

Memo



Department of Community Development
Office of the Director

To: Rocky Anderson, Mayor
City Council Members

From: Louis Zunguze, Community Development Director

Date: December 1, 2005

CC: Rocky Fluhart, Chief Administrative Officer
Brent Wilde, Community Development Deputy Director
Alex Ikefuna, Planning Director

Re: Northwest Quadrant Master Plan

Staff Contacts: Everett L. Joyce, 535-7930, Senior Planner, Planning Division
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I. INTRODUCTION

THE NORTHWEST MASTER PLAN - A TOOL TO CONTROL SPRAWL

Presently there is no land-use plan to guide decisions and development in the Northwest Quadrant area. Real estate development is occurring in the area, guided only by zoning and without the benefit of a focused, long-term vision. Salt Lake City needs a land-use and development plan to define growth boundaries and provide appropriate policies to deal with impacts on natural resources, infrastructure, fiscal soundness, and quality of life. Adequate policies are needed to provide compact development to minimize development costs to the City and its residents for providing public services to the area, as well as control sprawl.

Emerging issues necessitate a master plan for the area. For example, the following development projects are currently under way:

1. RC Willey Warehouse: 49 acres with a 750,000 square foot building
2. Costco Warehouse: 62 acres
3. Intermodal Rail Transfer Facility: 100 acre site; opening 2006
4. Pending Mountain View Transportation Corridor alignment decision

5. Approximately 900 acres of industrial park developments are in the planning stages
6. Existing interdepartmental conflicts over land use (Airport -- Public Utilities)

In addition, other property owners (such as Zions Securities and Bothwell/Swaner), in response to the current major development activity in the area, are pushing to exercise their development rights.

II. INTENT

The City Council and Administration are committed to begin preparation of the new Northwest Quadrant Master Plan. Planning work will begin this fall with an assessment of existing conditions. The planning process is expected to take 18-24 months and be complete by the summer of 2008.

III. PLAN GOAL

The Northwest Quadrant Master Plan (Plan) will reflect the City's vision for a viable, healthy, economically vibrant Northwest Quadrant community. It will provide a foundation for strategic actions that will shape the Northwest Quadrant community's future development, enhance connections to surrounding neighborhoods, and weave it into the urban fabric of the City, thereby strengthening the City's role as the heart of the Wasatch Region.

IV. FOUNDATIONS FOR THE PLAN

The Plan will build on existing natural, cultural, social, and physical assets of the area, surrounding neighborhoods, and the City as a whole.

V. FUNCTION OF THE PLAN

The Plan will serve as a blue print for public and private decisions that affect the form and function of the Northwest Quadrant Area. It will be used both to provide a sound policy basis for decision-making and as a marketing tool to promote development and appropriate investment in the area.

VI. PLAN PRODUCTS

The new Plan will provide a vision, goals, and recommendations for the area, as well as linkages to the visions and goals of the existing Master Plans of surrounding communities and the larger vision of the city. Summary of the Northwest Quadrant Master Plan products:

A. **Strategic Vision**

The Plan will articulate a 20-year strategic vision for the Northwest Quadrant, including its sub-areas and relationship to existing neighborhoods in the City.

- B. **Goals, Guiding Principles, & Recommendations**
The Plan will provide an overall framework for development based on the City's view and guiding principles.
- C. **Performance Goals**
The Plan will provide specific, quantifiable, and quantitative performance goals, guiding principles, and recommendations for sub-areas or districts within the Northwest Quadrant.
- D. **Integration**
The Plan will define how the edges of the Northwest Quadrant can best be integrated into and reinforce the strengths of adjacent neighborhoods and the City.
- E. **Design Guidelines**
The Plan will provide expanded environmental; urban design; and private and public transportation guidelines directed toward reinforcing the character and image of Salt Lake City as a liveable community.

VII. IMPLEMENTATION STRATEGIES

Following are proposed strategies to implement the Plan, once adopted. These strategies will be developed during the master plan process and will be set forth in the Plan.

- A. A general implementation strategy for achieving the 20-year vision, including analysis and recommendations for regulations, investment, and public/private partnerships.
- B. Priorities for achieving the Plan's long-term vision.
- C. Identifying specific catalytic projects for short-term implementation, including responsibilities, potential funding sources, and timeframes.
- D. Establish review timelines of five (5) year increments.

VIII. PHASES OF THE MASTER PLAN PROCESS

The development of the Plan will consist of the following five phases: Assessment, Visioning, Preparation of Draft Plan, Plan Adoption, and Plan Implementation.

- A. **Phase I - Assessment**
Data collection; analysis; issue and trend identification

- B. **Phase II - Visioning**
Assisting, guiding, and supporting the Master Plan Advisory Committee in developing a 20-year vision for the area. Vision statement will provide the values and guiding principles which will inform and guide all subsequent phases of the Plan.
- C. **Phase III - Preparation of Draft Plan**
Preparation of draft Plan, including the vision, goals, guiding principles, and specific plan elements for land use, economic development, transportation, housing, public services, and recreation
- D. **Phase IV - Plan Adoption**
Formal public review and adoption processes
- E. **Phase V - Plan Implementation**
Process includes identification of sets of strategies and tools for implementing the recommendations called for in the Plan.
 - 1. Recommendations should be provided at three levels of specificity:
 - a. Overall land use
 - b. Small area-level recommendations
 - c. Catalytic projects
 - 2. Recommendations should also identify three types of actions:
 - a. Regulatory
 - b. Public and private investments
 - c. Public/private partnerships
 - 3. Establish the timing of land development for various areas of the Northwest Quadrant.

IX. ATTACHMENTS

Attached herein are the following:

Attachment A – “Timeline,” providing a proposed timeline for the Master Plan process

Attachment B – “Context and Background,” providing summary information on the Northwest Quadrant area

Attachment A
Northwest Quadrant Community Master Plan
Proposed Timeline

SALT LAKE CITY - NORTHWEST QUADRANT MASTER PLANNING PR

	Dec 2005	Jan Feb 2006	March April 2006	V
Phase 1 - Assessment				
Develop the types of Advisory Committees and delineation of committee responsibilities. Form Technical Committee and Management Team.	██████████			
Publish announcement of intent to undertake the project in accordance with State Law. Notify affected entities.	██████████			
Staff review of Shorelands Plan and identify additional issues.	██████████			
Preparation by Planning Division staff of background materials and draft documents based on initial input (existing conditions report)	██████████			
EPA - Review methodology for obtaining data and conduct peer review.	██████████			
City Council Briefing-Process and Existing Information	██████████			
Begin recruiting members for the Advisory Committees	██████████			
Technical Advisory Committee reviews base data and determines if adequate. Identify consulting services needed.	██████████			
Begin RFP process to hire consultants to supplement base data as necessary, provide public input process and develop plan concepts.		████████████████████		
Consultants meet obligatory requirements and submit final products to supplement base data.				██████████
Issues scoping – Community kick-off meeting				██████████
Staff review and analysis of consultant additional data products				
Phase 2 - Visioning				
Technical Advisory Committee finalizes base map and data identifying physical and environmental development constraints.				
Present final constraint map, base map and data to Advisory Committee to formulate Visioning Strategies, and goals and identify issues.				
Present final constraint map, base map and data to Planning Commission to formulate Visioning Strategies, goals and identify issues.				
Conduct Citizen Input Program to present final constraint map, base map and data, review of proposed vision and goals as well as identify issues. This Citizen Input Program may take the form of open houses, interactive web materials and city-wide surveying.				

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	Sept Oct 2006	Nov Dec 2006	Jan F 2007
Phase 3 - Preparation of Draft Plan			
Write background and outline of draft plan <ul style="list-style-type: none"> ▪ Evaluate health and safety issues from existing conditions report and define developable areas ▪ Develop standardized Community Master Plan format 	██████████		
Create draft plan with the future land use map.		██████	
Advisory Committee reviews drafts		██████████	
Technical Committee reviews drafts		██████████	
Create final draft with cost analysis related to provision of services			██████████
Technical Committee reviews plan and gives support			
Advisory Committee reviews and adopts resolution in support of plan			

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	March April 2007	May June 2007	July Aug 2007
Phase 4 - Plan Adoption Process			
Public Open Houses and Community council meetings held to receive public comments on draft, interactive web site, etc.	██████		
Transportation Advisory Board, Business Advisory Board, Open Space Lands Advisory Board, Public Utilities Board and Airport Board reviews draft and makes recommendation	██████		
Salt Lake City School District Board reviews draft and makes recommendation	██████		
Staff develops report summarizing public comment and Board reviews and recommendations		██████	
Staff finalizes plan in response to input and develops the staff report for the Planning Commission review		██████	
Planning Commission holds public hearing			██████
Transmittal of Planning Commission Recommendation			
City Council briefings, and hearings			

The Northwest Quadrant Master Plan development and adoption timeline approximately 2 years. (November

SALT LAKE CITY - NORTHWEST QUADRANT MASTER PLANNING I

	Nov Dec 2007	Jan Feb 2008	I
Phase 5 - Implementation			
Creation of Development Regulations	██████████		
Adoption of Development Regulations		██████████	
Evaluation of Development Phasing			██████
Determine areas to be rezoned for Phase 1 development			
Evaluate and identify expansion phases for development for areas outside of Phase 1			

Attachment B

Northwest Quadrant Community Master Plan

Context and Background

General Area

The Northwest Quadrant consists of over 19,000 acres of incorporated land located west of the Airport and north of 2100 South Street.

Area Attributes

Environmental

- Great Salt Lake and related shorelands
- Critical wildlife habitat and related wetlands and floodplains

Elements Supporting Development Potential

- Land that is flat with adequate surface drainage
- Areas outside of flood zones and earthquake faults
- Proximity to infrastructure
- Proximity to jobs and services

The area is bisected by Interstate 80.

- Area north of I-80 contains 10,254 acres
- Area south of I-80 contains 8,852 acres

Existing Land Uses

- Wetlands
- Agricultural uses
- Recreational uses
- Open space
- Commercial/Industrial uses
- Landfill
- Vacant

Existing Zoning

- Open Space 4,479 acres
- Agricultural 5,097 acres
- Commercial/Industrial 8,612 acres

Overlay Zoning Districts affecting Northwest Quadrant are the Airport Noise, Lowland Conservancy, Groundwater Source Protection and Landfill Overlays

Area Challenges – Environmental

Factors defining developable areas

- Great Salt Lake water levels
 - Elevation 4212 – High flood mark level
 - Elevation 4217 – Wind and wave action level
- Wildlife habitat
- Wetlands
- Floodplains

Factors defining development constraints

- Proximity to Airport
- Geology
- Hydrology
- Soils

Landfills – Potential contamination impacts

Area Challenges - Provision of Public Services

Water Facilities
Sanitary Sewer / Treatment Facilities
Storm Drain Facilities
Streets / Circulation
Schools
Police / Fire Services
Parks
Public Transportation

Issues to be Considered

Water Quality and Quantity
Air Quality
Wildlife and Unique Vegetation
Hazards
Sensory Resources
Historic Resources
Fire/Police Protection Services
Public Water and Sewer
Transportation/Circulation
Community Form
Convenient Goods and Services
Activity Centers
Community Sustainability

Guiding Principles To Be Considered

Provide a framework for development and growth patterns that do not hinder opportunities to maintain and revitalize existing Salt Lake City neighborhoods

Provide compact development that:

- Protects the unique and sensitive environment
- Preserves open space
- Provides affordable housing
- Supports public transit
- Provides services to maintain sustainability