.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Pollution from diesel trucks, generators, fork lifts, etc... As well as coal dust or other materials being transported.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Pollution from the Diesel engines used to ship the freight (both incoming and outgoing), and from the machinery used to load, unload and store the goods.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Pollution from the emissions of more trucks and trains.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Pollution, degradation to environment, health issues
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	POLLUTION FROM ANY VEHICLE USING FOSSIL FUELS
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	poorer air quality due to increase of emissions from trains, planes and automobiles accessing a port.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Poorer air quality owing to increased traffic
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Poorer air quality with proximity to a major metro area.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Port activity will worsen air quality.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Potential decrease in air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Potential spills of toxic products
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Quality is already poor. More flights, trucks etc can only add to it.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Quality will decrease as efficiency is improved but volume increases to accommodate area growth
8/30/2018	Qualtrics - What potential impacts do you see to air quality?	Quantity of trucks in and out of port
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	rail and trucking both add polluting diesel exhaust (and CO2). Diesel or gasoline powered forklifts, cranes, and other port equipment do the same. Storage of coal, petrochemicals, and other products that off-gas add even more. Any manufacturing add more. All the workers cars add still more.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Rail, truck transport, cranes, manufacturing, etc. will all contribute additional impact to already dangerous air pollution levels along the Wasatch front.
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Reduced air quality due to increased emissions including VOC's
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	rise in air pollution
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Salt Lake already has some of the Worst Air in the Country, this Port will make it harder to breath for many!
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Salt Lake City families that live near the Jordan River already bare the heavier burden of worse air quality than is typically reported. This will add to that burden.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Salt Lake valley has the most polluted air in the nation! How can you justify adding to problem?
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Serious degradation of the airshed from diesel emissions (rail, truck, increased traffic, etc). Also if coal passes through the port, this will add tremendously to our dust -- read PM 2.5.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Significant
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	significant air quality degradation arising from additional trucking and train traffic
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Significantly more pollution
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Significantly more pollutants spewing into the air.
8/22/2018	Qualtrics - What potential impacts do you see to air quality?	Since truck traffic with the new jail and building in our area the emission have to be higher.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Smog from trucks and trains
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Sustained and worsened air quality due to increased emissions (especially diesel) from vehicles and equipment, and potentially building emissions from new development
8/23/2018	Qualtrics - What potential impacts do you see to air quality?	The air pollution will sit in the air. If they can't restrict Stericycle from dumping very toxic chemicals in the air and don't get punished when they do Why would you think this ill change for the inland port.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	The air quality in SL county is already so bad that it can't help but have an impact. There is nothing they could do to lessen the what is already terrible air quality.

8/25/2018	Qualtrics - What potential impacts do you see to air quality?	The air quality in SLC is already so bad. These inland ports increase the pollution in the area significantly. We already have such a high rate of asthma in Salt Lake that many experts attribute to poor air quality. We should not be doing anything that increases our air pollution unless you can GUARANTEE that steps will be taken to offset.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	The amount of air pollution from fossil fuel-based transportation will adversely impact the quality of health along the Wasatch Front, in particular the Salt Lake valley. The types of storage and manufacturing will also add adversely to the already degraded airshed. Many studies including a recent article in Forbes magazine lists Utah and specifically Salt Lake City as having one of the worst airsheds in the nation.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	The increase in rail and truck traffic will increase pollution in the valley. There needs to be a scientific impact study so we know by how much.
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	The increase in truck and rail traffic will only contribute to more unhealthy air in SLC not to mention the way commodities such as coal are handled at the port. I don't think the port will make our air problem better.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	The increase in truck/train traffic would mean more emissions
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	The same as when you allow fireworks to be exploded into the sky covered in fire smoke
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	The volume of traffic in and out of the port.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	There will be an increase in particulate , ozone,CO2 emissions on a massive scale. we are already in non compliance.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	These facilities by definition invite increased traffic, resulting in increased emissions. Furthermore, these facilities result in a sprawling concrete and asphalt region devoid of vegetation. Requirements should be put in place to strongly incentivize cleaner forms of transportation and inclusion of natural parks and other natural vegetation that does not require irrigation (sprinklers).
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	This will be another addition to our already group of industries added to automobile that pollute our valley. There will be increased truck traffic which will translate to diesel exhausts.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Thousands of trucks coming in....pretty obvious no?
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Too many impacts, and all BAD. Asma, respiratory, visibility, NOISE
9/3/2018	Qualtrics - What potential impacts do you see to air quality?	toxic air to breathe from more exhaust fumes from diesel trucks, etc
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Transfer pf coal
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Transportation emissions- PM 2.5 & CO2
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Transportation of coal, emissions from engines and equipment, workers commuting to site etc.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Transportation, which is the basis of all activity here, generates a lot of pollution. Not a huge fan of this type of industry being put forward by our legislators....there are MUCH cleaner industries to attract.
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	Tremendous increase in pollution of various kinds from diesel power sources and other sources
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	Truck emissions
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	trucking these goods will contribute the the degradation in air quality
9/3/2018	Qualtrics - What potential impacts do you see to air quality?	Trucks idling
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	um, really? More trucks and manufacturing means more pollution that blows directly into the trapping air of SLC.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Unacceptable levels of ozone, pm 2.5, etc. Even worse than the disgustingly unhealthy levels we have now.
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	unbreathable
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Unless properly regulated, will negatively impact air quality all year round.
8/29/2018	Qualtrics - What potential impacts do you see to air quality?	Use of fuel
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	vastly increased truck, train, crane and other internal combustion, diesel engines will increase particulate and other pollutants in our already over-subscribed air
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Vehicle and diesel train exhaust
9/4/2018	Qualtrics - What potential impacts do you see to air quality?	Very sugnificant impacts.. inversion
8/26/2018	Qualtrics - What potential impacts do you see to air quality?	We already have horrible air quality, the port will make it worse.
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	We already have horrible air! Now we are going to add thousands of planes, trains and trucks moving through the valley???
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	We already have some of the worst air quality in the country, this will only make it worse.
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	We already lead the Westside in per capita Asthma ranking, Excessive traffic which could lead to traffic and accidents, In fracture and road damage We already have one of these facilities at California Ave and 5600 W. I say No to anymore of these harmful Facilities
8/20/2018	Qualtrics - What potential impacts do you see to air quality?	We have the worst air in the US now. This inland port will obviously make it worse!!
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	We need to place a priority on clean air, rather than businesses that continue to pollute the environment.
8/31/2018	Qualtrics - What potential impacts do you see to air quality?	We've already got a choke point on the North end of the valley with the oil refineries, and the Tooele site of Rio Tinto. And we wonder why our air is so tough to breathe, yet we keep packing corporate polluters into the valley.
8/21/2018	Qualtrics - What potential impacts do you see to air quality?	With increase of trains, trucks, people rhat is all going to add to already air. West of 5600 west needs more monitors to get base line information on air
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Worse
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Worse
8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Worse air quality

8/25/2018	Qualtrics - What potential impacts do you see to air quality?	Worse air quality
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	worse air quality considering the focus on deregulation by the current federal administration. Utah government officials do not seem interested in imposing more vigorous state regulations to improve air quality. The air in SLC is worse than Los Angeles!
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Worse air quality than Salt Lake normally has.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Worse air quality.
8/23/2018	Qualtrics - What potential impacts do you see to air quality?	Worse air than we already have.
8/28/2018	Qualtrics - What potential impacts do you see to air quality?	Worse inversions in winter because of increased heavy traffic.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	Worsening air quality to air that is already unhealthy.
8/24/2018	Qualtrics - What potential impacts do you see to air quality?	worsening air quality.
8/27/2018	Qualtrics - What potential impacts do you see to air quality?	Worsening of already bad air quality
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Added pollution to areas of the city already excessively impacted.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Addition of more traffic which, in turn, creates more air, noise and light pollution.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Additional traffic and corresponding accidents will make it more crowded and dangerous to get around the city.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Additional traffic, particularly large vehicles which frequent
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Additional truck noise, particularly engine braking. More train horns.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Again not looking at a map, hard to say...but increased truck traffic through neighborhoods would be an impact
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Again, unable to quantify because marketing potential of port is exaggerated, unclear.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Again, unsure how this would impact us. If the hundreds of trucks would be driving through our city and neighborhoods, great problems for safety, increased smog, etc.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	air is already bad, this will make it worse
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air pollution and impact on eco-systems is the greatest concern.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air pollution and increased truck traffic on interstate arteries
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air pollution and possible water contamination will affect nearby neighborhoods, who already have the worst air, due to lower altitude.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air pollution will likely be the biggest negative impact to Salt Lake neighborhoods. Our quality of life in this city will be irreparably diminished.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	AIR POLLUTION, NOISE POLLUTION
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air pollution, water scarcity, degradation of life in an over populated city!
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air quality degradation; water shortages; increased noise & light pollution; increased surface traffic & the multitude of problems associated just with that!
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air quality will decline year round
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air quality, noise, truck traffic
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air, light, water & noise pollution. HUGE TRAFFIC impact! Huge road /traffic congestion. Road & Infrastructure impact. Housing & Schools. Property tax impact!
9/1/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air, noise and water pollution
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Air, traffic, and noise pollution Added large vehicular traffic on roads.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	All above responses effect neighborhoods
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	All of our neighborhoods will be impacted by bad air, heavy traffic and noise. Westside neighborhoods are at the mercy of these money-grabbing Republicans. No neighborhood in Salt Lake County has had the slightest consideration regarding the extreme negative impact this stupid port will have on the county's citizens and neighborhoods.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	All of the above
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	All the above
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	An increase in train traffic will hamper crossing from the city's west side to downtown on surface streets. This has the potential to create real problems with school children trying to get from side to the other to attend school
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	An inland port is noisy and takes up a lot of space. Living near so much machinery is a bad environment, especially for children. And potentially very dangerous.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Bad air, noise, danger from toxic wastes that may be coming in and out of Utah, costs to SLC and county.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Better jobs, better access to goods, be central hub,
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Causing traffic congestion, noise, and pollution, and increasing demands for nonexistent housing.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Certainly those closest to the port will be effected
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Congestion. Who's going to pay for infrastructure? The taxpayer. Can I get a royalty ?

8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Continuously increasing danger from noise and visual pollution from heavy traffic.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Crime and traffic are high concerns of mine.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Crowded freeway entrances and exits, mainly to the downtown area
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Decrease of property value
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	decreased air quality, higher traffic flow.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Degraded air quality
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	denser housing, which will bring more traffic congestion.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Does the western side of SLC really need more bad air?
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	due to lack of inflow and evaporation
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Environmental hazards will make SLC neighborhoods unhealthy
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Expansion of the light manufacturing areas at the expense of inland port uses. Pressure on light manufacturing which has more potential for desirable jobs.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Given current laws, we'll be asked to clean up the mess of industry when they leave.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	greater traffic, more air pollution
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Greater traffic, pollution, and noise 24/7 for the neighborhoods near the inland port as well as all neighborhoods near major streets and highways.
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	greater truck traffic on adjacent highways, dust, light, traffic congestion, air pollution, potential harm from other toxic emissions
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Greatly increased traffic flows in the West Valley, as well as all the associated noise and pollution.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Greatly increased traffic, noise, and poor air especially on the West Side.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	ground water contamination
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Having cranes and truck traffic that close to the city will definitely impact the housing market east of I-15. I was looking forward to the west side improving, but this port is going to make living on that side even less desirable and cause even more price pressure on other areas of SLC.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Housing costs? Increased traffic?
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Housing demand makes traditional landowners unable to stay in area. Big impact on schools
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Housing in neighborhoods near Inland Port may experience ill impacts poor air quality, noise pollution, increased traffic, low-paying warehouse jobs without opportunity for growth
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Housing prices will go up due to increased demand. Less affordable housing will be available for lower and mid income people and families. Increased traffic.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I already have to be clever about how I get across town. I live in Liberty Wells, work downtown but also in all schools in SLC. I have to already be clever and careful about how I get across our city from East to West and back. I can only imagine more trains that are blocking driving routes that burden the
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I am concerned about the impact on the neighborhoods west of I-15. I expect the port may generate significant additional traffic in these neighborhoods.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I am not thinking the kind of people it will bring in will be of the best type
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I believe the degradation to the air quality of this valley will have huge health effects on Salt Lake City neighborhoods. I am also very disturbed that the people controlling the operation (i.e. the Port Authority Board) are not elected officials, thus the people in the west side communities in particular will have no representation in the decision making for their own neighborhoods.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I don't live near the site but can't see how this project can have a positive effect on it's neighbors.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I live downwind in Glendale neighborhood. Greater pollution in the lake means more gross lake smell. Also I will be impacted by the poorer air quality.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I live in Rose Park - a quiet area of our city. I see that this could change considerably with more traffic including trains.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I live on the west side. Traffic, air quality and overall negative impact.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I see only positive impacts, as more people will move to the city, creating more density and more walkable livable neighborhoods.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	i think ethnic neighborhoods would absorb most of the impact
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I think it is safe to assume that the increase in jobs will bring people living outside of SLC currently into SLC. Do we have the infrastructure (housing and roads in particular) to accommodate this amount of growth? The traffic in the neighborhoods is already getting very heavy. How will the city plan for this growth?
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	I think proximity to the port would effect property values negatively. keeping the west-side down.
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	If they can get used to an airport they can get used to some trains.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increase in traffic congestion which is bad enough already. Again increases in vehicles on the road will cause more pollution issues and worsen our inversions.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increase of traffic to and from this area adds to our congested streets and freeways.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increase traffic, pollution, less taxes for roads and schools
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increase traffic, poor infrastructure

8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased air pollution and noise.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased air pollution and traffic congestion is inevitable. The ports of L.A./Long Beach mitigated this problem by building a dedicated truck route from the harbor to the L.A. intermodal center.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased car and truck traffic.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased commercial traffic
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased delivery traffic, air pollution, overall degradation to quality of life from noise and light pollution, and degradation of property values.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased environmental destruction; increased demands for additional schools, shopping areas, housing, traffic.
8/30/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased heavy traffic.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased housing pressure during a time when housing is already getting too expensive.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased noise, air and water pollution, destruction of open space
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased pollution impacts, noise, lights. Potential jobs
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased pollution, increased traffic, increase in taxes to support inland port utilities and activities. Some jobs will be added, but a lot will be handled by robots in the future, if not from the start. Increased noise to many neighboring residents. Increased lighting not allowing darkness to nearby residents. Disturbed sleep.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased pressure to densify existing neighborhoods due to withdrawal of developable land. Loss of opportunity to accommodate increasing population in transit-oriented development.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased rail and trucking traffic through our west side neighborhoods; how much increase in rail traffic is expected at grade crossings that will adversely delay and alter traffic patterns
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased strain on traffic. Increased strain on community services. Most human and contraband smuggling goes through large ports. This port will bring an increase in the amount of illicit activities occurring in the city. Crime will rise.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic
8/30/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased traffic
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic and loss of city income if the port is not subject to property taxes.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic and noise
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased traffic and noise
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic in neighborhoods in the northwest and west Salt Lake City, air and dust pollution; plus loss of tax base for local jurisdictions.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic in Rose Park
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic in the areas nearest the port area and increased pollution, air and possibly water from the facilities
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic means more congestion and worse localized air quality for west side communities
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic on roads that may not be equipped to accommodate
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	INCREASED TRAFFIC TO AND FROM THE INLAND PORT THROUGH OTHER ESTABLISHED NEIGHBORHOODS
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic with more air pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic, bad air, running out of water.....
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased traffic, congestion, crowding and pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic, noise, lights, smog
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic, noise, smelly and unhealthy air
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	increased traffic, pollution, and noise is likely in neighborhoods surrounding the facility
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic, potential increase to cost of living.
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased traffic. A potential influx of residents
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased train traffic through Salt Lake City West side neighborhoods. I already am blocked in by a train and forced to take a different route at least once everyday. More bridges over train tracks are necessary if there will be more train traffic
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased train traffic, poor air quality, traffic congestion
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increased truck and other traffic through west side neighborhoods.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Increasing traffic on Salt Lake City's major highways.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	It appears that some neighborhoods will be in, or border on, the Inland Port. Property values will likely be affected as well as traffic near some neighborhoods.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	It is easy to foresee high impacts to western Salt Lake with a domino effect on traffic, road, and all infrastructure, risking over berdoning existing facilities and threatening to overload systems that will effectively "backup" into existing neighborhoods and existing industrial facilities. This project will have the impact of adding a new city to the northwest quadrant and I don't believe the state is capable of fairly building such a massive facility. I don't trust the State, Governor or Legislature!
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	it could be beneficial if it increases the tax base.

8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Less money and services for citizens as the port consumes without properly reimbursing the city for needed resources.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Light pollution as well as noise and dirty air pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Lights, noise, heat, air pollution and water pollution from the port all degrade the health and human environment in SLC neighborhoods.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Limiting growth, added traffic.
8/23/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	longer, more dangerous commutes due to increased truck traffic, noise, air pollution
8/22/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Look at what has happened to Northpoint area!!
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Lose of public services to the neighborhoods
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Lower air quality from increased fuel consumption
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More activity near the already under-served neighborhoods west of I-15.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More air pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More bad air for our poorer neighbourhoods
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More high density housing in our neighborhoods!
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More industrial development in lower income areas.
8/31/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More jobs, more income and more diversity as workers come to SLC for work.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More noise and traffic
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More noise, traffic congestion, potential dangers for children and elderly. Decreased air quality for all in area.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More people, more noise and crime.
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More pollution
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More pollution, traffic and demand on water
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More pollutants, more noise pollution, more of everything that will diminish that quality of life in these neighborhoods.
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More rail traffic will impact the west side in a huge way. It is already impossible to get around the west side due to the rail line. Especially with new development on the west side. It furthers the real divide in SLC between the east and the west.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	more smog!!! more noise! more congestion.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic
9/3/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic and air pollution.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic and noise
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic and pollution will affect quality of life in Salt Lake neighborhoods.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	more traffic congestion, more pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic congestion, noise, and visual disturbances
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	more traffic etc
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic in neighboring areas
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic will be generated. This will accelerate the deterioration of our city streets.
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, air pollution, decreased value of our home
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, esp. with large trucks transporting goods in or out of the port.
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, homes, more bad air ugh.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, more crime.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, noise
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, stress on existing infrastructure not designed for this type of use.
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic, trucks, bad air, resources impacted.
8/30/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More traffic= more pollution
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More trains will further isolate west salt lake residents from accessing jobs, education and opportunity

8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	more truck activity
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	More trucks on freeways frustrate drivers, who pull into residential areas as a default route. Seriously, who wants more trucks on our already overcrowded, pot-hole rally freeways?
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Much more congestion
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Much more traffic and noise in the northwest corner of the city
8/23/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Multi family buildings will decrease single family property values.
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Neighborhoods in the immediate area impacted by traffic, construction noise, lighting, dust, air quality,
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Neighborhoods near the inland port will be negatively affected by noise, air and water pollution and greater traffic congestion in their neighborhoods
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Neighborhoods will have to weigh in on all their impact concerns, schools, safety etc.....
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise and air impacts
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise and pollution
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise and pollution particularly in the west side.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise and traffic
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise and traffic conflicts in the Rose Park area of the city.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise and traffic increase
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise pollution and it looks ugly so close to residential neighborhoods
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise pollution from late night operations.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise pollution, Air pillution!!
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, air and water pollution. What air routes will the cargo jets be using? What highways will the trucks be using? What neighborhoods will train tracks cut up? who has provided numbers on the additional traffic that will come into the valley?
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, air quality and destruction of open spaces.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, air quality impacts, traffic, road impacts
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, air quality, congestion on roads
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise, air quality, impacts on existing roads, etc.
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, dust, odors
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, dust, worse air quality
9/3/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, pollution, increased traffic, stink, ugly landscape, increased utilities cost
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise, traffic, bad air
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise, traffic, pollution, higher prices, more crime
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Noise. Traffic. Pollution. Air quality. I live in Rose Park and I am not happy about this.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	NOISE... living in Fairpark with the smoke density, the noise from trains and air have become so much louder, taking that and more than quadrupling that with the port, its is deftening, one can not sit outside and hear the birds.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	noise/pollution/impact on quality of life
9/2/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	northwest side neighborhoods will most likely see increased traffic
8/31/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Not fair to the West Side - or our general neighborhoods, given that our tax dollars have to support so much already, and the City's biggest businesses and institutions already are exempt from the tax base - really burdening the average Salt Laker.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Not sure--but there will be increased pressure on resources.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Nothing positive. Major health issues to everyone and nature.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Particularly on the west side, increased traffic and pollution.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Pollution, health, traffic, utility demands.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	pollution, noise, traffic
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Pollution, traffic and noise.
8/23/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Pollution, traffic, etc
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Poor air quality

8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Poor air, increased traffic and truck traffic from large vehicles, tough on the roads and our population.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Poplar Grove will see an increase in noise, air pollution, and traffic.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Potential to drain off police & fire protection from local neighborhoods
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Potentially a fair bit more traffic from large vehicles especially at odd times of night in places like Rose Park.
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Proximity to schools and neighborhoods %Ó noise pollution.
9/3/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	quality of living and increase in crime
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	reduced quality of life - noise, increased pollution
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	reduced quality of life, increase in traffic, in pollution, in noise...
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	roadways and traffic would be more
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Rose park
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Salt Lake already has horrible road conditions and not enough roads. In addition, we are already struggling with road construction that is not quick enough.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Salt lake is being mandated to cede control over an incredible amount of its land. That will impact planning, administering the test of the city. A few will get the gains. SLC will pay the price. The inland port is being ramrodded through with far too little public involvement and careful study.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Salt Lake sounds liek they will be expected to provide the infrastructure but not recieve any property tax revenue. This can't help but harm the neighborhoods as money is diverted from thier needs.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Same as the last questions answers. Noise, light, air, water, etcetera....
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	See above
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	See more pollution.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Seems like zoning/buffering is a big deal. Ask the residents in the neighborhoods.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Shallow ground water movements and possibly surfacing, intorduced plant/animal species, noise disturbance, light, air quality, etc. While the port may bring more jobs, there is no guaratee the jobs will go to locals - 50% of the job force should be folks from SLC area - train them if they don't have the skills. Exposure to any chemical, mineral, or oil stored on site and the eventual spill or leak - air or water borne. Potential of raising the inequities between east and west of I-15 as richer folks can leave these types of exposures and risks.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Some
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Takes land away from what could have been a public use.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Taxpayer \$\$\$ going for their infrastructure, takes away from other city needs.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Taxpayers will face increases in costs that they cannot fight at the ballot box. The Inland Port is potentially illegal, since land-use decisions will be made by an un-elected council. Residents face the real probability of taxation without representation in the Inland Port zone.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The impact on air quality affects all neighborhoods along the Wasatch front and along the transportation routes to and from the inland port.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The impact will compound the crime in the area . It also provides for more areas for vagrants, homeless people as well as shady business people who will try and take advantage of an inland port to smuggle in drugs, and other things.
9/3/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The increase in traffic from the inland port could create noise pollution to disrupt neighborhoods, as well as create more traffic headaches for commuters.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The inland port will likely degrade the quality of neighborhoods on the west side of Salt Lake City with increased traffic congestion and pollution.
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The loss of freedom by having an "Inland Port" and the removal of Constitutional protections within 100 miles.
9/5/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The neighborhoods near the port will see an increase in traffic and an increase in pollution. The west side needs additional retail space for stores, restaurants, etc. It does NOT need an industrial port that brings pollution and traffic but no benefits to the citizens.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The neighborhoods on the west side would be impacted greatly, other neighborhoods would be impacted through all of the above in addition to traffic increases.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The port will make the north/west side of SLC industrial and it will disrupt current residential neighborhoods.
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The traffic impact on our roads and highways will congest the area and money for maintenance and snow removal needs to be included
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The West Side is already cut off by the trains that just stop and sit in the tracks or are 5 miles long.... this has been getting worse and adding more freight traffic will make it impossible.
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The west side is already neglected. Adding more ugly businesses will only make it worse.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The west side is historically where lower socio-economic families live. it seems unfair to keep industrializing their neighborhoods.
8/23/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	The west side won't be included in any RDA improvements because the council will look what you are getting the Inland Port. So all the improvements will continue to be spent downtown and east side. We will be overlooked for everything because just like we have the most halfway house in the city we have an image to the rest of the city. dump it on the west side they don't need it.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	There is a huge disparity in the desirability of living on the west side of salt lake city now. Adding an unattractive and dirty area to that side of the city will further impact home values and the desire of residents/potential residents to invest in beautifying existing neighborhoods and building new neighborhoods. The west side will become even more of a dumping ground for the detritus of city life. Small business and restaurants will not build in industrial neighborhoods. Look at the areas around the refineries that we see on Beck street. This ugliness does not motivate anyone to take care of things around them.
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	This could reduce our tax base and mean less funding for schools, road, services because the city is not controlling its land a secretive board is and we know they will skim off a lot of money.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	This port will increase the truck traffic on I-80 and I-15 for sure, and maybe even on some neighborhood streets. Any noisy freight handling should be kept away from nearby neighborhoods.

8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	This proposed port would bring more air pollution, noise and environmental degradation the the neighborhood
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	This sets the precedent for the state government to take authority from city and local governments. Its dangerous
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Those closest to it will suffer the most from pollution, etc.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Those closest to the inland port. Unclear specifics
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Those closest will deal with dust, light, and air pollution the most, but it will affect everyone down wind and in the valley. Resources will be siphoned from other areas to support it negatively affecting everyone.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Those near the zone will likely encounter increased rates of crime, health issues, and lower property values.
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Too much nose and traffic. Our valley is already way too overcrowded. it is starting to feel like Los Angeles around here. I am trying to find somewhere else to move to, to escape this ratrace.
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	too much traffic, ruin roads, run up demand for water and other such items
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Toxins and metals from sand being blown upwind.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic
9/1/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic and additional population will affect us all.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic and congestion on the west side of the valley.
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic and no infrastructure improvements without the taxpayers again footing the bill
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic and noise
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic and noise
8/24/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic and noise are huge concerns
8/28/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic increase; Air quality worsens; pollution; increased population requiring increased services
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic is already bad and it could get worse with the port
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic of all types
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic, air pollution, infrastructure, safety with high density
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic, congestion, air pollution, pedestrian safety
8/29/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic, crowding, bad air
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic, Infrastructure for Utilities, Air Quality, Value of Propertie decrease due to lack of interest in residency so close to a dry port.
9/4/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	traffic, noise.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Traffic, use of public safety resources which are stretched thin also.
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	truck traffic will adversely impact surrounding neighborhoods
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Value shift
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	We are closer to it hear it deal with the traffic we always get stuck with the stuff no one wants...
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	We will have an influx of traffic on our already congested roads. We need to keep our neighborhoods free of the pollution and destruction of our infrastructure and away from our children and residents. This will cause more destruction to our already 87 million/billion road program
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	West side is already the most toxic community in all of utah
8/26/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	West side neighborhoods affected by increased transport emissions. Neighborhood fragmentation because of increased truck and rail shipping routes and traffic
8/21/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Westside areas noisier and air quality worse
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	While most of the port area is in existing industrial/commercial areas, there will be increased traffic surrounding these areas for shipping and commuting.
8/20/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	who will monitor and enforce adherence to air quality during construction and once operations commence?
8/27/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	Without proper control, the impact on Rose Park, North Salt Lake and others will see additional traffic, roads and development impacts.
8/25/2018	Qualtrics - What potential impacts do you see to Salt Lake City neighborhoods?	worse air, more traffic, more jobs but will they be good going?
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	a compromise of resources
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	a lot of the area where they are planning the inland port are surrounded by wetlands
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Adverse effects from worsening pollution

8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Adverse results for native and migratory species
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	air quality and noise pollution, especially for the people of Rose Park, West Pointe, Fair Park, and Jordan Meadows areas.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	air quality, loss of habitat area, long term effects of the development on surrounding environment. Could be waste water, air quality and others.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	air, water,
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Air, water, noise and light pollution from this 24/7 operation will have a drastically negative impact on Great Salt Lake wetlands and associated habitats, especially along the south shore.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	All of the industrial activity in that area will negatively impact our bird habitats, our open lands near the Great Salt Lake and the overall environment of our clean city. The Chamber of Commerce thinks this is a great idea, but the reality is that the port will negatively impact the beauty of our city and will be detrimental to our air quality, our water resources and the continued support of our natural environments. This is a huge chunk of Salt Lake City's resources and it DOESNT belong to the State. It belongs to Salt Lake City residents and we know better than the legislature and the Governor and the Economic Development Council what should happen in this area. None of the individuals who voted for this law live in Salt Lake County. We should sue the state.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Animal displacement and although this hasn't been asked there could be sensitive archeological artifacts that might be unknown and lost
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Animals and agriculture can be affected by the noise pollution.
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	annihilation of desert scrub habitat for birds, foxes, small mammals
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Any changes that impede or otherwise compromise the well being of surrounding wet lands/natural areas.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Any interruption in the Wetlands surrounding the WF will destroy habitat for over 250 species of birds and waterfowl who depend on GSL wetlands as they migrate
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Any wildlife currently living in the area chosen for the inland port will be forced out. Also, will mountain views be obstructed by industry?
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Any wildlife or natural environs will be threatened.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Aren't there a lot of wetlands in the proposed area that would be destroyed?
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	As an avid birdwatcher and citizen scientist, I'm very concerned about any disturbance to the wetland environments in this area. This area is enormously important to millions of migratory birds.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bad air quality
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Because of the geographic location of this huge facility, I fear it will result in major impacts to the ecosystem surrounding the Great Salt Lake's south shore. I fear high impacts to migrating birds and most especially raptors.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Being built in a wetland area.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird breeding ground and lake water levels
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird habitat and the necessary buffer will be destroyed. Light pollution will impact birds and other wildlife. We provide critical migratory habitat and we should be responsibly developing the city with that in mind, not just economics. There are less sensitive areas.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird habitat in the great salt lake area.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird habitats will be reduced or eliminated
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird migration could be seriously impacted with unforeseen damage to needed habitat. The Great Salt Lake which provides the greatest snow on earth will be negatively affected by traffic, smog, warmth
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Bird refuge, wetlands, animal habitat would be negatively impacted.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	birds and native shoreland species habitat loss
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Birds and wetland, the obvious!!
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	birds and wildlife specific to that area
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	birds/marshlands habitats disturbed by regular transportation and construction
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Building more facilities will create havoc on an already fragile environment and it's natural habitat
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Building new facilities in natural environments. Destroying natural environments.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	building roofs and parking lots sometimes reflect like ponds which causes grebes to land and then they can't take off - the area is surrounded by preserves and duck clubs so birds fly through every year. Mosquito abatement spraying all bugs and killing off food sources, also what they spray could be carcinogenic for humans - and probably wildlife. bird air strikes on guy wires and cranes, as well as glass windows. too many lights for night bird migration - confuses them. Have a herd of antelope, their area will be reduced greatly north of I-80. buildings and lights will provide more surfaces for perched predatory birds thus smaller birds will be targeted. Urbanization usually causes displacement of native birds so loss of biodiversity. soil compression in this area will change where shallow ground water moves and will cause shifts in vegetation - see long term shift of wet areas from Kennecott's tailings displacing ground water. May cause issues where storing heavy materials, liner break so materials are not confined and they will leak into ground water or surrounding soils. Fungus and invasive plant and animals species are known to surround port areas thus could see large shift in species noxious to SLC.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Close to the Great Salt Lake
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Consideration of the migration of birds and wetlands to support migratory birds and animals should be preserved
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Current drought area.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Damage to sensitive eco-systems.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Damage to the remaining wetlands

8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Damage to wetlands
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Decrease of wetlands. Great disturbance of natural habitat of many birds and animals whose homeland it is. Impact on migratory birds who use the wetlands in stop-overs to southern/northern destinations. More light in the sky 24/7, decreasing ability of birds to navigate..
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	degradation of riparian ecosystems
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Degradations of natural habitat
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Degradation of migratory bird and shorebird habitat
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destroy highly valuable habitat for migratory, breeding and overwintering birds and animals.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destroying the environment
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	destruction
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destruction of higher lake level wetlands which is habitat for a lot of plants and animals, most significantly migrating and nesting shorebirds.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destruction of natural environmental. Serious harm to wetlands, birds, wildlife and people
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destruction of open land, loss of drainage due to roads & buildings, loss of unuque plants & animals that live in the great salt lake ecosystem
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Destruction of resources for migratory birds.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	destruction of wetland and upland grass and shrublands -- some of the best remaining in Salt Lake County for birds and other wildlife
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Detrimental effects on Salt lake wetlands
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Devastation
8/23/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Development in the area of the old landfill may cause serious contamination of the groundwater. The constant noise and lights at night will disrupt the normal circadian rhythm of nearby wildlife.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Development of large area of open space along shore of GSL, habitat for migrating and resident birds. Developers in legislature see it as wasted undeveloped land. It's valuable wildlife habitat and buffer to lake ecosystem that hosts millions of migrating birds, areas of which periodically are water-covered and host breeding ducks and shorebirds. Light pollution along major flyway will confuse night-time migration. Constant din of noise from activity will affect natural ecosystem.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Disruption of bird habitat
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Distruction of land. More roads and oil containing runoff from those roads, noise polution for sensitive animal ears.More noise and light pollution especially for the animals and people. Air pollution to harm the plants that may grow in the area.
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Disturbance of natural environments, dust, light, noise.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Disturbance of sensitive habitats
8/23/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Disturbing Migratory birds and native plants and animals
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Disturbing wetlands that should be left alone
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Diursupting bird migration pathes and what wildlife their is out there.
8/23/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Don't think migrating birds will like it.
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Ecosystems will be harmed.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Elimination of naturally occurring flora and fauna in the surrounding area. Utah currently has air quality unfit for children, seniors, asthmatics, etc. etc.
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Emissions affect humans animals plants
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Encroachment on current open spaces and important habitat for animals, especially migratory birds.
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Encroachment on sensitive wetland areas
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	existing habitat for migrating birds and wildlife etc.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Flyway will be impacted.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt hosts many different species of wild life. They will be displaced
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake and its surrounding wetlands are one of the most important areas for migratory birds in inland North America. Disturbances from this port would have a huge negative impact on birds and other important wildlife.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake is a major interim fly-way stop. We must assure that the port does not degrade the wetlands surrounding the port
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	great salt lake is a sensitive ecosystem that need to be protected
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake is internationally recognized as critical habitat for north-south migratory bird route.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake marshes and seasonal wetlands in the area will be imacted, and the environmental planning has not been thought of at all in the ill-conceived and hasty rush toward passage
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake water quality and quantity, wildlife resourceces, playa wetlands.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake wetlands are a national resource.

8/30/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Great Salt Lake, it's floodplain, and other sensitive wetlands and upland refugia are located in the footprint of the port or in close proximity to it. Potential of harmful impacts to the wetlands (e.g., hazardous waste spills, light pollution) increase the closer development is to the wetlands.
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	GSL wetlands are important. Why do we keep taking them away?
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Habitat degradation and loss if the natural areas are not protected
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Habitat is already being destroyed as the prison is being constructed. So much more damage would be done by the inland port.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Heavier impact on what's left of those natural environments
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Home to thousands of species of birds and wild life that will be displaced.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	How can you think to build on such sensitive land with migratory birds and wildlife. The ecosystem of the great salt lake is too sensitive to build a prison and now an inland port. Who is benefitting this gross plan.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	How close are the GSL wetlands? How will the shorebirds be affected?
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	How will this impact the ecosystem in the great salt lake area? Will this disrupt bird migration?
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I am very concerned about the impacts of air, light, noise and water pollution on the 10 million birds that annually use the GSL and its associated habitats. The port will sit squarely in the path of their migratory flyway. I am also very concerned about the collision hazards with the tall structures going into this area. The 24/7 nature of this operation will be tremendously disturbing to navigation and migration, feeding, resting, nesting and staging.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I currently bike along the frontage road and worry about impacts to wildlife and wetlands
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I don't think it is wise to locate the inland port on a regionally and even globally important wetland for transcontinental migrations of sensitive species. Why not locate the inland port in Park City / Coalville / Snyderville Basin with its access to Interstates 80 and 84 as well as rail lines?
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I haven't looked at the maps, but if there are wetlands or sensitive species habitat then yes.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I know how to spell wetlands. I know their worth - as is. Does anyone who is promoting this 'Port'?
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I love riding bicycle and seeing open spaces in the beautiful undeveloped areas where the port is planned. We will be robbed of this refreshing open space.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I worry about the Great Salt Lake wetlands, as well as disturbing bird life and adding pollution that negatively impacts everything.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I'm concerned about the affect this might have on sensitive wetlands near the salt lake.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	I'm very concerned about the impact on the Great Salt Lake and the surrounding delicate marsh lands. As well, any impact to air quality will have far reaching effects on all of Utah's natural environments.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	If placed to close to the Great Salt Lake or other sensitive environmental areas.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	If there are wetlands or a large wildlife population located within the inland port boundaries, I don't want to see our environment destroyed to accomodate big business.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Ignoring http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	impact on birds and flyway
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impact on birds that need wetland areas.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impact on waterfowl usu of wetlands
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impact on wildlife specifically migration for bird life
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impact on world migratory bird transit and other habitat
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impact to wetlands
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Impacting the lake and habitat around the lake
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Increased air pollution will harm them.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Increased impacts from the activities at the port and and corridors for transportating materials and at the source locations.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Increased light pollution will affect animals/birds in the valley. I also used to live on 700 S and 400 E and the train sounds would wake me up in the middle of the night. Increased rail traffic will impact people who live within hearing distance of the inland port, which is a group that is already marginalized due to lower income.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Increased light, development, loss of wetlands will have major impact on migratory birds and sensitive species in this area.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	increased pollution and traffic affecting wildlife.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Increases in pollution impacts wildlife. Also more traffic means more vehicle strikes with birds and wildlife.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Industrial activities in a zone governed by state with lawmakers that have personal interest in project
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Infringement on sensitive habitat areas around the Great Salt Lake.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Infringement on the marshlands and bird migration/nesting.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	infringement on the natural areas if they are not protected; displacement of wildlife and habitats; invasive species; introduction of animals detrimental to wildlife and habitat; impacts to water quality and air quality.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Is it my job to know what the impacts would be? I'm not an engineer or a scientist.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	it is in primary habitat for many birds. Increased human activity in these areas will likely disrupt migration and nesting of birds, as well as alter the ecology of these habitats.

8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It is so close to the Great Salt Lake and its associated wetlands that wildlife that depend on this area will be negatively impacted. Loss of habitat, degradation of habitat, roadkill, light and sound pollution, etc
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It looks as though the area outlined is just south of the Great Salt Lake and important bird migratory routes that are north of the lake. It would be so sad to encroach on these route that have already been breeched.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It looks pretty close to animal, bird, refuges.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It seems as if the majority of sensitive lands has been removed from the boundaries, but I could see pollution possibly seeping in to those areas if not governed properly
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It's a wetlands and a bird corridor. Hundreds of birds die every year in bird strikes alone with airplanes at SLC airport.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It's right next to the wetlands area.
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	It's wetlands just like the prison
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Lake shore, bird and other animal habitat loss.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	less open land, more people
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	less wetlands
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Light pollution and air pollution
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Limited
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Local natural resources and animals
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Location of the facility will displace a migratory bird route and nesting area along with increase air pollution which will affect the already poor air quality in the valley.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss and degradation of natural habitat in the already stressed and diminished Great Salt Lake ecosystem.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss of Great Salt Lake wetlands
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss of habitat for birds and other animals
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss of habitat for many species as well as pollution for these species
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss of Habitat. Coyote, Pronghorn antelope etc.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	loss of sensitive wetlands and habitat. Pollution from shipping / storing bulk commodities
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Loss of wetlands and wildlife habitat
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Many areas within the port authority boundaries are wetlands with importance to migratory birds and other wildlife.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More building
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More congestion, more pollution, more people who always do more damage
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More degradation to the wetlands and migratory birds
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More destruction to land that could be put to better uses. Our governor is foolish to want this facility in our area to ruin our way of an already polluted Westside.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More development, more pollution, less habitat & less natural environment
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More noise, lights (especially bad at night), collisions of birds with buildings, planes, etc.; polluted runoff from roads & other pavement, windborn particles escaped from loads during transfer or storage
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	more pollution
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More traffic/more people/non-human animals being displaced
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	More trucks and goods moving, more exhaust and CO2, greenhouse gases discharged
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Much of the area appears devoid of wildlife, but it is not. This environment can't sustain the types of activities that are planned with out grave harm!
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Much of the area is in potential flood plane and would pollute the groundwater with more industrial runoff from trucks, trains and Autos.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Nearby wetlands and migratory bird habitat
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Need to lighten the impact on sensitive wildlife lands.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Negative impacts in areas close to wetlands of the Great Salt Lake.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Negative impacts on migratory birds who depend on a health, non-polluted Great Salt Lake
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	New rail lines and increased traffic would surely impact natural environments in the area
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Noise and activity will disturb birds and wildlife
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Noise and potential impacts on wetlands will adversely impact thousands of birds and other wildlife
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	obliteration of wetlands

8/23/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	OH MY GOSH... they state they don't have to follow environmental rules and if they spill something or it leaks who will pay to clean it up. Will they clean it up. Will it become a dump and say it is a dying lake after all...
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Oh, Lord, what won't be affected! The bulldozing, building, paving, etc. Ugh!
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	OMG, where to start? Habitat loss, noise, stormwater runoff, lights at night (can really mess up nocturnal migrating birds that use the GSL wetlands as migratory stop-over habitat). New/invasive plant, insect and animal species that get caught in containers overseas and released at the port. Urban expansion around the port center. A hard line should be drawn to the west and north of the Port with no development beyond it, similar to what was done with the Legacy Highway.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	One more attack on the Great Salt Lake ecosystem, and the flora and fauna will suffer further declines. Wetlands are a critical component of our natural environment; we destroy them at our own peril.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Part of this area is a wetland, so of course animals, birds, and native fauna and flora will be harmed.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Paving over marshlands. Changing migratory patterns.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Permanent decline of wildlife near Great Salt Lake
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Please protect the migratory route of birds. Please Please Please
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollutants in the lake and shorelines
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	polluting the sensitive areas around the great salt lake and the nesting/feeding areas for the migratory birds
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution and degradation of the Salt Lake wetlands. This includes waterfowl that use the lake on their journeys north and south
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution from industrial area, especially from vehicles, carried into Great Salt Lake by stormwater runoff from extensive impervious areas
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution in wetlands is already apparent with the development on 2100 N 2200 W.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution of wetlands and disruption of native bird habitat.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution will drift into our canyons and pollute our forests and water supplies.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Pollution, littering and usage of environmental lands will definitely hurt the ecosystem.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	potential but not necessarily impacts to rare wetland areas. General wetland damage should not be a critical issue unless there is a rare species that would be threatened by the development
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	potential for environmental degradation and pollution
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	potential negative impact on the GSL environment, on migratory and other birds
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Protect our wetlands.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Proximity to Great Salt Lake, noise pollution for wildlife, destruction of a natural landscape.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Proximity to the lake will likely have negative influence on wetlands. How will this be mitigated?
9/3/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Putting large equipment and transportation lines in, plus heavier usage on existing ones, will degrade the landscape
9/2/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	r marshlands and endanger the great migratory bird site on this continent
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	reduction and/or degradation of wetland and wild habitat
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Remember 1983? Could it happen again? More traffic! Freeways crowded now. We don't need more trucks on our freeways
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Right next to sensitive wetlands.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Right next to the lake and its accompanied wet lands
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	ruin the environment
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Ruin of the wetlands and its inhabitants and maybe possible pollution of the Salt Lake.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	ruining more and more wetlands and animals
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Run off from rains and snow can wash harmful chemicals into habitats. Noise and increased lights can disrupt animal habits. Increase in the amount of dust kicked up.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Salt marsh damage
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	See above
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	See above and - Great Salt Lake is not going away. It has global significance and is unique to our state, (and a huge contributor to our economy... potash, brine shrimp, magnesium, etc). The area in question is right near critical nesting sites for shorebirds and provides a buffer between the built city and the lake.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	sensitive natural environments will disappear.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Sensitive natural environments are bound to be affected by industries that surround it.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Sensitive natural environments will be destroyed.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Significant disruption to natural habitat of areas of construction. Additional asphalt and concrete-affecting water retention

9/2/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	soil issues the new prison is experiencing and encroachment on wetlands
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Some of this area is a flyway for migrating birds.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	some plant and animals will lose land and water needed to survive
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	South shore of the Great Salt is a major habitat for birds. There is constant city encroachment. And even worse, constant appropriation of the water that should feed the lake. Don't we have some obligation to maintain the lake that the city is named after? Or should we just drain it to make more room for prisons and rail yards?
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Stress on ecosystems; see response on air quality.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Substantial
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	That location is covered in wildlife from Antelope to storks and everything in between. All will be negatively impacted.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Thats hard to say because no body knows what is really going happen out here. We dont even know where on this land is the actual port.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	the "port" includes sensitive wetlands which are essential to many "threatened" species. Hopefully, an environmental impact statement is essential!
8/23/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The air they want to build is in wet lands , all the concrete and machines, oil and gasoline will run off into the ground. Who is going to police their activities?
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The area in question is a haven for birds. I foresee their numbers to be decimated.
9/3/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The destruction of wetlands and other sensitive area surrounding the inland port.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The development is on wetlands. This is a major migratory bird throughfare.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The entire site is a marsh and flood plain. Nothing (including the prison going there that was forced on Salt Lake) should be built there. The impact to migration routes for birds, light pollution, and air pollution alone should kill this poorly imagined plan.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The existing wetlands and flight space of migrating birds.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The fragile Great Salt Lake is RIGHT THERE! Run off will be tricky.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Sal Lake Area is a very important bird refuge. More heavy industry around the lake takes away from the necessary bird habitat.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake ecosystem is habitat for 7.5 - 10 million migratory birds and the the inland port north of i-80 will impact this specifically - although there are also wetlands on the south side of I-80
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake has environmentally crucial marsh lands.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake is a world important ecological site most importantly a necessary major flyway for migrating birds.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake is a world renowned location for a wide variety birds. The inland port clearly encroaches upon bird habitats.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake is crucial rest stop for migratory birds. There will be a lot more development around the Great Salt Lake, which will damage bird habitat.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The great salt lake is sensitive and precious to birds
9/1/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The Great Salt Lake is so important for migratory birds and is a very sensitive environment. Water pollution added to decreasing water levels will cause irreversible damage to the Great Salt Lake and thus cause irreversible problems for migratory birds who depend on it.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The GSL is an important habitat, not only for migratory birds but for the whole valley. This will have a terrible impact
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The increase in heavy vehicle traffic, the use of huge amounts of concrete and sand, the pollution, increased housing demands are all things that will have broad spectrum impact on all forms of life in this valley.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The inland port has the potential of harming wetlands near the Great Salt Lake. This impact needs a scientific study
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The inland port is built next to a globally significant migratory bird route
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The inland port is, at least in part, near the wetlands of Great Salt Lake. We've already impacted those through existing development, and we do not need to do that more. Plus, we've currently building all over the valley in ways that do not preserve and protect open space.
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The inland port itself. More traffic. Pollution. Noise. Lighting.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The lake is a wetland and in a migratory flyway.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The land in question is in/or right on the edge of the Great Salt lake and its fragile ecosystem
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The majority of the area authorized as the inland port looks like sensitive natural environment!
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	the majority of the inland port is on undeveloped land. The impacts to wildlife and water quality will be irreversible.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The migratory birds! Good grief. Must be low light, down-facing, very dim at migration times. No release of polluting substances into the lake or wetlands. What a disaster.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The natural environments in the area will be gone.
9/3/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The negative environmental impact from the increased air and noise pollution could easily disrupt the natural environments of native species here.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The polutants and higher traffic of trucks, trains, and so forth will undoubtedly have an impact on sensitive natural environments such as habits near Great Salt Lake.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The port is adjacent to the wetlands and other areas of the Great Salt Lake. This is bird sanctuary of global importance. Lights, noise, heat, air pollution and water pollution from the port all degrade this ecosystem.
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The port is being planned near very sensitive animal habitats. The additional noise, traffic, and air pollution are a danger to these habitats.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The proposed location abuts sensitive wildlife areas; notably it is migratory area for birds from all over the world. Destruction of this wetland habitat would be devastating to many species of birds and disrupt migratory paths.

8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The use of space for machinery and pavement that should be undisturbed land.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The valley is already an industrial wasteland and an inland port will only add to it
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The wetlands areas around Great Salt Lake are very sensitive areas with ecological value. Any contaminants will negatively impact ground water and the entire surrounding aquatic system.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The wetlands could be significantly impacted due to increased noise and pollution, and land expansion
9/5/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The wetlands in that area support birds and animals. Lost open space.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The wetlands near the Great Salt Lake could be affected
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	The wetlands surrounding and compromising the Port are home to thousands of birds. With all of the current development in the Valley this project is like to further degrade needed habitat
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	There are lots of natural wetlands there that will be destroyed
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	THERE ARE SO MANY AREAS THERE WHERE WILDLIFE WILL BE RUN OUT OF THEIR NATURAL HABITAT WITH NO PLACE LEFT TO GO
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	There is already a lot of development in Salt Lake this may be a challenging area to make such a large development in with out doing serious harm to sensitive natural environments.
8/22/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	They care less about tearing up protected areas. Example wetlands on 2100 n and I 215 that were protected they tore all of the trees out andd further south at 1950 N they filled it in with none permitted fill.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This area is a wetland, birds need a home.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This area is a wetland. Utah is an important stop on the path of migratory birds. The ecologic impact of changing the nature of an area goes far beyond the immediate area.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This area is in the flood plains of the Great Salt Lake. These tidal basins fill and feed thousands of migrant bird species. Visual pollution to a vista found no where else in the world.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This area is part of the great salt lake ecosystem and support for migrating and resident birds as well as small animals, and important which keeps dust from forming.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This destroys lots of key land for wildlife and birds near the GSL. I am very opposed to this.
8/30/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is a fragile ecosystem with many species of migratory birds and other wildlife. Developing this area with the additional lighting will affect migratory patterns and confuse the wildlife.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is a major bird migration stop and is vital to their survival. Reducing the size and the water in the Great Salt Lake would adversely affect the welfare of millions of birds and their survival.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is at the edge of the Great Salt Lake, which is of hemispheric importance to shorebirds. This will undoubtedly increase poisonous runoff to the lake, as well as disturbing habitat around the lake (which people suppose is "barren" but is actually necessary.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is being built by the Great Salt Lake and will encroach on habitat used by nesting and migrating birds.
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is huge. The area is a wonderful wet land right now. The bird watching is amazing there. As is watching antelope and deer. Also, the run off from the dust and coal off of cerement will end up in the wet lands that remain.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is in the crucial Flyway for migrating birds in the area surrounding the great salt lake. This area is very critical and all of the industry associated with an inland port will put a tremendous stain on the existing habitat and supporting habitat that will be lost due to the development of the inland port.
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This is too close to the sensitive ecosystem of the Great Salt Lake
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This land is a Huge Migratory bird migration thoroughfare that includes sensitive wet lands. The migratory route has been pushed further and further west since Salt Lake City was settled. The migratory route is up against a figurative brick wall with few alternative options.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This project can't help the wetlands it butts up against.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This project will have an incredibly detrimental effect on the millions of birds that live in the greater Salt Lake area as well as the other millions of migrants that pass through each year and rely on an unpolluted Salt Lake to survive.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This to me is the most regrettable part of the plan Destroying our very limited wetlands
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	This will have a negative impact on the wetlands around and near the Great Salt Lake. This is an internationally important water way and migratory way for birds.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	too close to sensitive wetlands
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Too close to the Great Salt Lake
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Too near where millions of shorebirds, wterbirds nest or come through on migration
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Traffic and pollution to the SL valley and surrounding areas
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	trashed
8/31/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Ummmm - they're building this into our wetlands. Given that our entire water and environment is partially reliant on the balancing effects of the Great Salt Lake - I think we're really messing with something dangerous here.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	unsure about this. If in area by the airport mainly, then probably little impact.
8/29/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Unwanted materials from light manufacturing and transportation have good outlet in the Salt Lake City basin.
8/21/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Used to hang out there nude. The Deer flies sure won't like it.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	using water the belongs to the Great Salt Lake decreases habitat for species
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Very concerned about the gsl wetlands and bird migration
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Very negative
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Waste of time and Money for a dirty/dying industry!

8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Water is on short supply in the lake limiting bird and animal activity we are getting dryer and dryer and need to conserve are wetlands so that we aren't breathing dust in the future.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	We really can't allow this to impact the lake and cause degradation of bird habitat
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wet land areas, habitat for small animals.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wet lands and migrating birds will be impacted.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wet lands and other areas are right in the path of this project.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wet Lands will be impacted negatively.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetland bird population endangered
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetland damage and destruction
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetland impacts
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands and bird migration areas.
9/3/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands and the ecosystem as a whole
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands bulldozed
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands destroyed
8/28/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands deterioration, bird impacts
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands in the Great Salt Lake area require buffer zones
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands need to be protected.
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands should be considered and protected
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands that are being built upon to accommodate this inland port, and irresponsible use of the lands by moving the prison as well (another bad decision made behind closed doors)
8/25/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands used by birds will be polluted.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands west of the port may lose bird and other animal habitat. pollution may affect local environments as well.
9/4/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	wetlands, birds, noise.
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wetlands, water run off from pavement
8/20/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Where will fugitive fumes
8/24/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Why does mankind have to destroy everything we touch
8/30/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wildlife disturbance.
8/26/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Wildlife, bird migration paths, water quality, habitat quality will all be degraded by the port.
8/30/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Will push wildlife into smaller areas.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	With some care, the impact on the wetlands near the Great Salt Lake can be minimized.
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Your proposed inland port will wipe out more of the wetlands that migratory birds depend on for their survival. I realize y'all don't care much about that but you really should. We don't have to develop every single [redacted language] piece of ground, for crying out loud. Also, this so called inland port is for transporting coal to the coast and then on to China. COAL IS DEAD! GIVE IT UP!!
8/27/2018	Qualtrics - What potential impacts do you see to sensitive natural environments?	Zoning regs should set acceptable levels of noise/light/air/water/sewage, etc. to minimize impact on large migrating bird population immediately West of and adjacent to port boundaries.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	"Someone" will be spending the money to create new infrastructure in the 20000 acres of the Northwest Quadrant. Questions about water requirements have not been answered.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	A lot more required in an area that has very little currently.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	A whole new infrastructure of water, sewer, gas and electricity would be needed. The project has stripped the tax base for the City from this area. Who will pay for the infrastructure? Will there be enough water to support the project into the future as Utah warming increases and snowpacks dwindle?
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Added consumption of water and potential pollution.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Adding burden to our water resources and infrastructure will negatively impact all those.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Additional use impacting our existing system
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Additional water use in an area with a potential water shortage.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	again fuel and contaminants getting into ground water

8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Again increased pollution from waste and material dumping into streams and rivers.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	all facilities in the areas will need public utilities. Presumably companies building new facilities will be paying commercial impact fees.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	All of these will be affected due to the sheer size of this project.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	All the added industry cannot possibly have a positive influence on any utilities unless, perhaps, there is a commitment to renewables.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	All the new activity will need all of these
8/30/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	All will need to be extended to the port and wastes will be need to be removed and processed.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	All will see increased stress incl. roads & rail lines
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Already stretched thin with water.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	AMOUNT OF WATER REQUIRED
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Any increase in truck traffic will have multiple adverse effects on public transport and travel
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Any of this needs to be funded by the state not the city
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Aquifer & other ground water poisoning. Thorough waste water treatment. Water sourcing.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	As this is substantially far away from existing infrastructure I only anticipate it impacting the system a a whole, maybe using more water than the region can afford.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	As with air, any increased burden will have an impact. This is just as true for the development of an inland port as it is for new residential zones, though it can be argued that industrial development such as that expected in a port zone are heavier burdens on these utilities. My biggest worry with Utah is our water resources, which we've already developed well beyond our ability to replenish.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	big trucking taking it toll on our public roadways/infrastructure.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Bill requires City to fund port infrastructure without compensation.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Both sewage and storm drainage will add load to municipal systems.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Burden on tax payers to maintain systems we doyeven use
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	clean drinking water
8/23/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Concerned that rate will increase due to increased use!
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Considerable impact to wetland areas
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	construction of those items
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Contamination of Great Salt Lake and wetlands
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Contamination of water bodies from increased pollution and storm water runoff from impermeable surfaces such as roads, paving parking
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	contamination, water drought, cost.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Cost to west side tax payers
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Cost,water usage increase in our already dry desert
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Demand for scarce water. Additional sewer and sewage treatment capacity. Increased demand for electrical services.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Demand on an already suffering water supply.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Depends on extent state prison participates in infrastru turr
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Depends on how many additional people will work or live within the district or elsewhere along the Wasatch Front.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	destruction of wetlands that feed into the Great Salt Lake, contributing to desertification, pollution, and dust/mercury storms
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	development of businesses will increase demands for these services
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Direct impact of new facilities plus indirect impact of associated residential and commercial growth
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	dramatically increased demand for all utilities and we live in a desert where water is scarce
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Duh, lots
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Existing public utilities are in need of upgrading. Who is going to foot the bill for upgrading public utilities for the inland port? The burden should not fall on the city alone.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Expanded needs
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Financial impact on the pockets of the residents who pay taxes
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	funneled away from neighborhoods to port projects with them not paying their share
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	further load to the SLC systems

8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Great Salt lake is right there. Anyone who remembers 1985 would know that area to be susceptible to being under water. GSL has global importance for over 7million birds that pass through it on their annual migrations. Because of the shallow nature of the lake, any large influx of water during high water years will spread far and wide.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Greater demand on ALL city utilities.
8/23/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Greater demands on public utilities
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	greater need for water especially, but increased sewer and utilities needed also.
9/3/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Heavier industrial use will also mean heavier usage of utilities
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Heavier usage
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	heavy usage
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	High consumption of water for port use is detrimental and needs studying. Are SLC taxpayers having to pay for all the infrastructure, utilities, and sewer? Is there a 10-, 25-, 50-, and 100-year plan for growth and adequate infrastructure planned for something this massive?
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	high demand for water
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Higher demands on utilities which have not been adequately updated to 2018+ standards/demands
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Higher usage
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Higher usage
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	higher use
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Higher use generally equates to more polluted water, higher use of coal-fueled electricity, and higher use of existing sewer systems.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Hope not a big impact but water is always a precious resource in a desert.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Huge
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Huge expense for required infrastructure taxing limited current resources
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Huge infrastructure developments to service the facility.
9/1/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I am very concerned about pollution to our Great Salt Lake which is already suffering from water diversion
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I anticipate possible groundwater pollution from run-off of paved area involved in industry and manufacturing. Also concerned about how much water consumption will be associated with this activity.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I could see and imagin huge mis-use of water, which we are already on shortage supply, , that inpart along with polution run-off into are already polutied cannals and rivers.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I do not want to pay more than I do now to support the added water, sewer, or other utility needs of the port. The port should shoulder the burden - not the SLC taxpayer. I can also see added water pollution and usage/drain on the city's water supply.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I don't know but your website says it will impact
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	I don't want to find out later that the SLC taxpayers will be footing the bill to construct the infrastructure needed to handle all the new businesses that will be operating within the inland port.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	If this infrastructure didn't already exist out west where the port will be it means print in more and using more, relevant water, which is scarce as it is.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Impacts would probably not be any more than if something else were built in this area.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increase demand on sewer systems and degradation of water quality due to the increase in pollutants the inland port will bring
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increase in infrastructure and its O&M,
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increase of dangerous chemicals
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increase of fees for sewer, water and road repair.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increase strain and usage
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increase taxes/fees for residents
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increase water needed
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased costs to build out to site and maintain. Port not paying its fair share for build out and usage.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased demand for basic utilities
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased demand for energy which in turn may result in increase use of non sustainable energy. Can we impose a quota for amount of consumed energy from renewable sources? demand solar installations on all warehouse roofs?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased demand for power, etc.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand for water, natural gas, and electricity which could further impact air quality.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand on SLC infrastructure
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased demand on these systems, and water quality impairment
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand will require city investment to accomodate the port.

8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand with costs passed to residential consumers.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased demand= increase coal use=poorer air quality
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased dumping of hazardous materials that will impact groundwater. This area is already part of the wetlands so the water table is high, less distance needed for materials to reach the water table. Also because of the sensitive nature of our wetlands any spills and seepage will travel and do damage to migrating birds. We live in a desert. There is a finite amount of water for us to use. We will see a strain on our water treatment plants as more oil/gasoline and other hazardous chemicals are mixed with the water that heads to our treatment facilities.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased impacts from expanded use without offsetting revenue to pay for the infrastructure
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased infrastructure spending
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased maintenance and repair of existing infrastructure.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased need for electricity, water and sewer to the port and source of materials locations.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased need for sewer and general public utilities.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	INCREASED POPULATION AND INCREASED TRAFFIC
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased pressure on treatment and sewer infrastructure. Increased electricity demands
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased rates and demand
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased runoff due to hardscape
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased strain on electric grid.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased usage
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased use
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased use
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased use and pollution of water and of sewer systems
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased use of all of these things due to increased development.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased use of all utilities. We live in a desert and our resources have to be conservatively managed. Water is not an endless supply.
8/22/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased use of resources; tax increments should go to city in providing such services to the port.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	increased use of water and waste
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased use, less water available, more need for public utilities. This is expected.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased water and power use and breakdown of infrastructure (roads, bridges)
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased water demand in an already water short area. Increase flow and waste loads to the city's water reclamation facility.
8/30/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased water use and possible polluted runoff.
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Increased water use for dust suppression, outdoor landscaping, increased wastewater treatment & discharge, runoff from parking lots, roads & roofs
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Industrial run-off and accidents.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Infrastructure will be needed for development. Where does the water come from?
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Is it my job to know what the impacts would be? I'm not an engineer or a scientist. Common sense dictates more strain on infrastructure.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It can but increase waste going into the Great Salt Lake which is getting drier and then wind can blow contaminants into the air.
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It seems clear that there would be increased strain on these due to ramped up use
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It will be necessary to overhaul the existing infrastructure in order to handle the increased demands of the inland port project. It will be a drain on our water supply and will heavily burden our electric grid.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It will clearly be a drain on these resources.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	it will increase sewage production and use more public resources such as water and land
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It will require a system design for each that will anticipate potential growth and and will be independent of surrounding community systems.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It's been my understanding that the residents of SLC will carry the burden of the infrastructure without the benefit of tax revenue.
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	It's right near the lake. I'm worried about pollution getting into the water.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	ly will be a drain on public utilities
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Large employee population at port will increase water demand, already in limited supply.

8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Large scale development will tax all resources.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Light manufacturing often uses water, which we have only in limited supply and inadequate to sustain even projected population growth, let alone additional manufacturing.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Loss of wetland habitat which serves to store & filter water
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Lots of contaminated run off going into the storm sewers and eventually in the Jordan River.
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Maintenance issues, waste, costs
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Major financial costs borne by us taxpayers!
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Manufacturing uses all of these, doesn't it?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Many more users impacting wetland areas
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Minimal increases in infrastructure costs
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More buildings / people mean more water usage and more waste
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More demand for water in a desert--where is it going to come from--MUST REQUIRE LOW WATER USE FACILITIES AND EQUIPMENT
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More infrastructure requirements to meet the needs of the new complex.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More infrastructure will be needed
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	more infrastructure will need to be put in place, likely using taxpayer dollars
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More infrastructure will need to be put into place. That is the impact.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More need for waste mitigation
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More people in the city as employees using those utilities. Possibly impacted by the construction process.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More people more need for water, sewer and electricity
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More people, more waste and pollution.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More pollution in waterways that many birds use.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More pollution to an already overwhelmed water system, not to mention a possible price increase
8/30/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More pressure & use of all utilities. Landscaping that uses water for grass etc.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More services will need to be provided and I suspect paid for by Salt Lake residents. More trash in our landfill.
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More stress on existing utilities and additional cost.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More usage here, reduced available where needed elsewhere in the city
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More usage of water and sewer is my biggest concern.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More use
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More use of limited resources
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More use of sewer facilities
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More use of the power grid and water resources
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	more use on all of those things in that area by having the inland port
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More use will require additional facilities
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	more users = more maintenance, upkeep, stress on systems
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More users means more sewage will be generated, more drinking water will be needed. The existing water resources will be depleted faster. Also the increased hard surfaces will generate more stormwater runoff adding to the pollution of streams and wetlands.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More wasteful tax money
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More water and other public utilities required.
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More water pollution and strain on sewage that damages wetlands.
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More water use for business.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More water use with less available to nearby rivers and lakes
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	More water use, re routing of current water, waste water from manufacturing
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	more water will be needed and waste will be discarded

8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	more water will be needed raising my rates
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	near sensitive wetlands
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Need for additional water, sewer and other public utilities
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Need for expansion of these services at whose expense?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	need for new infrastructure
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Need for waste treatment on site.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Negative
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Negative impacts to public utilities - increased (and unnecessary) strain and use on these utilities
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Negative, higher water usage,
8/30/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	New infrastructure needed to handle additional influx, draw from SLC's water, sewer, power, increase costs to SLC taxpayers.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Not enough water to go around now. Undue strain on other utilities.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	our local govt is incapable of maintaining current infrastructure ... this will further complicate things as we line the pockets of the old school Elders
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Our public utilities will be stressed even further with more development, and increased population growth.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Our rates will probably go up to pay for the infrastructure needs of the inland port. Taxpayers will suffer
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Our utilities will be overloaded, where will water come from, how will the necessary electricity be generated, where will the sewer and other waste go
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	over use, we don't have enough water as it is.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Over using the system, it isn't built for heavy industry
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Overload on our utilities, citizens to pay more to subsidize inland port, negative impact on water and air quality
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Overuse of our already strained resources.
9/2/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	please review Audibon reportsendanger
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Pollution of wetlands that surround the Great Salt Lake. More diversion of water away from the Great Salt Lake thus endangering wet land areas.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Pollution to everything. Ntegative impact on people & wildlife
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Possible further degradation of SLC roads
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Possible leaks
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Potential impacts to stormwater from increased use of vehicles and heavy-duty equipment, as well as runoff from chemical and natural resource storage; increase stress to existing water supply infrastructure and water quantity (already stressed in drought conditions)
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Potentially harmful liquids leaching into sensitive freshwater areas.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	power, water sewer and air not good for any of those. I was on the SLC Public Utilities for 10 years under LeRoy Hooten
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Pressure on current infrastructure without commensurate contribution from new loads for those systems.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	pushing the limits of REASONABLE capacity
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Reduction of higher lake level wetlands that process runoff from inputs will be reduced leaving the lake more polluted (and therefore smelly).
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Required upgrades with costs passed on to tax payers.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Rising costs for residents
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	risk of spills and contamination of the great salt lake
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Run off from industrial waist. Trash from numerous transportation employees who are only passing through as well as poor trash maintenance and collection from port corporations
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Salt Lake City residents have to pay for all services as well as giving up our water resources to the State. We get no taxation, no say, no nothing. What a deal. They really did a number on Salt Lake City. Such great men in our government. These legislators are total land grabbers. Salt Lake City will be responsible for all fire and police support, all sewer and public utilities. The port will be using all of our roads, highways, and salt lake city and county will not have a say in anything. Oh, a couple of low level people on the board. Big deal. The port will impact Salt Lake County, Davis, Weber, Utah county and all of the other large metropolitan areas on the Wasatch Front. It will be the worst thing to happen to Salt Lake City residents. Our city council will have nothing to say about what they do. The legislature also wants to change the law to do whatever they want to do without oversight from Salt Lake City regulations
8/23/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Same answer as above - concentration.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Significantly increased use
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	SLC will have to provide these utilities to the area. How is this reimbursed? Who pays for the construction and maintenance of these systems?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	So much water is being diverted from the Great Salt Lake and used there is already a strain on that resource. Public Utilities being installed and used will be increased demand on those utilities.

8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Storm water - runoff cannot go into existing canals or streams without treatment as they all go to wetlands or Great Salt Lake. Lake is at a tipping point as it is without the port. don't know how much water the port will need- could reduce amount of water that would go to wetlands and GSL. Infrastructure and lights will add to interference of bird migration and wildlife movements. Added chemicals in the treatment of 'pests' could impact immediate area as well as long term impacts on soils and water. Manufacturing may have discharges which would degrade water quality and potential sequester toxins in soils creating a nuisance legacy site - like the existing land fill ground water contamination.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Stormwater and sewer drainage in a flat area at the bottom of the valley is going to be a problem. How will stormwater impacts to adjacent GSL wetlands be dealt with? Sewer-- what WWTP will sewage from the area go to? What are the capacity limits of that/those facility/ies? Where will the sewage discharge to? Also, landscaping should be strictly controlled. The place should NOT look like the International Center with all the pointless grass. Landscaping should be natural/xeriscape, with native plants so it blends into the adjacent wetlands. Noxious vegetation species that can invade the wetlands should be strictly forbidden.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Strain on limited water quantity. Impacts to Great Dakt Lake water quantity and quality.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Strain on water requirements
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Straining already scarce water resources.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Stretching our resources very thin, especially water. Increased warehouses and employment creates the need to take care of employees with increased water usage for waste and fresh water needs
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Substantial
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Substantially higher use
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	supply of water likely to decline and price likely to rise.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Systems overload and additional pollutant loading from industrial activities in storm water runoff
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Taxes, (SLC provides) lack of water resources now.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Taxpayers will have to pay big time, while port keeps 90% of the money, even the 10% is to used for low income housing
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The "Port" will occupy a large area of what is now partly wetland at the lowest elevation in the State, just above the Great Salt Lake. Sewage will need to be pumped away from the 'Port' and the Lake, likely to a new, costly treatment plant - "Oh, sorry, we forgot to include that in our "engineering" plans and our cost estimates." Water? Oh, yes, from what source? Desalted GSL water? Electricity? Also, "from what source(s)? Another coal-fired power plant in the Valley?
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The city is not currently compensated for providing water and sewer infrastructure to the inland port area
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	the costs and resources needed to provide the large needs of such a facility.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The entire area will need to carry the load more usage more waste
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The ifrastructure to provide services
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The infrastructure required for the inland port will place a strain on existing public utilities. Maintenance of the infrastructure will have to be determined, who maintains it, who pays for it etc.
8/31/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The inland port will require resources, just like any large scale installation or industrial area.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The inland port will require water and sewer connections which could strain existing utilities. This impact needs to be quantified.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The inland port would use huge amounts of public utilities and the amounts used would have a direct impact on SLC residents. I see increases in cost of all utilities to property owners in SLC because of this. Where will the water come from--especially important impact due to climate change. It probably would come down to the inland port getting water before residents can use any irrigation water. New sewer plants would most likely need to be built. Electricity would probably be off the charts. All this directly impacts SLC residents. Since the entire state benefits from the inland port, it's only fair that the entire state pay for the impact to SLC.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The port and associated warehouses will need utilities. For the city to install and run these, the city must be kept whole financially.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The port itself should not entail a lot of extra water usage and disposal, but there seem to be plans for additional manufacturing, which needs to be controlled to minimize its impact. There will be a lot of electrical lighting (which will be causing light pollution) using a lot of electricity, causing the off-site pollution of the power plants.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The port will obviously impact these in a big way as well.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The port would take water from existing city sources, tax payers would be impacted by an expanded sewer system, and utilities would be increased which would increase pollution also.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The prison, inland port, and related development of the northwest quadrant will be taxing on the current and yet to be built utilities infrastructure. Salt Lake City does not have unlimited public utility resources.
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The proximity to the Great Salt Lake and wetlands is of greatest concern especially if there is a spill
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The Wasatch Front's number one natural resource: Our water supply, is already on the decrease. Where will the port get its water?
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	The water table could be diminished for many entities using it.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There are no water and sewer facilities north of I-80. All of that infrastructure will need to be built, and since the area has a very high water table, the cost of that infrastructure will be very high.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There is no infrastructure on site now so it will all need to be built. Some of the site sits on an old dump adding to the cost of cleanup and development.
8/30/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There is not enough sustaiable water, must have this
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There will be a need for a major upgrade to all utilities that should not be born by local tax payers.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There will be an increased load and therefore infrastructure requirement for all public utilities serving the area.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There will be increased demand on electricity. I also see this adding significantly to light pollution since areas like this are lit 24/7 for "security". Depending on what type of manufacturing, there might be demand on limited water in our desert environment.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There will have to be water uses in the area- water to use just in regular buildings, plus water to keep dust down.

8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	There would be more demand for these services. Already there is not adequate water to meet general needs.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	This is a desert. It's becoming more of a desert every year thanks to climate change. I don't know where you all think this extra water is going to come from.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	This is land that was formerly an inland ocean. Not a good location for building the public utilities that such a port would need.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	This port will further tax our water resources while they are already suffering from drought, climate change and the associated reduced snow pack. We should not be attracting businesses that will further deplete an already dwindling resource, especially in light of our burgeoning population.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Tremendous growth in population as well as industrial uses
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Tremendous usage increases, who pays for infrastructure. Increased noise and traffic.
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Truck accidents which could cause harmful leakage of chemicals into the sewers, air, water and effect the environment
8/31/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Ummmm - they're building this into our wetlands. Given that our entire water and environment is partially reliant on the balancing effects of the Great Salt Lake - I think we're really messing with something dangerous here.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Use of fossil fuels instead of energy sources like wind and solar that do not impact.
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Using our resources! Poor quality control leading to polluting fragile ecosystems
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	UT is faced with a finite number of resources, most crucial being water. Anything that further uses that resource (water) can have long term and unforeseen affects.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Utah is a desert...in year two of drought season; more people require additional strain on our already strained water resources. Additional new sewer facilities will be required to accommodate the influx/increase of our already dense population; garbage, electricity and gas requirements will need to be addressed.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Utah is the 2nd driest state! Huh?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Utah isn't able to maintain its roads in good condition and the trucking impacts will necessitate a faster timeline (and millions of dollars) to repair failing roads
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Utah regularly has to deal with draught conditions. Can the valley sustain this much more water usage?
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Utilization of resources
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water and wastewater loadings imposed by an outside authority without regard to Salt Lake City's own needs and natural resource constraints; greatly increased storm water runoff
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water for the Wasatch Front residents is already not enough. And this area is expected to double its population between now and 2050
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is limited in this valley and will become more so with climate change. Where do we get more water? Sewer and roads for this area should not be at the cost of citizens of Salt Lake City. Let the state pay for the roads for THEIR inland port.
8/23/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is a limited resource in this state. Do we have enough to support such a large operation?
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is already becoming scarce. This large project will tap into a resource we already don't have enough of.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	water is already something that should be conserved and adding additional manufacturing facilities will tax an already over utilized source.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is becoming increasingly scarce. We haven't dealt responsibly with energy needs that are increasing. Most infrastructure is in need of repair.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is becoming scarce, sewer needs water
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is on short supply in this state, and we are running out of land for dumping our garbage since recycling is not going well. These industries use a lot of water, air and our money, for little return.
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water is the last frontier. Every step must be taken to protect water quality and usage.
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water needs to be conserved and water saving principles should be mandatory
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water quality of Great Salt Lake and wetlands
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water restrictions being put in place
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water shortages. Increased energy costs. More pollution from excessive energy needs.
8/29/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water to service this area comes from where? discharge water/sewer goes where?
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water use for landscaped areas around buildings. Runoff from huge amount of additional impervious surface.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Water use in this frigging desert!
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We are already getting very low on water and need to preserve it. The Salt Lake is no longer Great.
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	we are already seeing a water shortage
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We are running out of water and our other systems are barely keeping up
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We don't have enough water for the population and economy we have now
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We have limited resources in a growing city this will take an additional toll.
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We live in a desert and with our weather changing and becoming drier this is going to have a big impact.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We will have to build and maintain services without the ability to control the taxing authority to ensure it is affordable for Salt Lake City.

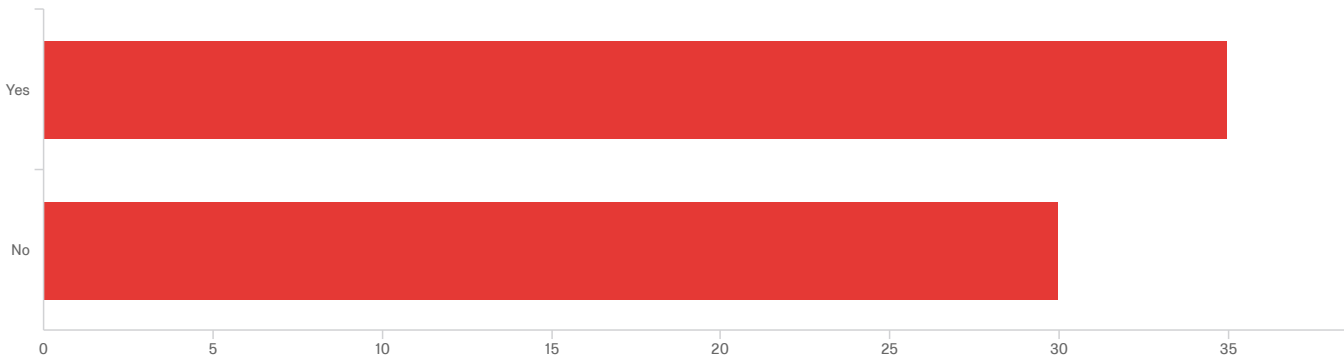
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	We're starting to hit drought levels. Adding more industry like this is going to drain water
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	When is Utah going to start restricting water use and grass? We are one of the driest states in the nation and we have the highest water use per person. Maybe we should do something/anything before our lake dries up.
8/25/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	where does the water come from for all of this? where does the water come for of the future people?
8/26/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	While I'm not sure specifically what the impacts might be, the increased building, traffic, etc. in the inland port area will inevitably require increased services for all public utilities.
8/28/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who is picking up the tab for this? I see impacts for the taxpayer having to foot the bill and a few private people pocketing the monetary rewards.
8/24/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	who knows what run off will be incurred do to leaks and spills
9/5/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who pays for infrastructure updates over time?
9/4/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who pays for needed additions? Not the state I'm sure.
9/3/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who will bare the brunden of paying for water, sewer, etc. Will it be paid for with impact fee or tax paper dollars?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who will pay and who will benefit? Where will our water come from as the drought worsens? Once again, the rich get richer and the rest of us get poorer.
8/20/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Who will pay for the incremental construction and maintenance?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Why should the public be involved in increasing the capacity of sewer and public utilities when only a few 'fat cats' will benefit?
8/27/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Will increase need for our already short supply of water. Unsure if our sewer system able to to handle an increase.
8/23/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	Will the city be required to bump up inland port development ahead of the upgrades made in the city older neighborhoods. Will they be given tax exempt status. Only for the residents to be told we have to pay more for their uses and improvements
9/2/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	with development comes additional usage of water, sewer, and utilities
9/3/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	With the increased demand on our public utilities, I'm afraid that private citizens could be forced to pay higher rates.
8/21/2018	Qualtrics - What potential impacts do you see to water, sewer, or other public utilities?	You'll just raise taxes and say you have no money, because it is being spent elsewhere.

4. ONLINE SURVEY REPORTS
B. INLAND PORT SURVEY 2

**Engagement Report
Inland Port Overlay District Survey II
09/25/18**

Qualtrics Survey Results

State Code requires the City to allow inland port uses. Much of the area is zoned M-1 (Light Manufacturing), which allows uses like light manufacturing, warehousing, and freight terminals. However, eight other zoning districts are within the jurisdictional boundary and these base zoning districts may not allow inland port uses. The city is addressing this by creating an overlay district that matches the jurisdictional boundary and allows M-1 (Light Manufacturing) uses within it, despite the underlying zone. Given these requirements, do you feel the proposed overlay district successfully addresses the requirement to allow inland port uses?



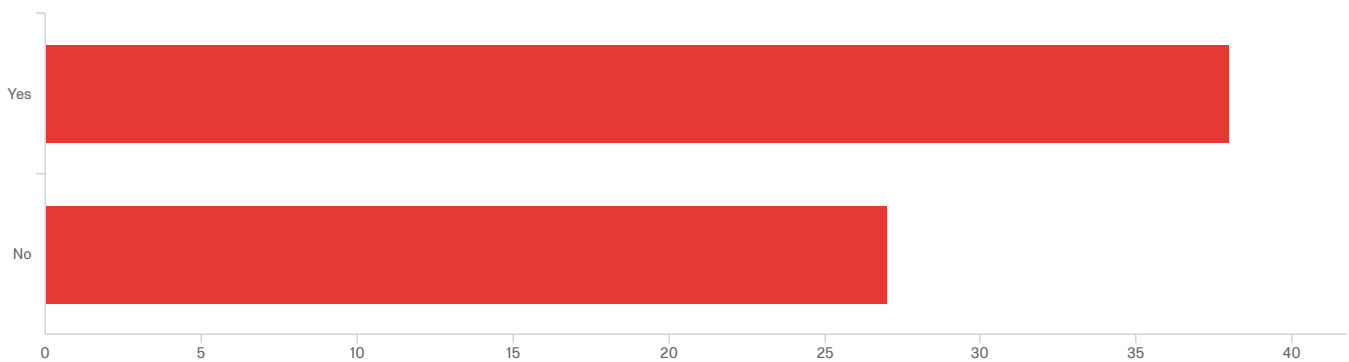
#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
---	-------	---------	---------	------	---------------	----------	-------

1		1.00	2.00	1.46	0.50	0.25	65
---	--	------	------	------	------	------	----

#	Field	Choice Count
1	Yes	53.85% 35
2	No	46.15% 30

65

The overlay district will prohibit very intense, heavy industrial uses that are not typically associated with inland ports, which include: · Resource extraction (mining)· Hazardous waste processing/storage· Animal rendering· Explosive manufacturing/storage· Oil refineries· Chemical manufacturing Do you feel the proposed prohibited uses address concerns about heavy uses?

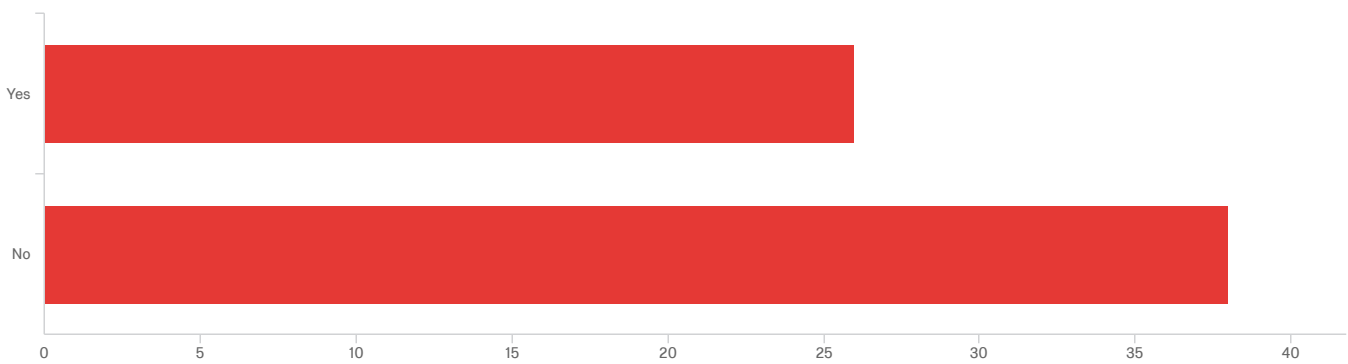


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1		1.00	2.00	1.42	0.49	0.24	65

#	Field	Choice Count
1	Yes	58.46% 38
2	No	41.54% 27

65

The proposed zoning ordinance requires applications for a conditional use to include an impact mitigation plan that details the anticipated environmental impacts to air quality, sensitive natural lands, transportation, and infrastructure related to the proposed use and methods to address these impacts. Do you feel the proposed impact mitigation plan will address environmental concerns?

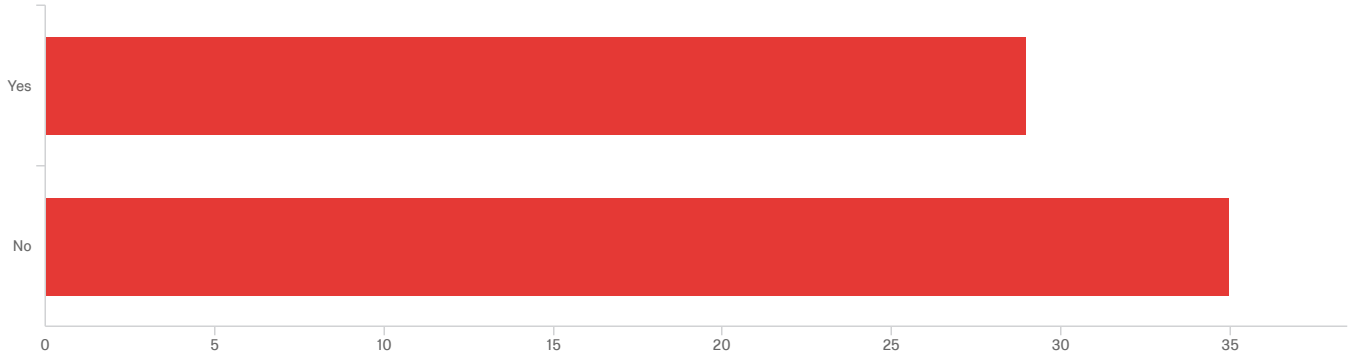


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1		1.00	2.00	1.59	0.49	0.24	64

#	Field	Choice Count
1	Yes	40.63% 26
2	No	59.38% 38

64

The proposed zoning ordinance requires applications for conditional use to include proof of approval by state and federal agencies, such as The Army Corps of Engineers. Do you feel the proof of approval by state and federal agencies will address community concerns?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1		1.00	2.00	1.55	0.50	0.25	64

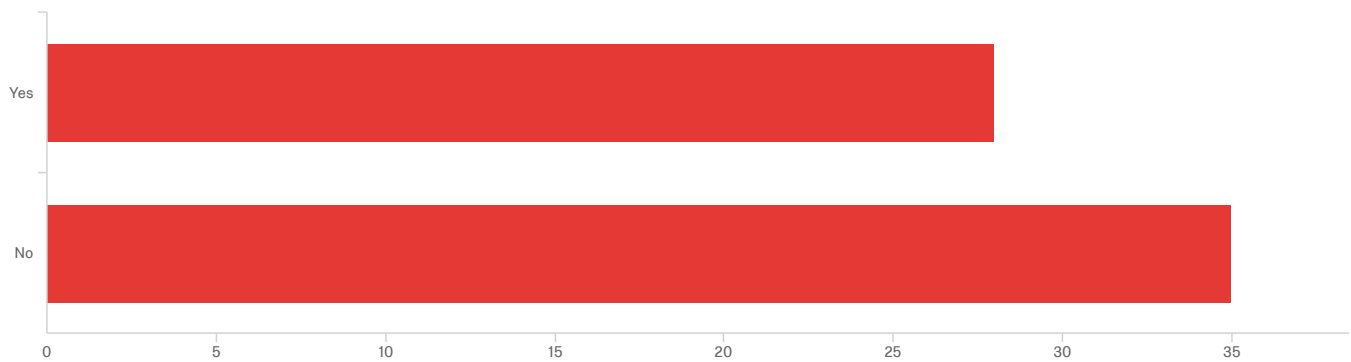
#	Field	Choice Count
1	Yes	45.31% 29
2	No	54.69% 35

64

State law specifically requires the City to allow the unloading, loading, transfer, or temporary storage of natural resources, within the inland port jurisdictional area. The proposed zoning ordinance will require natural resource and bulk storage to be:

- Approved through a conditional use process
- Located more than 1,000 feet from a residential zone
- Stored on a solid, non-permeable surface
- Contained within walls
- Include fugitive dust control measures
- Stored for no more than 30 days
- Enclosed within a building (for coal and coal byproducts only)
- Located more than 1,000 feet from any aquatic resource (for coal and coal byproducts only)

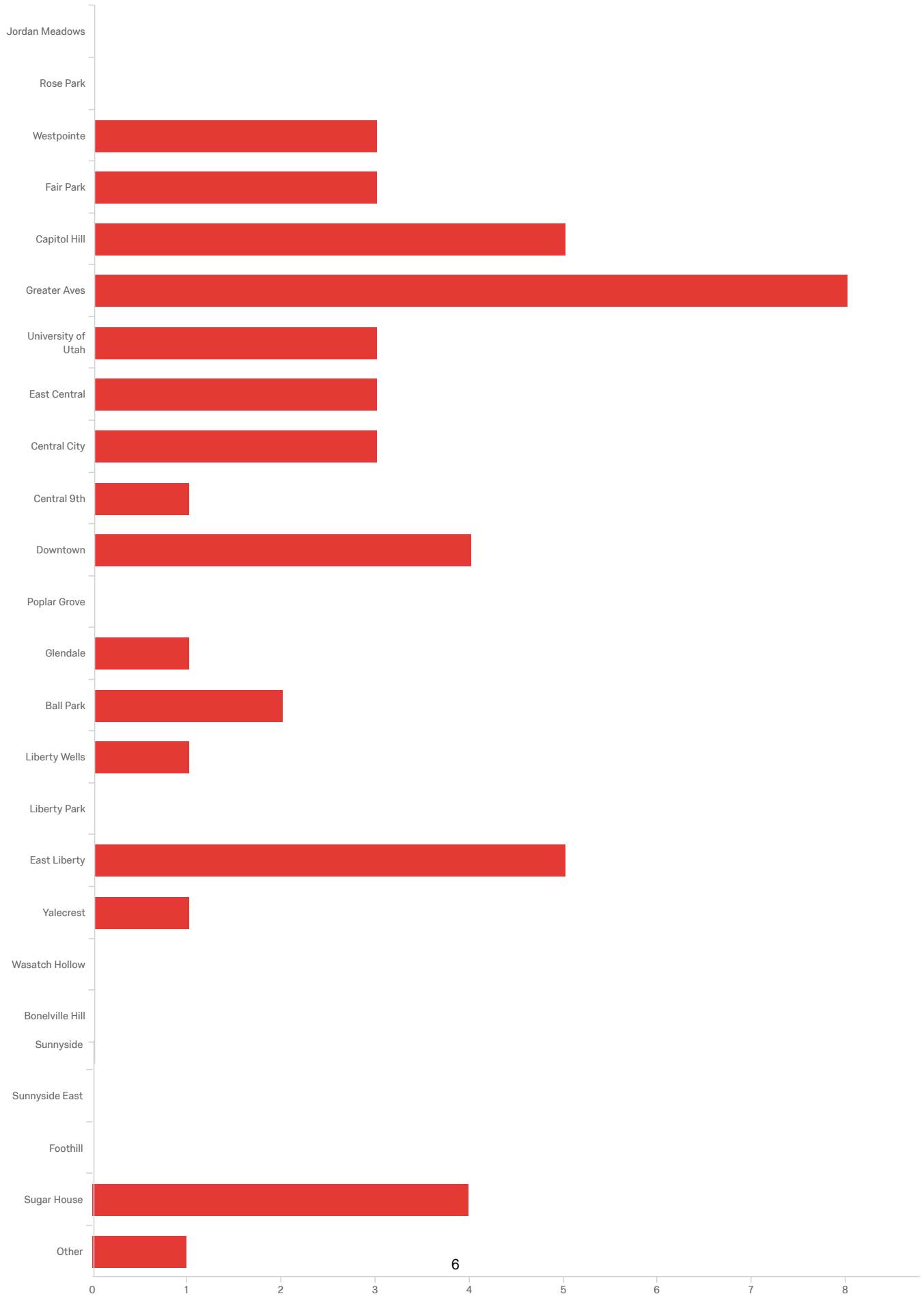
Do you feel the proposed zoning amendments address potential impacts related to natural resources and bulk storage within the jurisdictional boundary?

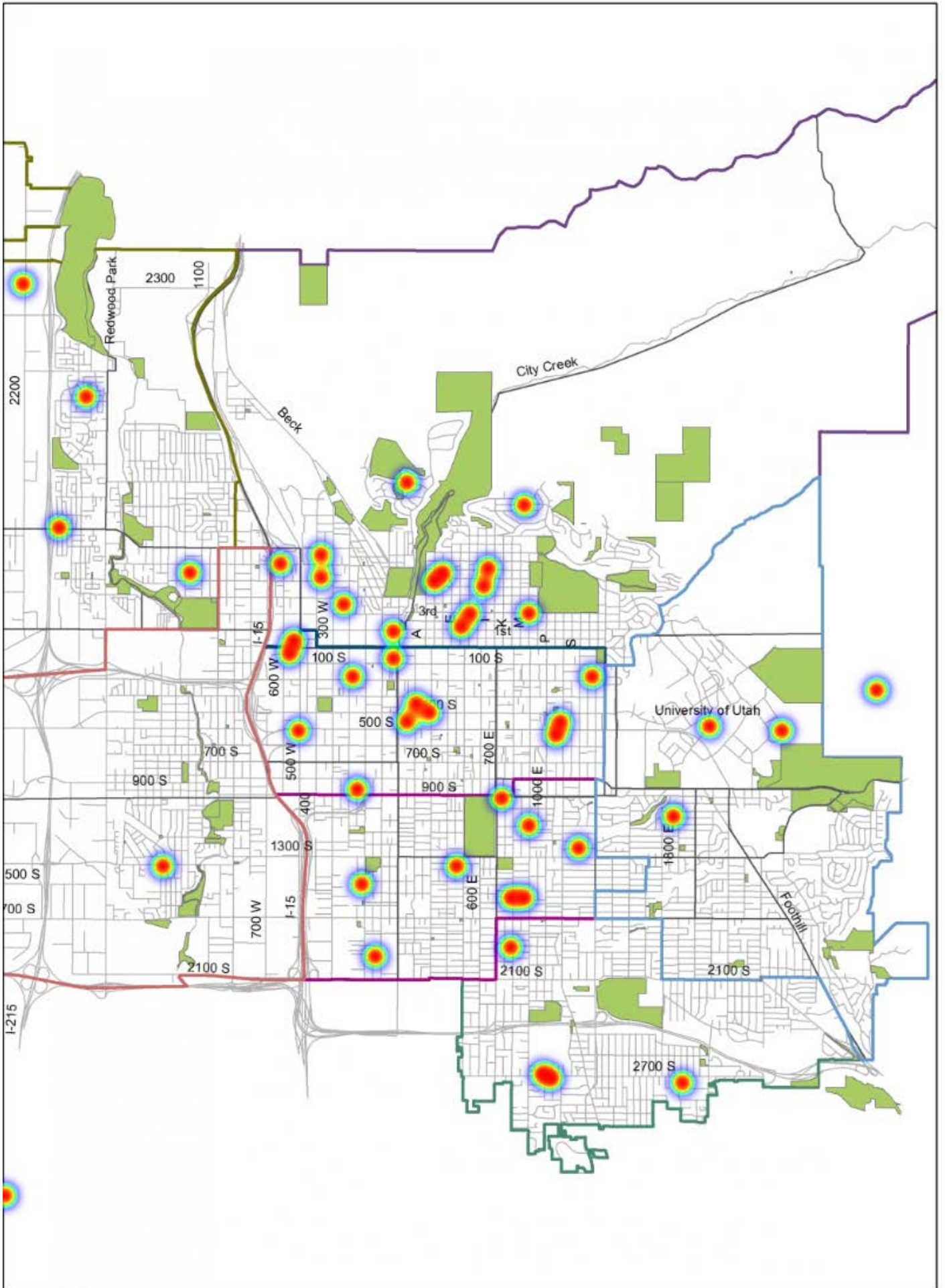


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1		1.00	2.00	1.56	0.50	0.25	63

#	Field	Choice	Count
1	Yes		44.44 %
2	No		55.56 %

In the map, please click on the approximate location nearest to your home or workplace. If you do not live or work in Salt Lake City please click off the map in the white space. - Regions

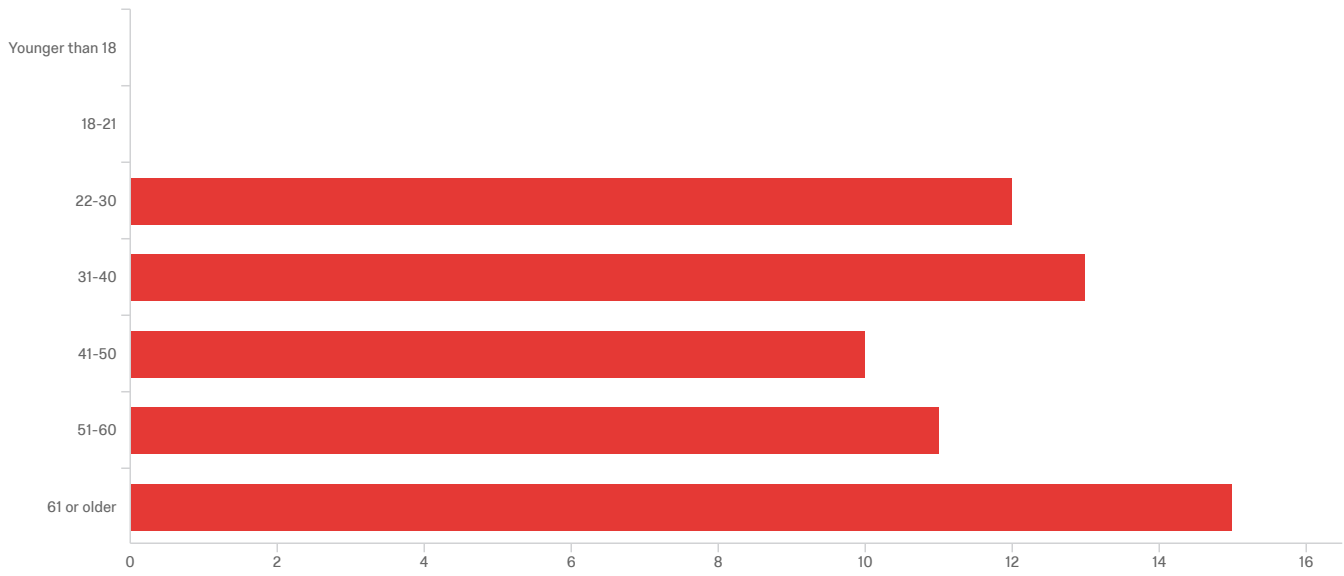




Zip Codes

A word cloud of zip codes in the 84100-84120 range. The most prominent zip codes are 84103 and 84105, which are the largest and darkest green. Other visible zip codes include 84115, 84116, 84108, 84101, 84104, 84102, 84106, 84114, 84095, 84128, 84020, 84109, 84117, 84111, 84003, and 84114.

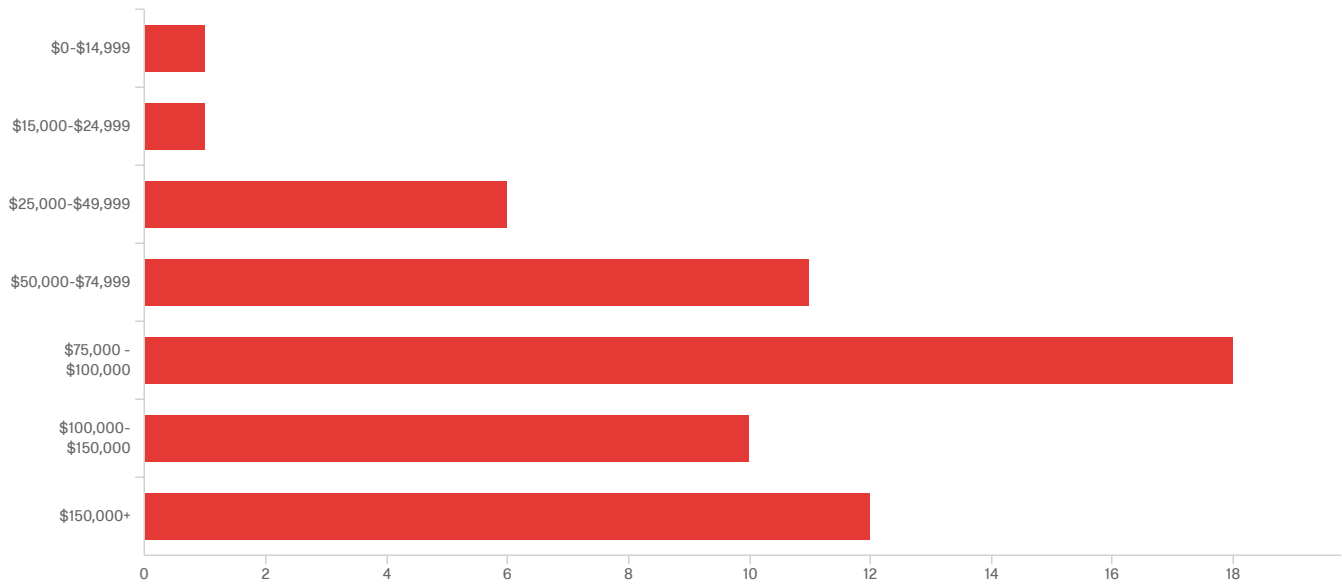
What is your age?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your age?	3.00	7.00	5.07	1.47	2.16	61

#	Field	Choice Count
1	Younger than 18	0.00% 0
2	18-21	0.00% 0
3	22-30	19.67% 12
4	31-40	21.31% 13
5	41-50	16.39% 10
6	51-60	18.03% 11
7	61 or older	24.59% 15
		61

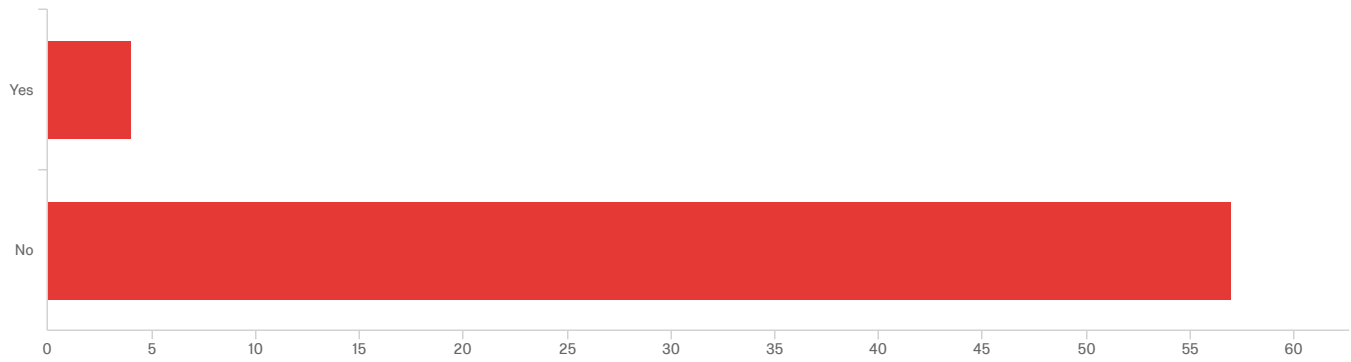
What is your household income level?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your household income level?	1.00	7.00	5.07	1.41	2.00	59

#	Field	Choice Count
1	\$0-\$14,999	1.69% 1
2	\$15,000-\$24,999	1.69% 1
3	\$25,000-\$49,999	10.17% 6
4	\$50,000-\$74,999	18.64% 11
5	\$75,000 - \$100,000	30.51% 18
6	\$100,000 - \$150,000	16.95% 10
7	\$150,000+	20.34% 12
		59

Are you a student?

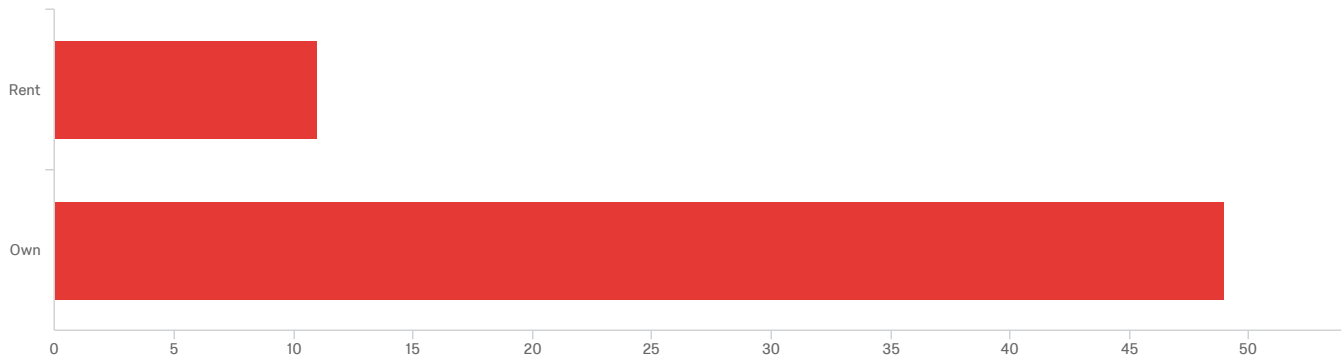


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Are you a student?	1.00	2.00	1.93	0.25	0.06	61

#	Field	Choice	Count
1	Yes	6.56%	4
2	No	93.44%	57

61

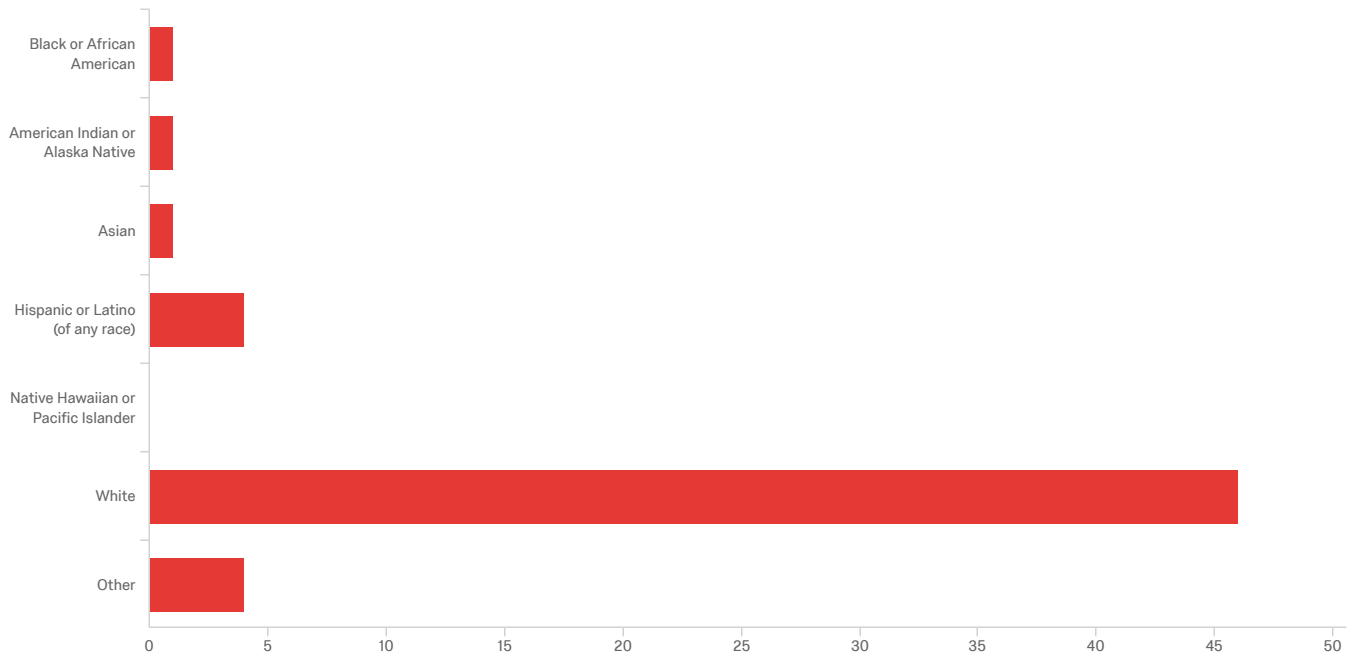
Do you rent or own?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Do you rent or own?	1.00	2.00	1.82	0.39	0.15	60

#	Field	Choice Count
1	Rent	18.33% 11
2	Own	81.67% 49
		60

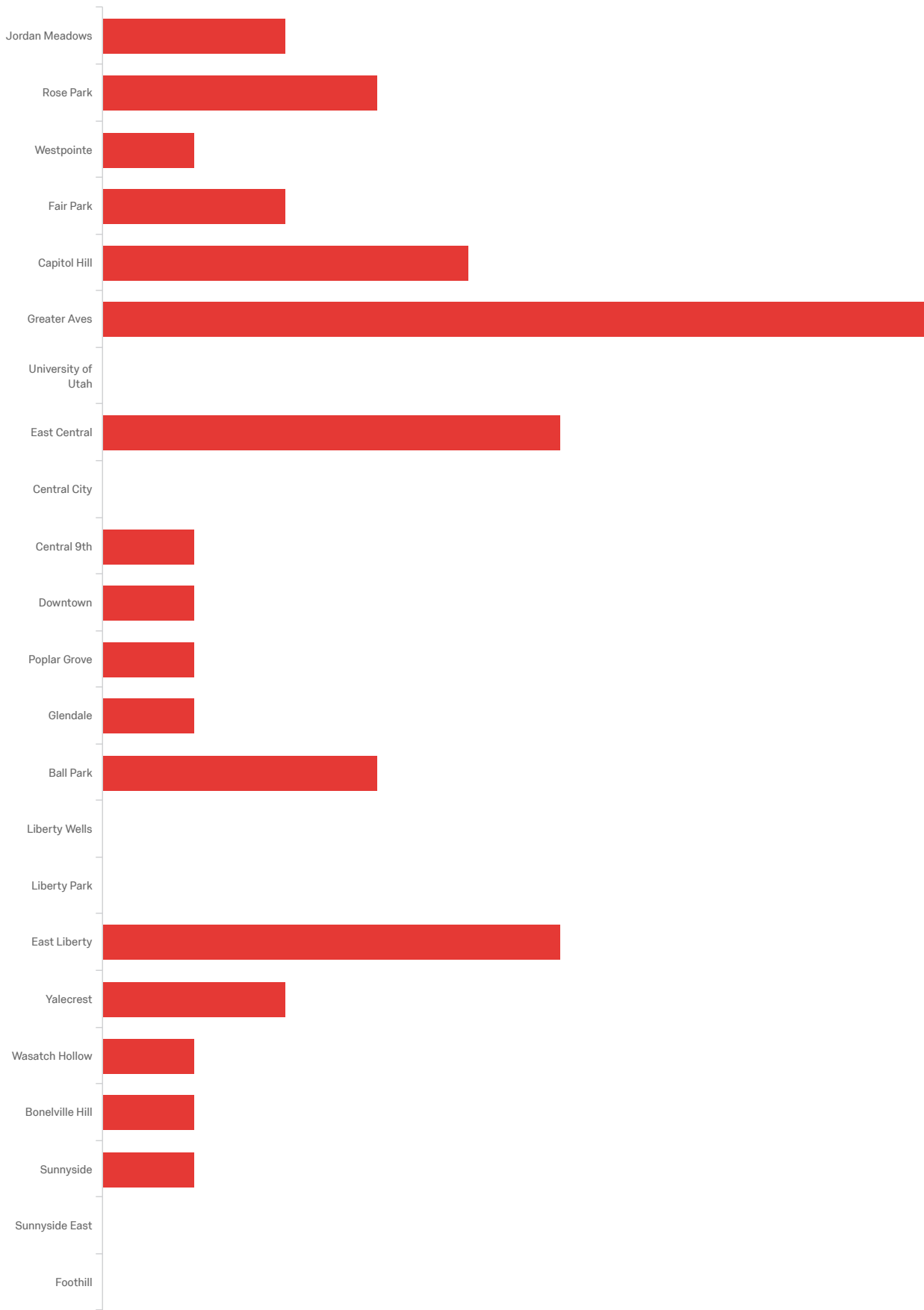
What is your ethnicity?

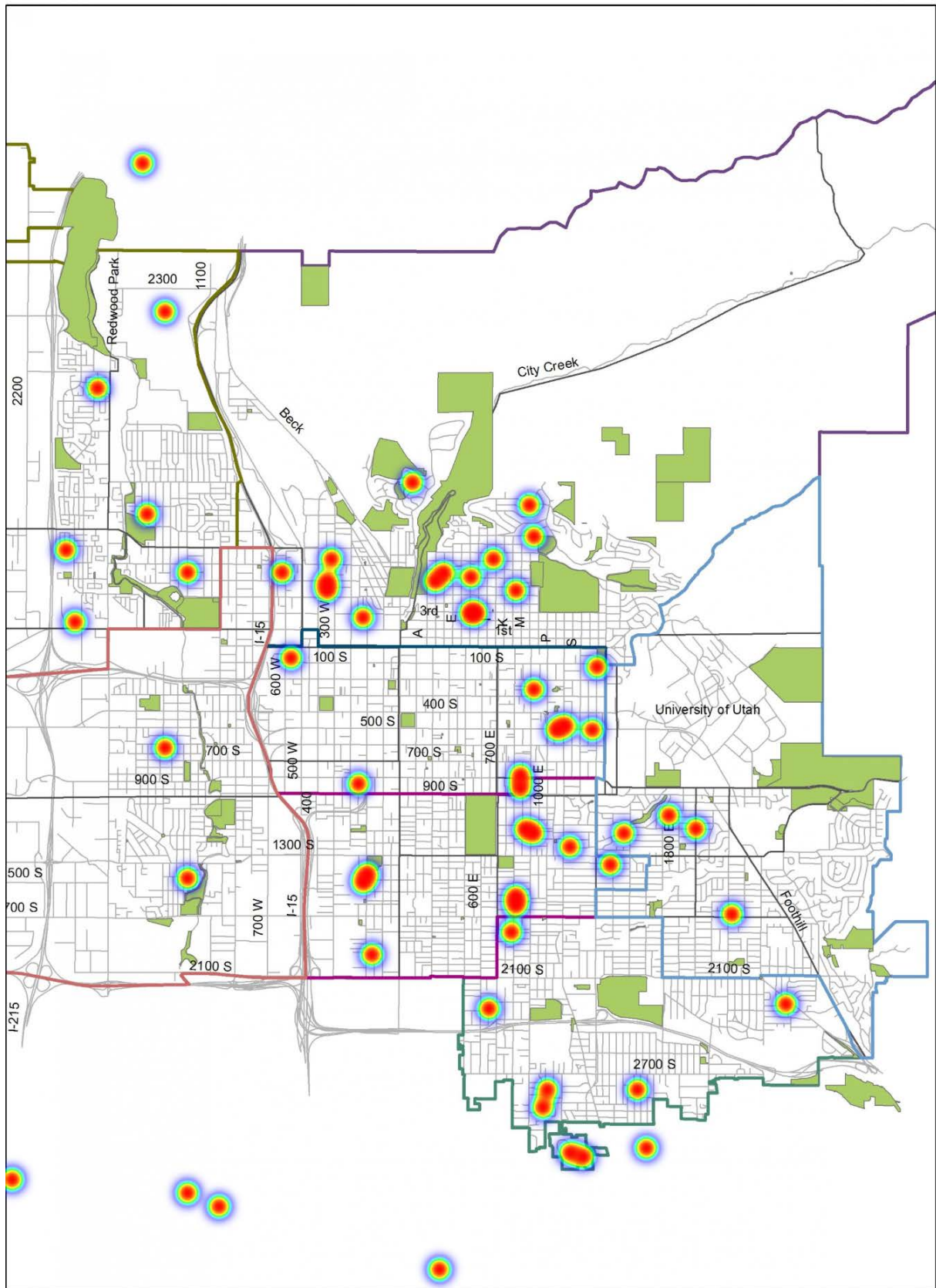
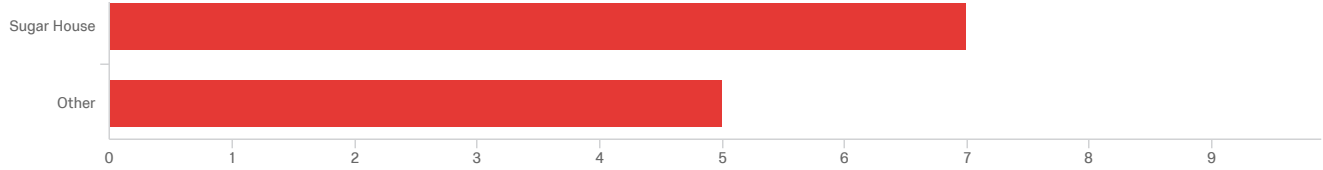


#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	What is your ethnicity?	1.00	7.00	5.72	1.07	1.15	57

#	Field	Choice Count
1	Black or African American	1.75% 1
2	American Indian or Alaska Native	1.75% 1
3	Asian	1.75% 1
4	Hispanic or Latino (of any race)	7.02% 4
5	Native Hawaiian or Pacific Islander	0.00% 0
6	White	80.70% 46
7	Other	7.02% 4
		57

Where do you live?





Qualtrics Comments

Date	Source	Comment
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Are protections in place to prohibit eminent domain? If not, are owners of properties within the new zone overlay being compensated above fair market value for their time/trouble? What are the impacts to marginalized communities? How close are homes/apartments/communities to the overlay areas?
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	But what consequences are in place if these guidelines are not adhered to? Some things are irreversible and some fines are just worth paying over following set laws. How will the oversize be achieved? If this is as huge as it looks, how can there be confidence in being able to achieve these goals?
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Definitely the best solution.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Do we have a concrete definition of "light manufacturing"?
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	I do not agree with having M-1 zoning expanded outside of where it currently stands
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	I don't trust anything my local government says.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	I feel the State and non-public meetings make the entire STATE process invalid.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	I think it is great that they are trying to address some of these concerns; however, the wording in this information is a bit confusing. If these items are issues that wouldn't typically be seen on an inland port anyway, then is this just something to placate the public?
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	I'm still concerned about the amount of freight traffic this is going to bring.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	It's a start, but it's not enough. The Inland Port should not be built regardless of its environmental impact. It serves no useful purpose. There are better places to put our money, certainly not in the pockets of the coal companies, greedy developers, and corrupt politicians.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	It's unfortunate the state government is forcing the City's hand. I hope there's a law suit in the work, this is extreme government overreach.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Open space should not be used for light manufacturing.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Restrict even light manufacturing. Air quality is already a huge issue in Salt Lake and is getting much worse.
9/25/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Rigged poll. You're treating the inland port as a fait accompli. I support no port or one dramatically reduced with zero stockpiling of fossil fuels for export. The expansion of heavy transportation alone will adversely affect air quality. There is no new wetland to mitigate the vast industrial footprint. And the port facilitates destructive, polluting extraction across huge swaths of the State.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Shouldn't commercial zones be interspersed in this area? How can the city zone in a way that promotes it's economic growth?
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Thank you for requiring bird-friendly designs and other measures to counteract the environmental impacts of this development. If there is a way to limit the amount of water the inland port can use, please do so -- I'm concerned about it's location adding to the drying-out of wetlands.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	The decision has been made and the dumb [language redacted] city Council is giving the state whatever they want, including using SLC residents tax and fee money.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	The inland port will bring prosperity to Utah, including Salt Lake City, and should not be unduly hampered by undue regulation. The questions in the survey are misleading because they assume the answer is always more regulation.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	The purpose and function of an "inland port" are not clearly defined enough to say if the zoning requirements fit the intended purpose and function.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	There needs to be a well defined area of open space through the new overlay area that allows the movement of wildlife between the GSL and areas to the south of the overlay district. It should include underpasses for all major roads that are designed to accomodate deer, antelope and any other native animals that are found in the area now.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	This whole port is a horrible idea, a horrible use of resources.
9/16/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	Too much air pollution for project too close to SLC. Please fix the air pollution for my grandchildren's sake. Closed door meetings may be legal but not fair to citizens. Utah politics as usual.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	We already have inland ports around SLC. Not only that, we have two train yards in the city. We need the jobs and as long as it is not killing anyone, I am for it.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	We must protect the air , plants and animals!
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	We shouldn't reduce zoning protections willingly.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	What about the sovereignty of the city? The state is just annexing it to enrich Greg Hughes and his cronies? And you have the audacity to ask about the appropriateness of M-1 zoning? Disgusting.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed overlay districts.	WI am still angry at the way this port was developed, rammed thru the Legislature, and with the almost self-assigned board.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	This is a land grab under the guise of progress. Be very concerned, the people will only tolerate this crony capitalism for so long, and when they have had enough you will be held to account.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Again, what consequences will be in place that will be a heavy enough deterrent over just paying fines?
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Any other use that requires extensive water use should also be prohibited. Air quality, water use, and wetlands and wildlife protection should not be allowed to suffer or diminish due to any uses proposed for an inland port. We already have some of the most polluted air in the entire nation; don't allow uses that will make it worse.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Can the City require a specific light manufacture use, such as green energy technology manufacturing? Maybe this can be achieved through incentive zoning.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	I don't trust anything my local government says.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Idling diesel trucks and train engines are just as bad as some of the proposed prohibited uses, so really not satisfied.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	I'm incredibly concerned with the air quality in this city, and it seems that the state's economic interests fail to address this tremendous issue time and again. It is my opinion that due to our air quality, an inland port is not an acceptable motion, period. Further, this inland port would be next to important habitat in our state, most of which is already highly impacted by industrial and heavy uses. Considering that the namesake of our city, the Great Salt Lake, is very close to this area, the proposed idea of an inland port is unacceptable.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Need to ban railroad diesel engines and require railroads to run on electricity. All diesel trucks must meet the latest standards.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Need to be very specific about what is not allowed. Do not leave any loopholes
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Overlay should be offset by a state investment in property for a wildlife rehabilitation facility, with development overseen by the two nearest licensed wildlife rehabbers in Ogden and Helper. Message SLC Help for Animals for more information. https://www.facebook.com/SLChelpForAnimals/
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Please find a neutral person to keep everything legal, non partisan, and safe to regulate and watch over this project!
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Railyard should not be allowed. Also I am concerned about new pipelines and an oil tank farm being proposed as a port of the inland port - but not really publicly discussed.

Date	Source	Comment
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Really - very intense? Try to enforce that. Do not build the Port.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Regardless of the types of usage, truck traffic will go way up. That traffic should be restricted to certain roads.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Thank you for not allowing the inland port to become a "back door" approval for heavy industry.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	The port should be canceled immediately.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	The state will do whatever they want and the SLC council will give it to them.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	These heavy industries need to be spelled out, what the lay person might consider heavy industry may not be so classified by industry standards.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	They may limit heavy uses, but that begs the question as to whether heavy uses should be prohibited.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	What about coal, and mining by products? We need more details....
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	What about low level radioactive waste? What about power generation and waste inceneration? Will these be allowed? Minimize air quality impact.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	What about ore precessing? I do not know that coal ore is considered the same as oil or chemical manufacturing. Would coal processing be permitted? How would that waste be managed, mitigated?
9/25/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	What does prohibiting mining do in zoning aside from stopping gravel pits? The real mining of tar sands and coal is beyond City control. The zoning limits processing resources, but not transporting them.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed prohibited uses.	Why would we ever consider that this half measure will provide any protection against heavy use when you are creating an overlay district to bypass current zoning.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Again, not enough. The Post should not be built. That entire area, except what is needed by the airport should not be developed.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Air quality in our valley is a TREMENDOUS concern. It must be protected.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	All it does is add a layer of bureaucracy. These rarely have good enforcement. How do you mitigate idling diesel trucks?
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	An impact mitigation plan may detail anticipated impacts but does not ensure that there will be methods that successfully avoid or mitigate those impacts.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Any development is going to impact the natural environment which could have unintended consequences.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Because we always under estimate how much crap we produce and over estimate our ability to control it.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Conditionally, if the public and independent experts are given the opportunity to provide input.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Does the mitigation plan require a timeline for implementation/reduction to impacts? I'm afraid that although an applicant is able to estimate impacts to the site, they won't be held to following through with any mitigation. This portion of the application should also include electricity needs, in order to meet the City's climate and energy goals, with emphasis on building electrification and renewable energy.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Environmental concerns are not just limited to wetlands, sensitive natural lands and the items in the proposed impact mitigation plan. For example I did not see any mention of the increased water consumption for the industry that will come along with the inland port. We're already in drought with unchecked population growth - the last thing we need is more heavy users of our limited water supply.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	I couldn't find a proposed mitigation plan, only the mention of a potential one. I would like to know who is in charge of the mitigation plan. Is it someone with a credible scientific background? Is it someone who has the best interests of the valley in mind, or is it going to be someone that panders to the agenda of economic growth only? It seems incredibly unlikely that this proposed project won't have devastating effects on our air, water, land, and sensitive species, which are just as valuable to this state and its patrons as the economy. In fact, those things are a LARGE part of the existing economy.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	I don't feel I have enough information to have an informed opinion about efficacy of this mitigation plan, an would require more to trust the language to guard the citizens.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	I don't trust anything my local government says.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	I recently learned it will cost at least \$140,000,000 to cleanup this area. They already lied about the costs with the new prison.
9/19/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	I think the City should implement incentive zoning for low impact strategies.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	If it's possible to allow Salt Lake City to make a decision prohibiting development based on the results of an impact mitigation plan, please build that into the overlay zone ordinance.
		I'm not a Salt Laker anymore, but I was from 2011-13 and then lived in WVC from 2013-15.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	One impact that I hope is being considered is the environmental air quality impact from odors here. Certainly particulates and ozone are important, but the odors do deserve attention as they can become a real quality of life nuisance. The predominant wind here is southwest and the existing industrial and manufacturing land use here often creates foul smelling odors on the west side of the valley, emanating from facilities in SLC. This becomes a problem especially during summer months. So if I may make a comment on behalf of my former neighbors in West Valley, please discuss this with city leadership there, as well. They're aware of the odor complaints, and I worry a large inland port such as this would only exacerbate the problem.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Is it OK to pillage the land, toxify the air at the expense of the local population? Give me a break.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Maybe is the answer. It's better than nothing.
9/25/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Mitigation is a sham with the lake drying up and water diverted for municipal and industrial uses.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Must control air pollution from diesel engines.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	No, because the people at the state level don't care about any of those things. I still think there should be a plan, but not confident it will 1) be accurate, and/or 2) any of the mitigation will actually happen.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Our transportation infrastructure, roadways and air quality will suffer. Our freeways are already heavily used by long haul trucks adding who know how many more, our transportation corridors will be choked.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	That is the major problem with the inland port. For every additional BAD contribution to Salt Lake's air quality there should be a REQUIREMENT to offset it --- like only allowing electric vehicles, requiring green energy, etc.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The damage will far out way any potential "mitigation"
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The environmental cost is almost incalculable. We are not a port city!
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The impact mitigation plan should be required for ALL uses in the overlay M-1 zone, regardless of whether or not the use is permitted or conditional in the underlying zone. Otherwise there are too many uses that will not be required to have mitigation plans.
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The inland port is going to be built near where there is little to damage.

Date	Source	Comment
9/11/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The mitigation plan may not sufficiently reduce anticipated negative environmental impacts.
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The only mitigation plan backed in science at this point would not allow an inland port in the first place. Our air quality is disgusting as is and this will only negatively effect it.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	The state doesn't look out for the health of the citizens, or it would do something about the terrible air we have. I'd rather the city have local control
9/16/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	Too much air pollution. Everybody hates the air here. Except the politicians.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	We need this plan to be more detailed and restrictive (in anticipation of what might come 20 years from now). Air quality and water conservation are the most important issues to detail...
9/18/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	What offsets are being made for transit, including light rail? State overreach of power into city land is troubling.
9/17/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	While conditional use based on an impact mitigation plan should be a required component of any inland port, I don't know enough about how, and by whom, an impact mitigation plan would be administered and enforced. I don't trust the State to do it in a way that would actually protect the environment because that just is not a priority for them. As mentioned above, I think that air quality, water use, and wetlands and wildlife protection are at risk with an inland port, so the establishment and governance of the inland port must include real safeguards against any damage to those environmental features.
9/12/2018	Qualtrics - Please share any additional comments you have about the proposed impact mitigation plan.	While I support local economic growth, I'm not comfortable with the idea of adding to our continuously growing environmental problems. Despite some mitigation efforts in the plan, ANY additional air quality impact is too much for our area - we need to start working diligently working on reduction; we already have some of the most significant air quality issues in the US.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	A valuable step
9/11/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Applications for conditional use, AKA rubber stamp. Uhg, this is such [language redacted] .
9/16/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Closed meetings unfair. Does not allow public scrutiny.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Community members need to be given more of a voice.
9/25/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	DNR is directly funded by excise taxes. The EPA is being neutered.
9/19/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	having state and/or federal agencies do proof of approval is kind of like appointing wolves to take care of sheep isn't it?
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	I fear that state and federal agencies will simply rubber stamp anything a business wants to do.
9/19/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	I have no faith in state agencies to ensure development will be in the community's best interest.
9/12/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	I think there needs proof of approval from legit environmental groups as well.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	I very rarely feel as though my representatives hear or care about the concerns of myself and their constituents, so how can I count on them to make appropriate decisions on this project? I also feel that it is necessary for these agencies to be well informed by the scientific community on issues of this nature, something that I do not have faith will actually happen.
9/12/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	I'm not confident that current federal agencies would be best suited for ensuring public health.
9/12/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	In addition to the state and federal approval, applications for conditional use should also require Salt Lake City council approval with at least a 45 day public comment period.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	It is clear that this is a pet project, that a few people want to become famous and rich. This has nothing to do with helping Utah or the environment.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	It's obvious the STATE (the guys that came up with inland port without consulting SLC) and the FED (the guys trying to reduce/sell off Utah outdoors) do not give a [language redacted] about our community.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Look at what the army corp has done to our rivers
9/12/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Maybe this will alleviate concerns.
9/12/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Not confident at all that the people currently in charge at the state or federal level will prioritize community concerns that don't come with big \$\$\$ attached.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Of course they won't - are you serious?
9/11/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Really a maybe and not a yes. Politics will affect how the Federal and State governments will act.
9/11/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Should be approval by city agencies.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	State and Federal agency oversight for any city property within the new port zones should include public hearings, public participation in the form of board members (seat at the table for meetings) and full disclosure to media.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	The current incumbents believe they know better than the constituents that put them into power, they do not currently listen, I don't believe they will begin to in the near future. If they were listening we would not be discussing an idea as absurd as an inland port in an inversion affected valley.
9/11/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	The inland port is for the good of the state of Utah and the country. It's not all about the city counsel of Salt Lake City.
9/19/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	The state in general and some members of the legislature in particular, have show a new level of disdain for community concerns.
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	The State is corrupt. COE is losing its objectivity.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	This oversight is better than nothing.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Unless the Army Corps recognizes the ephemeral wetland/ wetland buffer at about 700N.
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	We should also include city and state agency approval. Including the department of environmental quality
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	What about local community voices? Do they have a say in hoe this develops?
9/17/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	What do State and federal agencies care about our neighborhoods and communities
9/18/2018	Qualtrics - Please share any additional comments you have about proof of approval by state and federal agencies.	Which agencies? If the corrupt developer/politicians that thought of this inland port can sign off on these uses, then we are screwed.
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	All inland port meetings should be open to the public at all times.
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Anything you can do to limit the emissions coming from the inland port would help the air quality which is going to have negative effects on the quality of life, especially for children, and Utah's economy as the state develops a reputation for pollution.
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	At this point I think you have a clear understanding of what I think of this utter [language redacted] show.

Date	Source	Comment
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Continue to be transparent and keep the public involved!
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Focus on real issues...
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Greenspace should be included.
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I am concerned about the water, animals, and birds that will be impacted by all the construction in this area
9/10/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I am in favor of the inland port and don't want it hampered by excessive regulation. The legacy highway cost more than it should because of silly litigation, but in the end it's there at much greater cost. Let's avoid that debacle here.
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I am in favor of the inland port as long as SLC has the revenue to service the area and there is little impact on air quality and wetlands.
9/19/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	i think you are doing the best you can with the heavy hand of the state but again what covers the transport of the coal?
9/12/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I think you've done a pretty good job trying to protect our city from harmful uses given the constraints you face. But I was unable to answer "yes" on several questions, because I think the effect of your zoning changes may be tested.
9/12/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I would like to know if there is any area within the jurisdictional area that will be reserved for residential and mixed-use zones. As Salt Lake City is a quickly growing city, we need to have room to expand and provide sufficient housing for our citizens.
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	I'm concerned that the salt lake city residents do not have a say in what happens at the port. It appears the the legislators don't care and are profit driven. Where will the taxes collected go? Can we at least have a say in where that money is spent? How about putting some towards education or homeless assistance?
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	It appears that the city is doing what it can to control the development. However, I can see the manufacturers cutting corners and eventually lobbying to stretch the rules. This opens up a can of worms to corruption in the private sector and lobbying. Please don't let big business further worsen our air quality and take over our natural resources!
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	It's better than nothing, but no Port is the best position.
9/12/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Just add as many additional requirements and delays as legally possible in hopes that the next recession will stop the whole thing dead in its tracks.
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Mostly the odor thing. It really is a problem and while I'm not there any longer I do care and would hate to see it made worse. I understand the need to rezone, but please make this a focus of your rezoning efforts. Thanks.
9/12/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	My ultimate concern is around the environmental impact. The Wasatch Front is an incredible place but our air quality continues to be awful. For a state so reliant on it's natural beauty, we'd be better off exploring initiatives to expedite our air quality improvements, opposed to adding to them.
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Our lands are being assaulted. I understand the need to grow as a human things, but we are already ruining things that cannot be fixed short term. The precious landscape we live in is already under a shroud of grey and brown air. The salt lake shrinks as we divert water and starve it. We kill the land, we kill humans. Just be honest. Ensure integrity. Do it if with 100% certainty these things can be achieved. If not, dont.
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Overlay should be offset by a state investment in property for a wildlife rehabilitation facility, with development overseen by the two nearest licensed wildlife rehabbers in Ogden and Helper. Message SLC Help for Animals for more information. https://www.facebook.com/SLChelpForAnimals/
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Stop [language redacted] out the State for corporate profits.
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Thank you for taking the time to hear citizen concerns. I appreciate your efforts to keep all of our best interests in mind.
9/11/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	The mitigation plans should provide a 100% offset to negative environmental impacts.
9/12/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	The zoning requirements are not going to change the misuse and mistreatment of the land. This is a complicated area and the city council and Utah legislature have passed this too quickly. It is not best for Utah and Salt Lake City. If we have to go forward I will not be happy until zoning discusses pollution and the air quality.
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	There is too much encroachment to the Great Salt Lake wetlands. I would like to see the existing road that appears to be the extension of 700 N, or the northern extent of the existing building footprints for the buildings along the North side of Harold Gatty Drive, be the extend of the "light industry" zone and have everything North of 700 N be protected open space.
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	Also, do we really want to set up a port in the middle of our valley that provides direct access for international drug (and potentially human) trafficking? How do we protect against this?
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	This is criminal.
9/17/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	This whole plan is a land grab by the state, taking power and financial resources from the city
9/18/2018	Qualtrics - Please share with us any other questions or concerns you have about the proposed zoning amendment.	We need to address debris falling off trucks and damaging cars. I think there should be mitigation efforts to keep affected freeways cleaned of obstructions.

5. ORIGINAL PETITION



Petition Initiation Request

Community & Neighborhoods Department

To: Mayor Jackie Biskupski
From: Nick Norris, Planning Director
Date: July 25, 2018
CC: Mike Reberg, Department of Community & Neighborhoods Director; Michaela Oktay, Assistant Planning Director; file
Re: Inland Port Zoning Modifications

This memo is to request that you initiate a petition for the Planning Division to begin the process of amending the zoning ordinance in response to the requirement in HB2001 for the city to list an inland port as a permitted or conditional use in the zoning districts that include Inland Port Authority Lands as described in HB2001.

HB 2001 provides a deadline of December 31, 2018 to adopt the regulations. This deadline will result in a compressed but intense engagement period and an expedited Planning Commission recommendation and transmittal process to the City Council. The process will include a public engagement period that is anticipated to occur in August and into September and will include, at a minimum, targeted input from the community councils located west of I-15 and a broader community meeting that would include property owners, non-government organizations (NGOs), and all other community councils and residents to provide input. The process will also include digital/online engagement opportunities for those that either cannot or chose not to attend a community meeting. The engagement process will be condensed and intensive and occur up to the Planning Commission recommendation, which is tentatively scheduled for September 26th.

It is anticipated that the zoning amendments will include additional environmental performance standards for some inland port uses. The extent of these standards will be determined through the public engagement process and based on the goals and policies found in the Northwest Quadrant Master Plan. Planning staff will work with the City Attorney's Office to identify any issues or conflicts that a proposed ordinance may have with applicable state and federal statutes.

If you have any questions, please contact me.

Concurrence to initiating the zoning map amendment petition as noted above.

please see attached letter.



July 31, 2018

Dear Planning Director Norris,

I received the Planning Division's Petition Initiation Request asking me to initiate the process of amending the City's zoning ordinance in order to meet the December 31, 2018 deadline in HB2001. As you are aware, I objected to the initial legislation regarding the inland port and to the changes made to the legislation during the July 18 Special Session. I continue to believe that the legislation violates the Utah Constitution and illegally usurps the City's authority.

In order to protect the City's interests and preserve options going forward, I request that the Planning Division begin the process of amending City Code as requested. Please initiate the zoning map amendment petition as outlined in your July 25, 2018 memo.

Sincerely,

A handwritten signature in blue ink that reads "Jackie Biskupski". The signature is written in a cursive, flowing style.

Jackie Biskupski
Mayor

6. MAILING LIST

OWN_FULL_NAME	CAREOF_ATTN_NAME	OWN_ADDR	OWN_CITYSTATE	OWN_CITY	WN_STAT	OWN_ZIP	ZIP_FOUR
1 215 COMMERCE CENTER LLC		300 PARK BLVD	ITASCA IL	ITASCA	IL	60143	
1125 LEGACY PARTNERS LLC	ASSOCIATED TAX APPRAISERS	PO BOX 91119	AUSTIN TX	AUSTIN	TX	78709	1119
208 N2100W, LLC	CAPSTONE PROPERTY MANAGEMENT	4422 S CENTURY DR	MURRAY UT	MURRAY	UT	84123	2513
2200 WEST LLC	MARVIN F POER AND CO	410 17TH ST # 1175	DENVER CO	DENVER	CO	80202	
276 METRO, LLC		3022 E 25 S	LAYTON UT	LAYTON	UT	84040	
42 HOTEL SLC LLC	INTERCOASTAL PROPERTY SERVICE	145 W MAGNOLIA BLVD	BURBANK CA	BURBANK	CA	91502	
4310 CALIFORNIA, LLC		4350 W CALIFORNIA AVE	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4494
5600 BONNYVIEW, LLC; 32.93 % ET AL		1000 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	3175
60 SOUTH 5100 WEST LOT 3, LLC		11292 WESTERN AVENUE	STANTON CA	STANTON	CA	90680	2912
A J & M CO. LLC		7875 S 965 E	SANDY UT	SANDY	UT	84094	
ACTION PROPERTIES LLC	DIANA JOHNSTON	603 S 4050 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4417
AIR LIQUIDE INDUSTRIAL U S LP		PO BOX 460149	HOUSTON TX	HOUSTON	TX	77056	
AIRPORT LAND LLC		51 E 400 S # 210	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	2764
AIRPORT PARK SALT LAKE CITY LP	MR JON S SCHISLER	1301 DOVE ST SUITE 1080	NEWPORT BEACH CA	NEWPORT BEACH	CA	92660	
ANSON LOGISTICS ASSETS LLC	CORPORATION SERVICE COMPANY	251 LITTLE FALLS DR	WILMINGTON DE	WILMINGTON	DE	19808	
ARC 4CP LLC		3851 S 400 E	BOUNTIFUL UT	BOUNTIFUL	UT	84010	
AVALON REALTY-FOURTH SOUTH, L.L.C.		206 N 2100 W # U5	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	
AVALON REALTY-FOURTH SOUTH, L.L.C.		206 N 2100 W # U6	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	
AVALON REALTY-FOURTH SOUTH, L.L.C.		208 N 2100 W # U4	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	
B&B LAND, LLC		7055 LINDELL RD	LAS VEGAS NV	LAS VEGAS	NV	89118	
BANGERTER BUILDING LLC		1391 E COUNTY LANE	ERDA UT	ERDA	UT	84074	
BAY BRIDGE/CORPORATE LLC	DRAWBRIDGE REALTY TRUST LLC	3 EMBARCADERO CTR #2310	SAN FRANCISCO CA	SAN FRANCISCO	CA	94111	4039
BAY BRIDGE/CORPORATE, LLC	MARK WHITING/DRAWBRIDGE PARTN	3 EMBARCADERO CENTER	SAN FRANCISCO CA	SAN FRANCISCO	CA	94111	
BERNOLFO, DAVID; ET AL		163 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1917
BERTOCH & ASSOCIATES LC		9471 S MCVEA CT	SOUTH JORDAN UT	SOUTH JORDAN	UT	84009	9793
BIG-N INVESTMENT CO LLC		PO BOX 45005	SALT LAKE CITY UT	SALT LAKE CITY	UT	84145	0005
BIOFIRE DIAGNOSTICS, LLC	LEGAL DEPT	515 S COLOROW DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84108	1248
BIOMEDICAL INDUSTRIAL HOLDINGS, LLC		595 S RIVERWOODS PKWY	LOGAN UT	LOGAN	UT	84321	
BOARD OF EDUCATION OF SALT LAKE CITY	BUSINESS ADMINISTRATION	440 E 100 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1898
BOTT PROPERTIES, LLC		717 S 5600 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5301
BOUNTIFUL CONSTRUCTION INC	FRED STROMNESS	181 N 200 W SUITE 1	BOUNTIFUL UT	BOUNTIFUL	UT	84010	7001
BOYER ONE AIRPORT BTS, L.C.	THE BOYER COMPANY	101 S 200 E # 200	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	3107
BRIGHTON & NORTH POINT IRRIGATION COMPANY		PO BOX 112107	SALT LAKE CITY UT	SALT LAKE CITY	UT	84147	2107
BT-OH, LLC	ATTN:CORP REAL ESTATE TAX	55 GLENLAKE PKWY NE	ATLANTA GA	ATLANTA	GA	30328	3474
C & L PROPERTY HOLDING, L.L.C.	BARBARA HOWARD	PO BOX 249	MAGNA UT	MAGNA	UT	84044	0249
C REIT UT, LLC	CORPORATE LEGAL	TWO N RIVERSIDE PLAZA	CHICAGO IL	CHICAGO	IL	60606	
CABALLERO, LLC; ET AL		136 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	1602
CALIFORNIA AVE LAND LLC		719 HAMPTON COURT	ALPINE UT	ALPINE	UT	84004	
CALIFORNIA AVENUE FARM LLC	SCOTT A NIELSEN	1881 E JEREMY DR	MURRAY UT	MURRAY	UT	84121	2135
CALIFORNIA BANGERTER OFFICE, LLC		358 S RIO GRANDE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	1106
CAO, SON; JT HO, THU T M; JT		1483 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
CAT HOLDINGS LLC		PO BOX 398	SALT LAKE CITY UT	SALT LAKE CITY	UT	84047	0398
CHIN LLC		13373 PERRIS BLVD #C-203	MORENO VALLEY CA	MORENO VALLEY	CA	92553	5409
CHRISTENSEN, ELLIOTT F		8678 S SUGARLOAF CIR	COTTONWOOD HTS UT	COTTONWOOD HTS	UT	84093	2126
CHRISTENSEN, LYNN D & CHARLOTTE K		3323 S 6400 W	WEST VALLEY UT	WEST VALLEY	UT	84128	1332
CLIFFORDCO, LLP		2578 S MAPLE HILLS DR	BOUNTIFUL UT	BOUNTIFUL	UT	84010	
COBRA PROPERTIES LLC	C & M MFG	657 S 4150 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4409
COLE ID SALT LAKE CITY UT, LLC	RYAN	PO BOX 847	CARLSBAD CA	CARLSBAD	CA	92018	
CONSTRUCTION PLUS, INC.	BANGERTER PROPERTIES	3064 S HUNTER CANYON DR	WEST VALLEY UT	WEST VALLEY	UT	84128	1222
CONSTRUCTION WASTE MANAGEMENT, LLC		6867 S 700 W # A	MIDVALE UT	MIDVALE	UT	84047	4507
COPART OF ARIZONA INC	RANDY A RACINE	14185 DALLAS PKWY	DALLAS TX	DALLAS	TX	75254	

CORDAS, BARBARA W & WEISSMAN, DAVID W (TC)		460 ARMSTRONG WAY	EVANS GA	EVANS	GA	30809	
CORP OF PB OF CH JC OF LDS	TAX ADM DIV 500-3766	50 E NORTHTEMPLE ST #2225	SALT LAKE CITY UT	SALT LAKE CITY	UT	84150	
CORS, LLC		20 W CENTURY PARK WY	SOUTH SALT LAKE UT	SOUTH SALT LAKE	UT	84115	3508
COSTCO WHOLESALE CORPORATION	PROPERTY TAX DEPT 584	999 LAKE DRIVE	ISSAQUAH WA	ISSAQUAH	WA	98027	8990
CROWN AT SHADOW GLEN LLC	UTAH NON PROFIT HOUSING	223 W 700 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	2715
DALEY, KYLE & HEATHER; JT		425 N SILENT GLEN LN	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	3758
DAVIES, STEVEN T		2004 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1100
DELUXE MANUFACTURING OPERATIONS,INC	LEGAL DEPARTMENT	3680 VICTORIA ST NORTH	SHOREVIEW MN	SHOREVIEW	MN	55126	
DIVERSIFIED HABITATS 1 LLC	TODD MILLER	3455 N COTTONWOOD LN	PROVO UT	PROVO	UT	84604	
DOUBLE S INC	DON SCHOW	P.O. BOX 94	RUPERT ID	RUPERT	ID	83350	
DOUGLAS WAY LLC	GADDIS INVESTMENT	1400 S FOOTHILL DR # 34	SALT LAKE CITY UT	SALT LAKE CITY	UT	84108	2392
DREDGE MANAGEMENT LLC	CORY GRUNDMANN	11598 S HIGH MOUNTAIN DR	SANDY UT	SANDY	UT	84092	5658
DREDGE MANAGEMENT LLC		537 W 600 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	2215
DREDGE MANAGEMENT, LLC		537 W 600 S # 200	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	2251
DUMKE, EZEKIEL R III; ET AL	WESTERN STATES MANAGEMENT	2159 S 700 E # 200	SALT LAKE CITY UT	SALT LAKE CITY	UT	84106	1888
EARLE M JORGENSEN COMPANY		PO BOX 801707	DALLAS TX	DALLAS	TX	75380	
EAST WING OWNERS ASSOCIATION	CAPSTONE PROPERTY MANAGEMENT	4422 S CENTURY DR	MURRAY UT	MURRAY	UT	84123	2513
EASTON PROPERTIES V LLC	CAREN SAWYER	5990 SEPULVEDA BLVD	VAN NUYS CA	VAN NUYS	CA	91411	
ENGLAND REAL PROPERTY HOLDINGS, LLC		4701 W 2100 S	WEST VALLEY UT	WEST VALLEY	UT	84120	1223
EPPERSON ASSOCIATES, LLC		6905 GEYSERS RD	GEYSERVILLE CA	GEYSERVILLE	CA	95441	
ET SUB REIT LLC		101 W ELM ST	CONSHOHOCKEN PA	CONSHOHOCKEN	PA	19428	
FAE 452741R SAN, LLC	CALIFORNIA AVENUE FARM LLC	1881 E JEREMY DR	MURRAY UT	MURRAY	UT	84121	2135
FAE 452741R SAN, LLC		215 S STATE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	2309
FAE HOLDINGS 415753R, LLC	QUALITY ASSET	421 N JOHN GLENN RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4409
FARB-AIRPORT LAND II, LLC	MICHAEL B FALK	PO BOX 11491	SALT LAKE CITY UT	SALT LAKE CITY	UT	84147	0491
FEDEX NATIONAL LTL INC	BURKE & ASSOCIATES LLC	3336 E 32ND ST SUITE #217	TULSA OK	TULSA	OK	74135	4442
FERGUSON INDUSTRIES, LLC		2223 S HIGHLAND DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84106	2808
FLINT, STEVEN R & JONI D; TRS		2066 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1100
FLOWER PROPERTIES, LLC	THALIA SWINYER	4970 S WAIMEA WY	HOLLADAY UT	HOLLADAY	UT	84117	6445
FOUAD ENTERPRISES LLC		750 N 1250 W	CENTERVILLE UT	CENTERVILLE	UT	84014	
FR/CAL FIRSTPARK SLC LLC	FIRST INDUSTRIAL REALTY TRUST	515 S FLOWER ST	LOS ANGELES CA	LOS ANGELES	CA	90071	2233
FR/CAL FIRSTPARK SLC LLC	NATIONAL TAX RESOURCE GROUP	PO BOX 638	ADDISON TX	ADDISON	TX	75001	
GASKIN PROPERTIES UTAH INC	KEVIN JACK	5110 N 40TH ST # 242	PHOENIX AZ	PHOENIX	AZ	85018	2151
G-BAR VENTURES, LLC		1570 S 1100 E	SALT LAKE CITY UT	SALT LAKE CITY	UT	84105	2441
GILLMOR, EDWARD L, JR		617 E 1650 S	BOUNTIFUL UT	BOUNTIFUL	UT	84010	
GLB PROPERTIES INC	JOHN LEROY	PO BOX 27755	SALT LAKE CITY UT	SALT LAKE CITY	UT	84127	0755
GOLDEN LLC		981 E SPRINGRIDGE CIR	NORTH SALT LAKE UT	NORTH SALT LAKE	UT	84054	3031
GRIP RUBBER INC		751 S 5500 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4449
GUANAJUATO, SHAWNA GUANAJUATO, JASON		PO BOX 16443	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	0443
GYGI PROPERTIES LLC		3020 W 500 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4418
HANDY FAMILY LLC	CLAY HANDY	PO BOX 876	BURLEY ID	BURLEY	ID	83318	
HANSEN, LYDIA A		1383 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4700
HASSLEBLAD PROPERTIES, LLC		1540 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4160
HCPI/UTAH II, LLC	HCP INC ATTN TAX DEPT	1920 MAIN STREET	IRVINE CA	IRVINE	CA	92614	7230
HOMALAKE LP	MARVIN F POER AND CO	410 17TH ST STE 1175	DENVER CO	DENVER	CO	80202	4439
HONNEN PARTNERS OF UTAH, LLC	SCOTT LONG	5055 E 72ND AVE	COMMERCE CITY CO	COMMERCE CITY	CO	80022	
HOPPERSTAD, JOHN K		1471 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
HOREHLED, PAUL J		PO BOX 22416	SALT LAKE CITY UT	SALT LAKE CITY	UT	84122	0416
HOTSHOT PROPERTIES LLC		PO BOX 1144	CENTERVILLE UT	CENTERVILLE	UT	84014	
HPT CW PROPERTIES TRUST	THOMSON REUTERS	PO BOX 847	CARLSBAD CA	CARLSBAD	CA	92018	0847
HUGO NEU STEEL PRODUCTS INC	HNSP DEVELOPMENT	100 CENTRAL AVE # 630	KEARNY NJ	KEARNY	NJ	07032	
INTERCON, INC		635 N BILLY MITCHELL RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2880

J & I LLC		925 S 4400 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4430
JAB BROTHERS LLC	MOTOR SPORTSLAND INC	4001 S STATE ST	MILLCREEK UT	MILLCREEK	UT	84107	1590
JESSE T SUGDEN INTERVIVOS TR SUGDEN, JESSE T; TR		1998 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1127
JMC INVESTMENTS, LLC		4970 W 2100 S	WEST VALLEY UT	WEST VALLEY	UT	84120	1226
JOHN GLENN PARTNERS LC		421 N JOHN GLENN RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4409
JOHNSON, JAMES W		40 LAKE BELLEVUE # 100	BELLEVUE WA	BELLEVUE	WA	98005	
JONES, MICHAEL A; JT JONES, KARA M; JT		1327 N SIR PHILIP DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4305
JUNE B SAINSBURY FAM TR ET AL		420 N OAKLEY ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2619
KEITH ROMNEY FAMILY LIMITED PARTNERSHIP		1146 E GILMER DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84105	1508
KELLERSTRASS ENTERPRISES, INC	CRAIG KELLERSTRASS	1500 W 2550 S	OGDEN UT	OGDEN	UT	84401	
KELLERSTRASS ENTERPRISES, INC	CRAIG KELLERSTRASS	PO BOX 22030	SALT LAKE CITY UT	SALT LAKE CITY	UT	84122	0030
KENNECOTT UTAH COPPER CORPORATION	RTSS TAX SERVICES	4700 W DAYBREAK PKWY	SOUTH JORDAN UT	SOUTH JORDAN	UT	84009	5120
KERN RIVER GAS TRANSMISSION CO	JOANN WRIGHT-NORTHERN NATURAL	1111 S 103RD ST	OMAHA NE	OMAHA	NE	68124	1072
KING, WILLIAM L JR & MARIAN M; TRS		4520 S 4150 W	WEST VALLEY UT	WEST VALLEY	UT	84120	
KSHIN RE LLC		4534 S RUSSELL ST	HOLLADAY UT	HOLLADAY	UT	84117	4547
KYLES BIG STUFF STORAGE, LLC	KENT WILLIAMS	2786 S OAKWOOD DR	BOUNTIFUL UT	BOUNTIFUL	UT	84010	
KZ PROPERTIES, LLC		875 E 2ND ST	RENO NV	RENO	NV	89502	
LAKE BAIKAL, LLC; TC INT ET AL		4543 S HOLLADAY BLVD	HOLLADAY UT	HOLLADAY	UT	84117	4425
LANDMARK BUILDING ONE LLC		PO BOX 30076	SALT LAKE CITY UT	SALT LAKE CITY	UT	84130	0076
LANDMARK WEST LLC	BRAD ROSS	1505 S REDWOOD RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5106
LANGE ORIGINALS LLC		3651 S 700 E	SALT LAKE CITY UT	SALT LAKE CITY	UT	84106	1172
LARANE INVESTMENTS LLC		PO BOX 73000	RIO LINDA CA	RIO LINDA	CA	95673	7300
LBA RV-COMPANY XII, LP	RYAN PROPERTY TAX SERVICES	PO BOX 847	CARLSBAD CA	CARLSBAD	CA	92018	
LEFLER ENTERPRISES LLC		3244 W 4400 S	WEST VALLEY UT	WEST VALLEY	UT	84119	5760
LEGACY AK, LLC		PO BOX 520370	SALT LAKE CITY UT	SALT LAKE CITY	UT	84152	0370
LEGACY VIEW LLC	GRANT MACKAY CO INC	1055 W 500 S	WEST BOUNTIFUL UT	WEST BOUNTIFUL	UT	84087	1443
LLM, LLC		3022 E 25 S	LAYTON UT	LAYTON	UT	84040	
LMH INVESTMENT COMPANY; 1/2 BARRY, BONNIE B; 1/2		3332 HOMESTEAD RD	PARK CITY UT	PARK CITY	UT	84098	4839
LOFTE S LLC		2106 W NORTHTEMPLE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2913
LOZANO, JOSHUA G; JT LOZANO, BRITTNEE; JT		1459 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
LV & 3B LLC	LARRY BALDWIN	12904 S 4400 W	RIVERTON UT	RIVERTON	UT	84096	
MAHI HOSPITALITY LLC		2177 W NORTHTEMPLE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	
MASIH, AMOON		1423 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
MASIH, PERVAIZ N & MASIH, FOZIA P; JT		1337 N SIR PHILIP DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4305
MCHUGH PROPERTIES LC		748 S 5300 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4411
MCHUGH PROPERTIES LC		748 S 5300 W # A	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4475
MCI TELECOMMUNICATIONS CORPORATION		500 CLINTON CENTER DR	CLINTON MS	CLINTON	MS	39056	
ME AND BROTHER LAND LLC	CESAR ESCOBAR	6621 S GOLD MEDAL DR	WEST JORDAN UT	WEST JORDAN	UT	84084	6951
MEIKLE, A WAYNE & SHRON W; TRS		1704 S WASATCH DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84108	3322
MERIDIAN VENTURE ONE, LLC	HANK ROTHWELL	2600 E WALKER LN	HOLLADAY UT	HOLLADAY	UT	84117	7731
MERIDIAN VENTURE TWO, LLC		PO BOX 30076	SALT LAKE CITY UT	SALT LAKE CITY	UT	84130	0076
MID 3200, LLC		1235 S 3200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4575
MID-3200, LLC		4380 W 700 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4472
MOMENTUM RECYCLING, LLC		658 S 4050 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4417
MOREHOUSE, LYNN D MOREHOUSE, RICHARD M		1332 EAGLE DR	WINDSOR CA	WINDSOR	CA	95492	
MOUNGA, FAKAOSI & PETI ELINI F; JT		2820 FORD CT	ANTIOCH CA	ANTIOCH	CA	94509	5354
MOUNTAINVIEW LANDFILL INC	WASTEMANAGEMENT	PO BOX 1450	CHICAGO IL	CHICAGO	IL	60690	1450
MPLD HUSKY LLC		79 S STATE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1518
NAMDAR, L.C.	JORDAN RADMAN	925 S 4400 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4430
NANILOA INVESTMENT COMPANY, LLC		353 E 300 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	
NANILOA INVESTMENT COMPANY, LLC	STAN RUSSELL	780 S 5600 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5300
NATHAN & DEANNA WARNER LIVING WARNER, DEANNA P TR		2891 S FOSS CIR	BOUNTIFUL UT	BOUNTIFUL	UT	84010	

NATIONAL FILTER MEDIA CORPORATION		691 N 400 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84103	1313
NATOMAS MEADOWS LLC		1505 S REDWOOD RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5106
NAVAJO EXPRESS, INC		1400 W 64TH AVE	DENVER CO	DENVER	CO	80221	
NELSON, E CURTIS		627 E FRANCES	SPOKANE WA	SPOKANE	WA	99208	
NES, LLC		4971 CENTRAL AVE	MONROE LA	MONROE	LA	71203	
NINIGRET PARK DEVELOPMENT, LC	RANDOLPH G ABGOOD	1700 S 4650 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5310
NORTHROP GRUMMAN GUIDANCE AND ELECTRONICS COMPANY, INC.	TAX DEPT M/S 11163A	2980 FAIRVIEW PARK DRIVE	FALLS CHURCH VA	FALLS CHURCH	VA	22042	4511
NW WITKAMP FAMILY LIMITED PARTNERSHIP		7644 S CASA NEGRA CIR	MIDVALE UT	MIDVALE	UT	84047	2822
NWC #5 PARTNERSHIP		10412 JOHN BANANOLA WY E	PUYALLUP WA	PUYALLUP	WA	98373	
NWQ, LLC		166 E 14000 S	DRAPER UT	DRAPER	UT	84020	5426
O I P COMPANY		1978 S WESTTEMPLE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84115	7103
O REILLY AUTO ENTERPRISES, LLC	RYAN LLC	PO BOX 06116	CHICAGO IL	CHICAGO	IL	60606	0116
OCAMPO, LORENZO & MARIA; JT		1367 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4700
OCHOA, MARIA C & ROBLEDO, GILDARDO; JT		1441 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
OEMETA, INC		2339 S DECKER LAKE BLVD	WEST VALLEY UT	WEST VALLEY	UT	84119	2021
OQUIRRH INVESTMENT COMPANY		752 S 5500 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4448
OUTLAND PROPERTIES, LLC	CLAYTON WYMAN	2250 S 1200 W	WEST HAVEN UT	WEST HAVEN	UT	84401	
PACIFIC LANDING VENTURE, LLC	MIKE PENROD	860 HAMPSHIRE RD #U	WESTLAKE VILLAGE CA	WESTLAKE VILLAGE	CA	91361	
PACIFICORP	PACIFICORP	825 NE MULTNOMAH ST #1900	PORTLAND OR	PORTLAND	OR	97232	
PACKAGING CORPORATION OF AMERICA	DMA	PO BOX 80615	INDIANAPOLIS IN	INDIANAPOLIS	IN	46280	
PARKWOOD ARIZONA LLC	EJM DEVELOPMENT CO	9061 SANTA MONICA BLVD	LOS ANGELES CA	LOS ANGELES	CA	90069	
PEACH ORCHARD LLC		1225 S LEGACY VIEW ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	6561
PETROVIC, SLAVICA		1397 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4700
PIONEER HOLDINGS II, LLC		3349 E AURA CIR	HOLLADAY UT	HOLLADAY	UT	84124	2174
PKING LLC	PAUL SANNAR	570 E 900 N	BOUNTIFUL UT	BOUNTIFUL	UT	84010	
PORTOCARRERO, KEVIN		1447 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
PREMIER PARKING COMPANY, LLC		740 E 850 S	CENTERVILLE UT	CENTERVILLE	UT	84014	
PREMIER WESTERN PROPERTIES, LLC		6028 S RIDGELINE DR	OGDEN UT	OGDEN	UT	84404	
PRICE NINIGRET DRIVE, LLC		230 E SOUTHTEMPLE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1205
PRO SERVICES OF NEW MEXICO INC		5123 JUSTIN N W	ALBUQUERQUE NM	ALBUQUERQUE	NM	87114	
PROPERTY RESERVE, INC		PO BOX 511196	SALT LAKE CITY UT	SALT LAKE CITY	UT	84151	1196
PWK INVESTMENTS, LLC		3863 E BROCKBANK DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84124	3956
QUALITY OIL CO		4625 S 2300 E # 203	HOLLADAY UT	HOLLADAY	UT	84117	4582
QUESTAR GAS COMPANY	TAX DEPARTMENT	PO BOX 45360	SALT LAKE CITY UT	SALT LAKE CITY	UT	84145	0360
RADDON, RICK		4643 S TINA WY	MURRAY UT	MURRAY	UT	84107	4119
RADMAN ENTERPRISES LC		875 S REDWOOD RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	3601
RADMAN ENTERPRISES LC	JORDAN RADMAN	925 S 4400 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4430
RAMIREZ, KARINA BELTRAN		2000 W INDEPENDENCE BLVD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1400
RAZR, LLC		2082 W GARDNER LN	WEST JORDAN UT	WEST JORDAN	UT	84088	9321
RC WILLEY 5600 WEST LLC		2301 S 300 W	SOUTH SALT LAKE UT	SOUTH SALT LAKE	UT	84115	2516
RCI PROPERTIES LLC		5131 MASTHEAD ST NE	ALBUQUERQUE NM	ALBUQUERQUE	NM	87109	4367
REEF BONNEVILLE LLC	NEWMARK GRUBB ACRES PROP MGMT	376 E 400 S # 120	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	2952
REGIS CORPORATION	REGIS CORPORATION	7201 METRO BLVD	MINNEAPOLIS MN	MINNEAPOLIS	MN	55439	
RE VX 86 LLC	HUNTER DOUGLAS @ RICK MECHAM	111 N APOLLO RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	3768
RIEMER, GEORGE; TR (RFT)	PATRICIA B GREGORY	18117 SWEET ELM DR	ENCINO CA	ENCINO	CA	91316	
RIO, RICARDO & BARBARA G; TRS		373 W 1000 N	BOUNTIFUL UT	BOUNTIFUL	UT	84010	4472
RIVERBEND HOLDINGS UTAH LLC	ACCOUNTS PAYABLE	PO BOX 50277	IDAHO FALLS ID	IDAHO FALLS	ID	83405	
RJL II-R SALT LAKE CITY, LLC	LORI NELSON	3 BETHESDA METRO CTR	BETHESDA MD	BETHESDA	MD	20814	
RM RUBBER & PLASTICS CO		PO BOX 393	WEST JORDAN UT	WEST JORDAN	UT	84084	0393
RODRIGUEZ, JOSE C		1375 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4700
ROTHWELL, GLORIA B		2600 E WALKER LN	HOLLADAY UT	HOLLADAY	UT	84117	7731
RT ASSETS, LLC		421 N JOHN GLENN RD	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4409
RWK 5600 WEST, LLC		7847 S PHEASANT WOOD DR	COTTONWOOD HTS UT	COTTONWOOD HTS	UT	84093	6292
S K HART PROPERTIES LC	LARRY SHELTON	PO BOX 11623	SALT LAKE CITY UT	SALT LAKE CITY	UT	84147	0623
SAINSBURY, NATHAN B		2060 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1100

SALT LAKE AIRPORT AUTHORITY	SLC PROP MNGMNT	PO BOX 145460	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	5460
SALT LAKE CITY	PROPERTY MANAGEMENT	PO BOX 145460	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	5460
SALT LAKE CITY CORP	FAA/FSDO	1020 N FLYER WY	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2959
SALT LAKE CITY CORPORATION	PEGGY GARCIA	1530 S WESTTEMPLE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84115	5223
SALT LAKE CITY CORPORATION	RULON J. & PAULA HARPER	6085 S TOLCATE WOODS LN	HOLLADAY UT	HOLLADAY	UT	84121	1515
SALT LAKE CITY CORPORATION		PO BOX 145550	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	5550
SALT LAKE CITY PERSONAL WAREHOUSES, LLC	TRACI GOODFELLOW	5 TRIAD CENTER STE 600	SALT LAKE CITY UT	SALT LAKE CITY	UT	84180	
SALT LAKE COMMUNITY COLLEGE	MALIN B FRANCIS	4600 S REDWOOD RD	TAYLORSVILLE UT	TAYLORSVILLE	UT	84123	3197
SALT LAKE CONSOLIDATED LAND & CATTLE, LLC		1910 S 5500 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4488
SALT LAKE COUNTY	REAL ESTATE DEPT # S3200	PO BOX 144575	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	4575
SALT LAKE, GARFIELD & WESTERN RAILWAY COMPANY		136 S MAIN ST # 220	SALT LAKE CITY UT	SALT LAKE CITY	UT	84101	1681
SALT VALLEY SALES & SERVICE INC		5142 W 700 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4474
SCHOOL AND INSTITUTIONAL TRUST LANDS ADMINISTRATION		675 E 500 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84102	
SCSB, LLC; ET AL		163 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1917
SEGO, LANE & RHONDA; JT		5123 JUSTIN NW	ALBUQUERQUE NM	ALBUQUERQUE	NM	87114	
SERRANO, LEONARD & LUPINA; JT		1435 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
SHREE HOSPITALITY, LLC		5575 W AMELIA EARHART DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	3715
SIERRA PACIFIC HOLDING COMPANY		19794 RIVERSIDE AVE	ANDERSON CA	ANDERSON	CA	96007	
SILVA, JOSE J R; JT FIGUEROA, SILVIA O; JT		1403 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4307
SIV GILLMOR PROPERTIES, LLC		3819 S 2000 E	SALT LAKE CITY UT	SALT LAKE CITY	UT	84109	3319
SKYWEST AIRLINES, INC		444 S RIVER ROAD	ST GEORGE UT	ST GEORGE	UT	84790	
SLC AIRPORT LODGING, LLC		8000 WARREN PKWY	FRISCO TX	FRISCO	TX	75034	
SLC WINGCREST EQUITIES LLC	FELTON PROPERTIES	520 SW 6TH AVE # 610	PORTLAND OR	PORTLAND	OR	97204	
SLICCAMA	BONNEVILLE REALTY MANAGEMENT	PO BOX 71590	SALT LAKE CITY UT	SALT LAKE CITY	UT	84171	0590
SNOW, CECELIA		1389 N GENERAL DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4700
SS EQUITIES LLC		3125 E KENNEDY DR # 904	SALT LAKE CITY UT	SALT LAKE CITY	UT	84108	2117
STANDLEE FAMILY LIMITED PARTNERSHIP		22349 KIMBERLY RD #E	KIMBLERY ID	KIMBLERY	ID	83341	
STATE OF UTAH		450 N STATE OFFICE # 4110	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	
STATE OF UTAH	UTAH DIVISION OF WILDLIFE RES	PO BOX 146301	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	6301
STEVEN R & JONI D FLINT FAM TR ET AL		2066 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	1100
STEVENSON, DIANNE		451 E BISHOP FEDERAL LN	SALT LAKE CITY UT	SALT LAKE CITY	UT	84115	2221
STOLY ASSOCIATES LC		1170 S 4400 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4413
SUBURBAN LAND RESERVE INC	R STEVEN ROMNEY	79 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	
SUBURBAN LAND RESERVE INC		79 S STATE ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1518
SUBURBAN LAND RESERVE INC	R STEVEN ROMNEY	PO BOX 511196	SALT LAKE CITY UT	SALT LAKE CITY	UT	84151	1196
SWORP, LLC	REED PROWS	90 S 5100 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	6002
THE BAMBERGER CO		163 S MAIN ST	SALT LAKE CITY UT	SALT LAKE CITY	UT	84111	1917
THE UNITED STATES OF AMERICA	US ARMY ENGINEERS DIST	1325 J ST	SACRAMENTO CA	SACRAMENTO	CA	95814	2922
THOMAS, DENNIS W	CUSTOM STAINLESS FABRICATION	752 S 5500 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4448
THRIFTY RENT A CAR SYSTEM INC		14501 HERTZQUAIL SPGS PKW	OKLAHOMA CITY OK	OKLAHOMA CITY	OK	73134	2628
TPUSA, INC		5295 S COMMERCE DR # 600	MURRAY UT	MURRAY	UT	84107	4789
TRANSPORTATION STAFFING SOLUTIONS, LLC	SL TRUCKING GROUP	5745 W 300 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	5348
TRUCK SHIELDS, LLC		1490 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	4127
UNION PACIFIC RAILROAD COMPANY	UNION PACIFIC RR/CRAIG MILLER	1400 DOUGLAS ST STOP 1640	OMAHA NE	OMAHA	NE	68179	
UNION PACIFIC RAILROAD EMPLOYES HEALTH SYSTEMS		1040 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2905
UNITED STATES OF AMERICA	BUREAU OF RECLAMATION	125 S STATE ST # 8100	SALT LAKE CITY UT	SALT LAKE CITY	UT	84138	1147
US MAGNESIUM LLC		238 N 2200 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	2921
USRLP SLC I, LLC		9830 COLONNADE BLVD	SAN ANTONIO TX	SAN ANTONIO	TX	78230	

UTAH DEPARTMENT OF TRANSPORTAION	RIGHT OF WAY, FOURTH FLOOR	PO BOX 148420	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	8420
UTAH STATE ARMORY BOARD	CHERYL SEARLE	450 N STATE OFFICE BLDG	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	
UTAH STATE BUILDING OWNERSHIP AUTHORITY	DIV FAC. CONSTR & MGMT	450 N STATE ST # 4110	SALT LAKE CITY UT	SALT LAKE CITY	UT	84114	
UTAH TRANSIT AUTHORITY	RIGHT-OF-WAY DIV.	PO BOX 30810	SALT LAKE CITY UT	SALT LAKE CITY	UT	84130	0810
V J ENVIRONMENTAL ENTERPRISES, LLC		33472 BEARLAKE ROAD	SEWARD AK	SEWARD	AK	99664	
VA TRANSPORTATION INC		PO BOX 23431	OAKLAND CA	OAKLAND	CA	94623	
VANGUARD REAL ESTATE HOLDINGS, LLC	ENTERPRISE HOLDINGS, INC	600 CORPORATE PARK DR	ST LOUIS MO	ST LOUIS	MO	63105	
W5, LLC		1444 E STRATFORD AVE	SALT LAKE CITY UT	SALT LAKE CITY	UT	84106	3564
WALKER-SOUTHWEST PROPERTIES LLC	JOHN P WALKER	PO BOX 17967	SAN ANTONIO TX	SAN ANTONIO	TX	78217	0967
WALL STREET TRANSPORTATION INC		PO BOX 22416 - A.M.F.	SALT LAKE CITY UT	SALT LAKE CITY	UT	84122	0416
WARRCO LLC		4908 HEIDI WY	ERDA UT	ERDA	UT	84074	
WARRCO LLC		5701 W 700 S	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4487
WEST LLC; ET AL	BRADLEY ASSOCIATES	111 E WACKER DR SUITE 900	CHICAGO IL	CHICAGO	IL	60601	
WEST POINT HOLDINGS, LC	KENNETH C KNUDSON	10450 S EASTERN AVE # 100	HENDERSON NV	HENDERSON	NV	89052	
WEST POINT HOLDINGS, LC	KENNETH C KNUDSON	10450 S EASTERN AVE #100	HENDERSON NV	HENDERSON	NV	89052	
WESTERN B NORTHWEST UT, LLC	GLP US MGMT LLC	TWO NORTH RIVERSIDE PLAZA	CHICAGO IL	CHICAGO	IL	60606	
WESTERN METALS RECYCLING, LLC		200 W CIVIC CENTER DR	SANDY UT	SANDY	UT	84070	4207
WESTERN SLOPE HOLDINGS LLC		5742 W HAROLD GATTY DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84116	3762
WILLIAMS, GARY & DICK; JT		PO BOX 271190	SALT LAKE CITY UT	SALT LAKE CITY	UT	84127	1190
WILSON, MICHAEL E		5495 W SHEA DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4424
WPB PROPERTIES LC	WILLIAM P BULLOCK	5445 W SHEA DR	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4424
XR INTERNATIONAL LLC		748 W HERITAGE PARK BLVD	LAYTON UT	LAYTON	UT	84041	
YEAGLE & SON S REAL ESTATE HOLDINGS LLC		611 S 4150 W	SALT LAKE CITY UT	SALT LAKE CITY	UT	84104	4409