



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Nick Tarbet

DATE: March 7, 2023

RE: Northpoint Small Area Master Plan
PLNPCM2022-00687

PROJECT TIMELINE:

Briefing: February 21, 2023

Set Date: February 21, 2023

Public Hearing: March 7, 2023

Potential Action: March 21, 2023

Work Session Summary

At the February 21 work session briefing, Council Members raised questions about the impact future development may have on the residents in the area due to increased traffic, as well as impacts to air quality, and the environment.

Some felt the Plan was a good attempt at balancing and protecting the current residents and the environment, while providing the growth and development that is likely to come. Some expressed concerns the plan was too flexible and asked Planning staff to consider making changes that require the type of development the city wants to see in this area.

Other ideas raised included creating a fund to help residents pay for impacts and damage to their homes and property that may occur due to construction and looking further into the potential to use transfer of development rights in this area. On a related note, in recent weeks the Council office has received many questions and complaints about the traffic impact on 2200west due to the development in the area and 2900 west not being completed.

The Council also discussed some of the implementation strategies they would like to see prioritized such as removing the BP zone, mapping, and increasing the buffers between the wetlands and river, and including stricter language that would keep 3200 west a gravel road.



Council members indicated they would like to have a follow-up work session after the public hearing to go over any potential changes they would like to see included in the draft plan.

The public hearing is scheduled for March 7

The following information was provided for the February 21 briefing. It is provided again for background purposes.

ISSUE AT-A-GLANCE

The Council will receive a briefing about an ordinance that would adopt the Northpoint Small Area Plan. The Northpoint Small Area Plan is a land use plan for the land that is located between the Salt Lake City International Airport and the northern boundary of the city along the 2200 West corridor. In 2020 the Council allocated \$100,000 to update the master plan for this area to help plan for the increased development pressures going on in this area of the city.

The updated plan will provide guidance on existing and anticipated development in the area, as well as annexation-related issues. As part of the plan update, the Salt Lake City Major Streets Plan will be amended to reflect recommended roadway alignments.

The Planning Commission voted to forward a positive recommendation to the City Council (7-2) with the following modifications:

- The limit on distribution land uses be removed.
- The wetland buffer is expanded to up to 300 feet instead of up to 200 feet.

Mayor Mendenhall submitted a letter with the transmittal that recommend the City Council consider Planning Staff's recommendation to limit distribution land uses to prevent the area from becoming primarily a warehouse and distribution center.

The mayor noted in her letter "this could be achieved by limiting the development of such uses [distribution] where they are not currently allowed by zoning. This is a vital step to implementing the city's vision – one that respects the existing residential and agriculture properties, the environment, and wildlife, while allowing for appropriate light-manufacturing development" (*Transmittal letter pages 5-6*).

Key Concepts Identified in the Plan

Pages 2-3 of the transmittal letter outlines the key concepts of the plan and potential action items the City can take to implement the plan.

- Identifies appropriate future land use and development characteristics for the area that can coexist with the wildlife habitat and natural environment of the Great Salt Lake, and the operations of the Salt Lake City International Airport.
- Identifies appropriate buffering, building design, and development characteristics to reduce the impacts on residential and agricultural uses, important wildlife habitats, and other uses within the area.

- Recommends design standards to reduce the negative impacts that future land uses may have on air quality, water quality, noise, and light.
- Updates future annexation potential for unincorporated land within Salt Lake County.
- Amends the Major Streets Plan for the area to include a new north-south collector (2900 W), a future airport road going east to west connecting to 2100 North, and to indicate that 3200 West is to remain an unimproved roadway.
- Recommends a Northpoint-specific development code that codifies the recommended design standards and includes incentive-based tools for open space preservation.

Changes to Plan noted by Planning Staff.

Page 4 of the transmittal letter notes planning staff recommends making a few modifications to the draft forwarded by the Planning Commission.

- Page 10: “The Plan Area...is nestled between wetland spillover from the Great Salt Lake...”
 - Deleted the word “spillover” as it implies excess, wasted, low value, and is not an ecological term.
- Page 24: Added "and other contrast mitigation building and landscape features" to the sentence addressing building color and materials. While colors that blend in with the natural surroundings are essential, there may be additional contrast mitigation techniques that are necessary and appropriate in specific areas such as the land close to 3200 West.
- Page 32: Evaluate the Feasibility of Acquiring Sensitive Lands as City-Owned Open Space
 - In addition to lands adjacent to the Jordan River mentioned in the text, open land and wetlands along 3200 W was also added as an area for priority open space preservation.
- Included the notation on the vision map regarding wetland applicability (jurisdictional and non-jurisdictional) on page 35 as well.

Does the Council support include these changes in the final draft of the small area plan?

Policy Questions

Below are some policy questions the Council may wish to consider as you review the draft plan and bring up during the briefing with the Administration.

1. Implementation

- a. Are there specific implementation steps outlined in the small area plan the Council would like to initiate? *See Implementation section below (page 5) for outline of key items and pages 2-3 of the draft plan for details.*
- b. Does the Council wish to take steps to ensure future development will abide by development recommendations outlined in the plan, if any petitions come to the city before the zoning changes are adopted?
 - i. Consider using development agreements for zoning petitions in the process

Does the council wish to support initiating any of the key implementation actions recommended in the master plan?

2. Development Standards

The Plan identifies design standards that could help reduce the negative impacts development may have (*Pages 20-29*).

- a. Some CMS have mentioned conditions included in the Northwest Quadrant Overlay District ([21A.34.140](#)) may be a good template to consider for development in this area of the city.
- b. Some of those standards include:
 - i. Lighting – all lighting shall be shielded to direct light down and away from edges of the property.
 - ii. Roof color – light reflective roofing with minim solar reflective index
 - iii. Landscape – shall consist of native plants, remove noxious weeds,
 - iv. Glass Requirements – use glass design elements to reduce bird collisions.
 - v. Fencing – see through fence that is 50% open.
- c. Some have asked about the possibility for the city to require solar panels be included in a future development.
- d. Additionally, in the NWQ overlay, certain permitted uses are limited.

Do the development standards outlined in the plan successfully address the council's concerns about mitigating the impact of development in this area of the city?

3. The mayor recommend that the City Council consider Planning Staff's recommendation to limit distribution land uses to prevent the area from becoming primarily a warehouse and distribution center. This could be achieved by limiting the development of such uses where they are not currently allowed by zoning.

Does the council Mayor's and Planning staff recommendation to limit distribution uses in this area?

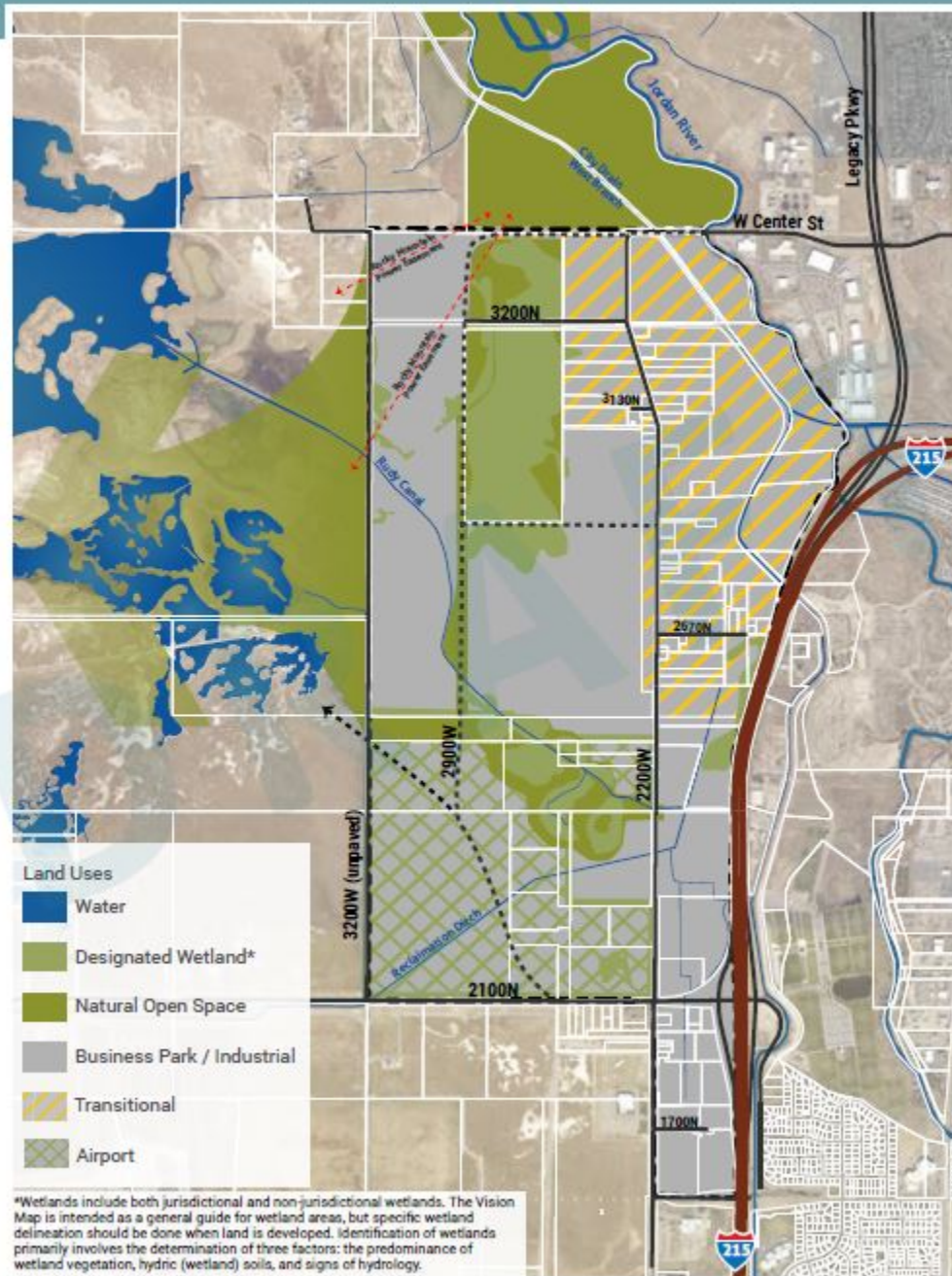
Outline of the Draft Small Area Plan

Land Use Categories

The future land use map includes the categories outlined and shown on the map below.

- Natural Open Space
- Transitional
- Business Park / Industrial
- Airport

NORTHPOINT VISION MAP



Graphic 2.2 | Northpoint Vision Map

Design Standards

The Plan identifies design standards that could help reduce the negative impacts development may have (pages 20-29). These standards include:

- Buffering and setbacks for existing residential uses and wildlife and wetland habitat
- Standards for new development
 - Grading limitation, Fencing / Walls, Dark Sky Lighting,
- Water Conscious Development

- landscaping, stormwater management,
- Airport Conflict Mitigation
 - Noise, land use compatibility
- Visual Design
- Standards for Transitional Areas
 - Industrial land use mitigation - noise, odor air quality, traffic, and loading
- Standards for Natural Open Space
 - Wetland Design Standards – planting, trails / boardwalks,

Implementation (Chapter 3)

The implementation plan identifies three time sensitive actions that should be prioritized (pages 2-3).

- Services and Infrastructure
 - Evaluate funding solutions to redesign 2200 west and Construct 2900 West
- Natural Environmental / Preservation
 - Evaluate the Feasibility of Acquiring Sensitive Lands as City-Owned Open Space
- Built Environment/Design
 - Adopt Development Code Updates

Additional implementation actions are identified on pages 34-35. These include items such as creating a local utility plan, updating the major streets plan, environmental impact standards, annexation, etc.

Tool Kit

The plan includes a variety of tools that will help implement the small area plan (*pages 38-53*). Some of those tools include: land preservation, regulatory, incentive based, land acquisition, and financial.

Public Process

The public process started in summer of 2021 up to the planning commission public hearing on December 14, 2022. During that time the outreach included numerous steering committees, community council meetings, online questionnaire, Council update and Planning Commission briefings.

The full details are outlined on pages three of the transmittal letter and the chronology is on page 11.