

Utah Inland  
Port Authority

# Salt Lake Project Area Master Plan



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Draft Copy

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Numerous stakeholders have expressed significant interest over the previous several decades regarding the development and build-out of the Northwest Quadrant of Salt Lake City and Salt Lake County. In consideration of these stakeholder groups and their concerns, there are several points of agreement upon which the Utah Inland Port Authority (UIPA) can move forward.

In order to achieve the goal of forward progress, this Salt Lake Project Area Master plan is split in two phases. This plan serves as an authorizing document for the Port's activities in the Project Area. This transparency is critical to provide all stakeholders with awareness for the Port's activities.

## Master Plan Phase 1 – Goals, Objectives, and Activities

Phase 1 of the Master Plan provides a transparent guide for how UIPA will support development and catalyze the economy in the project area.

**Alignment:** Work with Salt Lake City, Salt Lake County, and other stakeholders to align with current development and infrastructure plans.

- Coordinate and align UIPA plans with 2016 Salt Lake City Northwest Quadrant Master plan
- Work with Salt Lake City, Salt Lake County, Magna, West Valley City, UDOT, landowners, and others to optimize infrastructure alignment
- Support strategic infrastructure development

**Positioning:** Create a vision, identity and brand for the project area that is connected to its unique ecological location, and position the project area as a premier global destination for future-facing advanced manufacturers. (Brand will not include terminology related to logistics or ports.)

- Ensure project area is developed in coordinated manner

- Align major landowners with long-term vision and objectives
- Use properties currently under UIPA control to enhance positioning
- Support positioning with strategic land acquisitions

**Economic Engine:** Develop a generational economic engine supporting sustainable growth in the project area.

- Attract industries and businesses with strong economic multipliers that create high-wage jobs in the region with workforce connections for those in the Salt Lake County area:
  - Clean Energy
  - Biotechnology
  - Composites
  - Aerospace
  - Advanced Manufacturing

*Inducements may be used to attract low water users in these industries.*

- Explore research opportunities in partnership with colleges and universities within the state, including ecological research.

**Environment:** Respect and protect the environment in the project area.

- Support mitigation efforts to protect natural resources in project area
- Assist in finding solutions for properties requiring remediation
- Support development of clean energy infrastructure

**Timeline:** Beginning upon adoption by UIPA Board of Directors and carried forward throughout duration of the project

*Phase 1 does not include the development of any logistics facilities. No time, money, or resources will be spent towards the development of any logistics facilities until Phase 2 of the Salt Lake Project Area Master Plan is completed.*

## Master Plan Phase 2 – Goals and Objectives

Phase 2 of the Master Plan outlines collaborative efforts with Salt Lake City and Salt Lake County to engage vendors to conduct necessary assessments and create infrastructure plans for the Salt Lake Project Area.

**Assessments:** In cooperation with Salt Lake City and in accordance with procurement policies, hire a vendor(s) to conduct a Community Impact Assessment, a Health Impact Assessment and a Traffic Impact Assessment according to the standards set forth in the SLC – UIPA interlocal agreement.

**Logistics Infrastructure Plan:** In cooperation with Salt Lake City, Salt Lake County and in accordance with procurement policies, hire a vendor with significant experience to develop recommendations for logistics infrastructure within the project area.

**Logistics Project:** A defined rail, truck, or air project that serves regional businesses, or that optimizes the region as a destination for desired economic growth.

**Timeline:** Beginning upon adoption of this plan by the UIPA Board or Directors with anticipated completion in **24-30 months**.