Salt Lake City Application

Purpose and Justification

Construction Waste Management requests a Zoning Map Amendment to allow the planned phased expansion of the existing Construction Waste Management Landfill, an established Class VI construction and demolition waste landfill located in the vicinity of 7200 West and California Avenue.

The purpose of the proposed amendment is to allow an existing and established landfill operation to extend onto adjoining property in an orderly, phased manner. The proposal is not intended to introduce a new or unrelated land use into the area. The expansion will continue to utilize the existing landfill's access, scale facilities, equipment, personnel, operational procedures, and supporting infrastructure.

The proposed amendment is justified by the continuing and growing need for construction and demolition waste disposal capacity within the Salt Lake Valley and by the benefits of expanding an existing permitted facility rather than establishing a separate landfill at a new location. Development will occur incrementally, with only the acreage necessary for the active phase developed at a given time. Completed portions will be progressively graded, covered, stabilized, and closed as operations advance into subsequent phases.

The amendment is also consistent with the policy direction established by both the Northwest Quadrant Master Plan and Plan Salt Lake.

Consistency with the Northwest Quadrant Master Plan

The Northwest Quadrant Master Plan expressly recognizes landfills as an established component of the area's land-use pattern and specifically identifies the Construction Waste Landfill at approximately 7200 West and California Avenue as one of the operating landfills in the Northwest Quadrant.

Most importantly, Policy PS-1.8 directs the City to:

“Support the extension of the useful life of the active landfills in the area.”

The policy also calls for planning for the future use of active landfill properties.

The requested amendment directly advances this policy by extending the useful life of an existing landfill through phased expansion while establishing a defined long-term end use for the property. Following closure, the property is intended to remain open space, subject

to the requirements necessary to protect the landfill's final cover, drainage systems, and post-closure controls.

The Northwest Quadrant Plan also recognizes that expansion of existing landfill operations may be necessary to provide additional disposal capacity and notes the practical advantages of expanding an existing landfill rather than establishing a new facility.

The Plan further identifies landfills and industrial uses as established land uses in the area and notes that existing landfills are located adjacent to industrial property. The proposal therefore represents a continuation of an established land-use pattern rather than the introduction of an incompatible use.

Consistency with Plan Salt Lake

The proposal also supports several specific principles and initiatives contained in Plan Salt Lake.

Responsible Growth. Plan Salt Lake's Growth Guiding Principle is to grow responsibly. Its initiatives include locating development where infrastructure already exists, promoting infill and redevelopment of underutilized land, preserving critical environmental areas, and working collaboratively with regional partners.

The proposed expansion uses an existing operating facility and its established infrastructure rather than creating a second landfill location with duplicative access, equipment, utilities, and operational infrastructure. This represents a more efficient use of an established site.

Natural Environment and Responsible Waste Management. Plan Salt Lake establishes the guiding principle of minimizing impacts on the natural environment. It specifically calls for responsible waste management, protection of water quality, preservation of sensitive lands, and best practices in environmental stewardship.

The landfill expansion will be subject to the State of Utah's Class VI landfill permitting requirements and applicable Salt Lake City requirements. Development will occur in phases and will include drainage and stormwater controls, dust and litter controls, grading, stabilization, and final closure measures intended to minimize environmental impacts.

Air Quality and Environmental Standards. Plan Salt Lake directs the City to ensure that local industries meet stringent environmental standards. The proposed expansion will continue operating under State environmental permitting and established operating controls addressing dust, litter, drainage, waste acceptance, inspections, and other environmental matters.

Economic Development. Plan Salt Lake's Economy Guiding Principle calls for a balanced economy in which local businesses and industry can thrive. One of its specific initiatives is to “Support the growth of the industrial areas of the City.” The landfill provides infrastructure supporting construction, demolition, redevelopment, and other economic activity throughout Salt Lake City and the surrounding region.

Future Development of the Property

Development of the subject property is anticipated to begin as soon as the necessary Salt Lake City and State of Utah approvals are received.

The expansion will be constructed and operated in multiple phases. The entire property will not be developed or used for active disposal at one time. Individual phases will be prepared as additional disposal capacity is required.

Development is anticipated to include grading; internal access and circulation; drainage and stormwater improvements; placement, compaction, and covering of permitted construction and demolition waste; operational areas; and the other improvements necessary for landfill operation.

Because the proposal is a landfill rather than a residential, commercial, or conventional industrial building development, traditional measures of residential or building density are not applicable. The scale and intensity of development will instead be controlled by the approved landfill limits, phased grading plan, active disposal areas, setbacks and buffers, drainage facilities, access controls, and closure requirements.

As individual areas reach final capacity, they will be progressively closed and stabilized in accordance with the approved closure plan. After final closure, the property is intended to remain open space. The open-space use will be compatible with the final landfill cover and post-closure requirements; this statement does not imply that the property will necessarily become publicly accessible park space.

Anticipated Impacts on Existing Land Uses and Occupants

The proposed amendment represents an expansion of an existing landfill use within an area already characterized by landfill, industrial, utility, transportation, and related uses.

Potential operational effects include heavy-equipment activity, noise, dust, windblown litter, drainage, and visual changes associated with grading. These effects will be managed through phased development, established facility operating procedures, access controls, dust and litter controls, stormwater and drainage improvements, setbacks and buffers, progressive closure, and the requirements of the applicable State and City approvals.

Because only the area necessary for the active phase will be developed at a given time, the phased approach will limit the amount of actively disturbed land and allow completed areas to be progressively stabilized and closed.

Timing and Additional Land Use Petitions

Construction Waste Management intends to begin development of the first expansion phase promptly after receiving all required approvals. Subsequent phases will be developed as additional disposal capacity is needed.

Inland Port Overlay District

We are not apart of the inland port and should not be considered as part of it.