

Communication to the City Council



Steve L. Fawcett

Department of Community Development
Office of the Director

To: Rocky Fluhart, Chief Administrative Officer

From: Louis Zunguze, Community Development Director

[Signature]

Date: January 3, 2007

CC: Cheri Coffey, Deputy Planning Director
Doug Wheelwright, Deputy Planning Director
Joel Paterson, Planning Program Supervisor

Re: Salt Lake City Northwest Quadrant Community Master Plan – Status Report

Staff Contact: Everett L. Joyce, 535-7930, Senior Planner, Planning Division

The following is an update on the development of the Northwest Quadrant Community Master Plan. The consulting firm and City staff will be available on January 9, 2007 to provide an update on the master plan to the City Council.

I. MASTER PLAN CITIZEN COMMITTEES

There are two citizen advisory committees established for the development process of the Northwest Quadrant Community Master Plan. These committees are the Technical Resource Committee and the Master Plan Advisory Committee.

Technical Resource Committee

The Technical Resource Committee consists of 30 members including property owners, special interest groups, County and State organizations, and City Department representatives. The Technical Resource Committee provides an opportunity for property owners, professionals, and representatives from interested groups to contribute local knowledge, resources, and professional perspective to address issues in the study area for the development of the plan.

This committee has met four times from August through October discussing background information and identifying additional resources for the master plan project. At the November 30th committee meeting, a summary of issues was provided and a review of informational maps took place. The Technical Resource Committee's next scheduled meeting is January 9th. At the January 9th meeting, the committee will discuss the Functional Wetlands and Wildlife assessments identified in the Special Area Management Plan related to the Salt Lake County Shorelands Plan, discuss constraints within the planning area, and work on the Vision Framework for the master plan.

Master Plan Advisory Committee

The Master Plan Advisory Committee membership includes a diverse group representing various interests of the City as a whole. The Planning Commission endorsed committee members from a committee selection pool established by the City Council and Mayor's Office. The committee consists of 16 members.

The role of the Master Plan Advisory Committee is to establish a broad base of community involvement and advocacy for the master plan process. The Advisory Committee will offer formal comments on policy decisions proposed by the Consultant(s) and Planning staff, as well as provide advocacy for those decisions to the Planning Commission, Mayor, and City Council. The Committee will provide input and identify options for the City's consideration in the development of vision, goals, and policies for the master plan.

On November 30th, the advisory committee met with consultants and City staff to discuss issues and informational maps regarding the Northwest Quadrant planning area. Their next meeting is scheduled for January 9th to also discuss Functional Wetlands and Wildlife assessments and constraints within the planning area, and to work on the Vision Framework and Vision Statements for the master plan.

II. PHASES OF THE MASTER PLAN PROCESS

The development approach for the plan is a four-phased process consisting of the following: Assessment, Visioning, Plan Development, and Plan Adoption. The four phases of the master plan process are depicted in Attachment A.

III. ASSESSMENT AND VISIONING PHASES OF THE MASTER PLAN

The development of the Master Plan is currently at the Assessment phase, which includes the development of a baseline-planning summary with identification of opportunities and constraints within the study area. The assessment phase includes stakeholder interviews with key property owners, business owners, and special interest groups to identify issues, opportunities, constraints and components of vision and goals for the master plan study area. The interviews were held on November 28th and 29th. A summary of stakeholder interviews is included in Attachment B. Additional stakeholder interviews are scheduled for the week of January 8-12.

At the conclusion of the Assessment phase, the planning process will shift to the Visioning phase. However, the Assessment and Visioning phases will overlap as refinement of the assessment data occurs as needed through the master plan process. The Assessment phase provides a database and resource maps for the next Visioning phase.

The Visioning phase will include a key public workshop focused on visioning and goal setting as well as developing guiding principles for the master plan. The workshop will include a presentation about the project to educate the public on the importance of tools utilized for sustainable development, and case study examples of successes and failures in managing growth. Part of the workshop will be vision preference exercises to determine support for different development patterns. The public visioning workshop is

scheduled on January 30, 2007 at the Salt Lake City main library. A notice of the public Visioning workshop is included in Attachment C.

III ATTACHMENTS

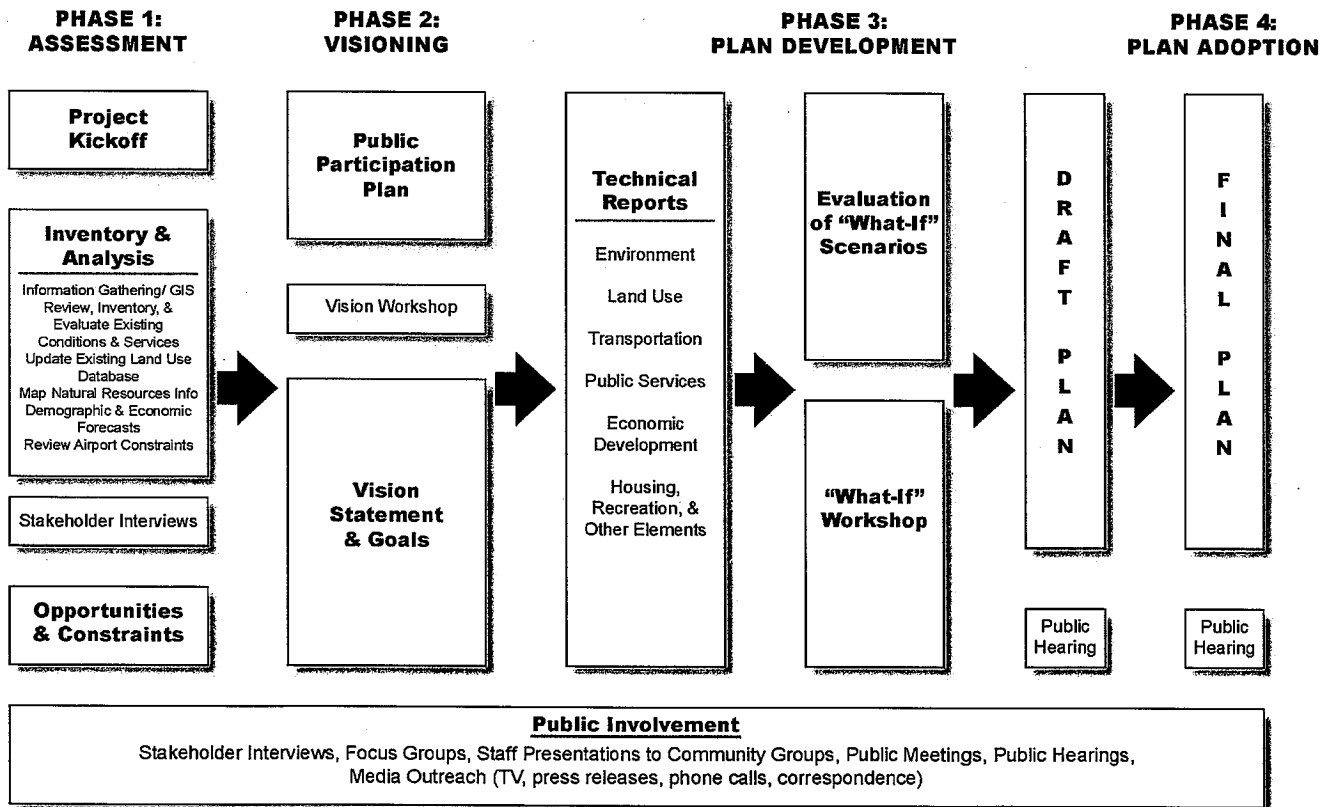
Attachment A – Planning Process Phases
Attachment B – Summary of Stakeholder Interviews
Attachment C – Visioning Workshop Notice

Attachment A
Northwest Quadrant Community Master Plan

Planning Process Phases

Northwest Quadrant Community Master Plan

Master Plan Development Phases



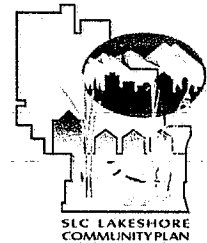
Attachment B
Northwest Quadrant Community Master Plan

Stakeholders Interviews - Summary

NORTHWEST QUADRANT COMMUNITY PLAN

STAKEHOLDER INTERVIEWS SUMMARY

28 & 30 November 2006
Salt Lake City Offices



Project Team Interviewers: Bruce Meighen, Megan Moore, Sharen Hauri, John Springmeyer, Bob Springmeyer, Everett Joyce, Cheri Coffey

Stakeholders Interviewed:

Tom Roach, Salt Lake County Planning
 Carol Wong, Salt Lake County Planning
 Dick Gilbert, Ambassador Duck Club
 Dick West, South Shore Wetlands Management Inc.
 John McDonald, McDonald, Head & Associates (Riverbend Holdings representative)
 John Peterson, Riverbend Holdings,
 Lynn de Frietas, Ex. Director of Friends of Great Salt Lake
 Sammy Dickson, SLC Mosquito Abatement, , Entomologist
 Genevieve Atwood, Univ. of Utah Dept. of Geography, former State Geologist with DNR
 Alison McFarlane, SLC Economic Development
 Ed Butterfield, SLC Economic Development
 Soren Simonsen, SLC City Council (Sugarhouse)
 Dave Buhler, SLC City Council (Foothills)
 Van Turner, SLC City Council (district includes south part of Lakeshore)
 Ray Johnson, Property Reserve, Inc.
 Elliot Christensen, LDS Church, Water Resources
 Brian Carrington, Property Reserve, Inc.
 Terry Roylance, Zion Securities, Inc.
 Ella Sorensen , National Audubon Society
 Kevin Young, SLC Transportation
 Max Peterson, SLC Engineering
 Scott Weiler, SLC Engineering
 Brad Stewart, SLC Public Utilities
 Eric Jergensen, City Council (District 3- Avenues to 7th West)
 Janice Jardine, City Council Staff
 Chris Montague, The Nature Conservancy
 Jim Paraskeva, Diversified Habitats
 Jason Green, Envision Utah
 Ray Whitchurch, IBI Group
 Richard Morehouse Epperson Associates (former Bothwell-Swaner)/Morehouse property
 Tom King, Property Reserve, Inc.
 Roger Child, Property Reserve, Inc.

SUMMARY OF KEY ISSUES AND OPPORTUNITIES

1. Public Health, Safety, Welfare

- a. Flooding and wave action – 4217' is the accepted standard for the floodplain, but differing opinions if this is conservative enough and whether to permit fill to reach this level. Need an accurate survey to understand where 4212' and 4217' really are on the ground.
- b. Water quality – improving quality of Great Salt Lake as well Jordan River, and canals and other sources flowing into the lake.
- c. Water conservation – water conserving designs and appropriate landscaping, need to account for salinity of soils.
- d. Stormwater and drainage – shallow groundwater areas difficult to drain and protect from floods; the more you pave, the more runoff you get into an area that already floods.
- e. Toxic substances – selenium, metals and chemicals released from tailings piles, old landfills.
- f. Earthquakes, ground shaking and liquifaction – Threat to property and life, could rupture underground tanks and lines, need to engineer for these hazards.
- g. Tectonic tilt – instant and catastrophic tsunami-wave of lake water could be triggered by earthquake.
- h. Soil stability – construction challenges from soil texture (clays, marabomite), composition (corrosive, salinity), and soil tendency to displace under loads – what happens at the large scale?
- i. Mosquitoes and other insects – human comfort level; West Nile Virus threat to people and animals, swarming no-see-ums, deer flies, horse flies; potential impact of pesticides on wildlife; expense of control.
- j. Odors – from lake, landfill, sewer treatment plan.
- k. Noise – airport flyover zone.
- l. Social justice – do not create an area that becomes only low-income due to the hazards and constraints present in the area.
- m. Infrastructure - City policy against anything inhabitable or mechanical at or below 4217'. Some additional freeboard, would be beneficial. Basements, parking structures below 4217' are questionable. Pipes and lines take special engineering and anchoring in soils this wet.
- n. Roads – efficient paving – minimize runoff and maximize investment.
- o. Public facilities – location of sewer treatment.

2. Emergency/contingency planning

- a. How much can/should city take responsibility for – How much commitment to build or maintain systems that may become unmanageable and a threat to health, safety welfare, such as dikes, pumping sewer and stormwater systems, damaged infrastructure.
- b. What level of risk or threat to public safety is the city willing to accept?
- c. Dependability of West Desert pumping.

3. Environmental protection

- a. Dynamic system – as the lake rises/falls so does landscape/vegetation mosaic
- b. Wetlands – Best approach is to protect, restore and enhance existing wetlands, don't create new.
- c. Uplands – essential part of the functioning ecological mosaic, reserve areas at flood stage.
- d. Playas – important role, regulated by Corps as wetlands, most threatened type of landscape.

- e. Habitat – global importance to many shorebirds and migratory birds, local importance for wildlife including birds, mammals, fish, insects.
- f. Aquatic resources - The most dynamic part of the lake, is where salt and freshwater mix”.
- g. Water – keeping adequate supply for natural functions, ensuring adequate water rights, protecting water quality of the lake is as good as it is – testament to the wetlands.
- h. Managing human encroachment – stewardship to ensure protection of sensitive resources, responsible recreation, preventing trespass, vandalism, dumping, and damaging uses and access to new locations.
- i. Managing human impacts – kids, pets, light, noise, “24-hour activity”.
- j. Buffers– appropriate distance between development and preservation areas.
- k. Barriers – potential of creating barrier between development and preservation using Goggin Drain or other dyke system.
- l. Open space – city pays a lot more attention to open space on the foothills than this area, which is arguably more significant.
- m. Preservation – much of the obviously sensitive areas and wetlands are already preserved, need to focus on the less noticed uplands and playas that are a critical part of system, but not as valued by many people or as regulated.

4. Adjacent landowners

- a. Wildlife reserves – protecting natural system and processes, appropriate buffer from incompatible uses. Conservation easements on preserves, duck clubs, mitigation parcels committed to their long-term preservation.
- b. Duck clubs – concerned with water supply, appropriate buffer from incompatible uses including residential uses.
- c. Airport – expansion plans, protect future flight paths from incompatible uses, conflict with birds.
- d. Access (some wanted, some unwanted) into adjacent properties.
- e. Ranching/farming properties – primarily north and east of airport.

5. Recreation opportunities

- a. Water-based activities – desire for a beach.
- b. Trails – nature trails, amenities for new neighborhoods, connections to SLC, alternative transportation.
- c. Biking – great flat roads for biking and trails.
- d. Interpretation and education – teach people about the resource. The Great Salt Lake could be great attraction in Salt Lake County (like it is in Davis County).

6. Economic Development

- a. Opportunity - This is the last large buildable area in the city. Much desired area to keep building jobs, new industries, city’s tax base. Lack of awareness for what is out there now and the possibilities and importance of this plan.
- b. Industrial - Industrial land is irreplaceable. Foreign Trade Zone possible at airport and UP distribution center
- c. Lake industries - Protect lake-dependent industries (shrimping, minerals)
- d. Commercial - Little commercial base on west side – demand is there.
- e. Jobs - Huge employment center around the airport and transportation/distribution network. Could build on this. Need housing for employees.
- f. Population - City population has stagnated, last area of city to provide new housing options.
- g. Downtown impact – Project should not compete against downtown, but instead compliment it.

7. Development opportunities

- a. Transportation – Area is well defined by transportation – mainly access at 5600 West and 7200 West. Not much more can happen with arterials and major roads – will mostly be local streets. There is sufficient capacity - east-west on I-80.
- b. Transit – Proposed Mountain View Corridor is huge opportunity. Proposed Airport light line, West Bench Transit Boulevard are other opportunities. Extend light rail to the transit boulevard to service area and create a complete circuit.
- c. Infrastructure – The city has the capacity and resources to provide services to this area. This area has water and sewer lines in close proximity, but it needs to be gridded out and built for maximum redundancy.
- d. Uses - Intensive commercial and residential uses concentrated around 7200 West. Kennecott West Bench Plan extends into this area (south of I-80) and proposes mix use development.
- e. Annexation - Potential annexation of Magna, other county lands is a possibility.
- f. Quality of life – Opportunity to be one of the nicest places in the city. Can create high quality of life through design - integrate amazing views, open space, water, wildlife into design.
- g. Water – property owners have enough water to make anything happen out here. Could develop some major water features and amenities.
- h. Old landfill – Chance to cleanup the old city landfill, but would have to be funded through development of area, and would require substantial, intense development to justify the expense.

8. Sustainable Communities

- a. Jobs/housing/commercial balance - Current imbalance (lack of housing) here is not sustainable or good planning.
- b. Location - Development closer to city center and employment opportunities cut down on commuting.
- c. Infrastructure - Consider difference in infrastructure costs for different land uses
- d. Redevelopment and Infill - There is plenty of land to be redeveloped in Salt Lake City that could accommodate some of the proposed growth.
- e. Design - Build true neighborhoods, to a higher standard of design like our historic neighborhoods (Sugarhouse, Avenues) and like Daybreak. Be green by design.
- f. Affordability - Salt Lake City isn't affordable anymore – this area could offer some balance.
- g. Life stages – People looking for a neighborhood where they can live in from birth to death – that opportunity is here.
- h. Paying for growth – Should be economically sustaining. Growth should pay own way - impact fees for schools, parks, roads, services.

9. Planning approach

- a. Economics should dictate private landowners decisions, let the owners figure out solutions that can be paid for
- b. Concern over heavy-handed regulation or too much government control. Focus on the overall vision. Details should come in the small area plans/designs.
- c. Public input - Learn the desires of the broader community – need to know what the public wants. This is of interest to the whole city, not just the area immediately adjacent. Can't decide without the two sides coming together somehow.
- d. May need moratorium policy while process is going on.
- e. Wetlands permitting - Army Corps permits every project individually – City should weigh in on its priorities and goals in addition to the Corps.

- f. Transfer of Development Rights (TDRs) – TDRs are typically very hard for a city to set up and manage, but with a limited number of owners and well defined area, they could work. This situation is idea.
- g. Not everyone is sold on the Lakeshore name – still up for discussion and ideas.

THE BIG PICTURE (Insightful stakeholder statements)

- “There are always benefits when development is done well. The question is if it will be done well.”
- “Figure out a way to let the system control itself, then help it do it”
- “Premise has long been: How do we develop this area? Flip the discussion to how do we preserve it? Once it is developed, it is gone forever. We should be more cautious.”
- “Huge opportunity for the city – need to do it right”
- “Make the last community in Salt Lake City a nice one”
- “Don’t want to put people in harm’s way”
- “Anything is possible if people are willing to pay for it”
- “Families build community – need to build a place they can make a home”
- “Almost anything is possible out here – what gives us the biggest bang for our buck?”
- “Don’t make policy decisions on faulty information”
- “The private sector can’t preserve it all – planning processes are essential for preserving invaluable resources.”
- “GSL is obviously (and arguably) the most important resource in the state.”
- “Opportunity to bridge environmental policy with good planning.”
- “This is a showcase for Salt Lake City”
- “Keep this dialogue productive – all sides have good ideas”

ADDITIONAL STAKEHOLDERS

- John Paul, DWR, shorebirds, waterfowl
- Wayne Martinson
- Tom Aldridge, DWR, Farmington Bay - DWR Plans
- Petroleum company utilities
- Rocky Mountain Power - doing an update that would run North-south through here
- Sewer & water many different providers – Jordan Valley, Magna, Kearns, Taylorsville
- School district
- Airport
- Ann Neville
- Mayor Anderson
- Redevelopment Agency
- EDCUtah (Jeff Edwards)
- Real Estate Community
- Commerce (Mike Lawson)
- NAI (Mark Lundgren)
- Ellen Reddick (Vest Pocket Business Coalition)
- Steve Domino (Airport mitigation)
- Terry Newell – UDOT Mtn. View project manager to get preferred alignment
- Maunsel Pearce (GSL Alliance)
- Lynne de Frietas sending a list of others

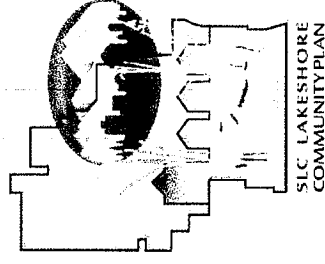
Attachment C
Northwest Quadrant Community Master Plan

Visioning Workshop Notice

Northwest Quadrant Community Master Plan

Salt Lake City is creating a comprehensive land use plan to provide guidance for development in the Northwest Quadrant Community. The Northwest Quadrant includes the incorporated area of the City located between the Bangerter Highway and the west City limits (8800 West) from 2100 South to the north City limits (3700 North). For many years the designated uses for this area have been regulated only through zoning without future growth policy guidelines. Today, after years of land use speculation, the time has come to set a vision for future development of this area.

The Northwest Quadrant Community Master Plan will reflect the City's vision for a viable, healthy, sustainable and economically vibrant community. It will provide a foundation to shape the area's future development, enhance connections to surrounding neighborhoods and the Wasatch Region. The master plan for the Northwest Quadrant Community will guide new development, land use activities and zoning decisions. The plan, when completed, will reflect the values of the community and lay the foundation for how the community will grow over time. As part of the master plan development process the City will be holding a Visioning Workshop to develop ideas and obtain input for the types of land uses and where development should occur within the Northwest Quadrant Community.



NOTICE OF PUBLIC MEETING

Northwest Quadrant Community Master Plan Visioning Workshop

On January 30, 2007 the Salt Lake City Planning Division will hold a public visioning workshop for the Northwest Quadrant Community Master Plan.

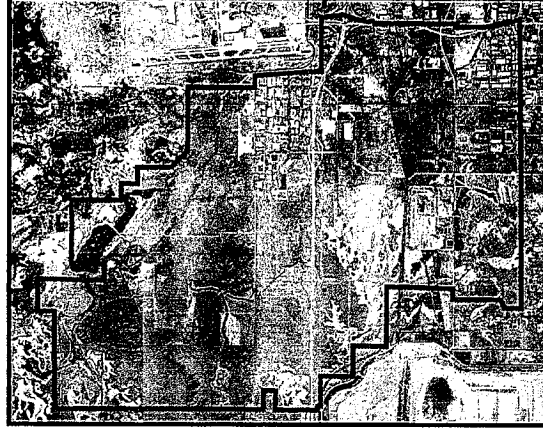
LOCATION: Salt Lake City Main Library at 210 East 400 South

Fourth Floor Meeting Room

TIME: 6:00 – 9:00 PM

DATE: Tuesday, January 30, 2007

Library handicapped and public parking is accessed from the 400 South Street parking garage entrance. Public parking is also available on 200 and 300 East and 500 South Streets.



If you have any questions regarding the Northwest Quadrant Community Master Plan, please contact Everett L. Joyce, Project Manager at 535-7930 or e-mail:

everett.joyce@slcgov.com