



The Utah Inland Port Authority (UIPA)'s jurisdictional area covers roughly 55 percent of the Northwest Quadrant, which in its entirety encompasses about 28,000 acres of land at Salt Lake City's Western Edge. The area's location has prime access to highways (I-80, I-215), an international airport (Salt Lake City International Airport), and an extensive rail network (connecting to all West Coast seaports), with additional proximity to Salt Lake City's downtown, industrial, and manufacturing hubs. The Northwest Quadrant is also home to important environmentally sensitive lands and potential reclamation lands.<sup>i</sup>

The map below depicts the locations of mapped resources in UIPA’s jurisdictional area which spans Salt Lake City, West Valley City, and Magna.<sup>ii</sup> Zoning designations have been consolidated into larger groups to represent the zoning types. These zoning regulations were established by Salt Lake City’s Planning Division in 2017 based on the Northwest Quadrant Master Plan.<sup>iii</sup> The UIPA’s jurisdictional land boundaries respect natural areas Salt Lake City determined in its planning.

**Generalized Zoning Types**

- Agriculture
- Airport
- Commercial
- Manufacturing/Industrial
- Mixed-Use
- Open Space
- Public Lands
- Residential

**Airport**  
( $<1$  acre)

Historically, portions of the Northwest Quadrant have been used for agricultural and irrigation purposes, while also serving as a habitat and scenic resource. In 2016, Salt Lake City developed the Northwest Quadrant Master Plan. At the time, developed lands were comprised mainly of light industrial (with adjacent tailings impoundment and landfills), intermodal facilities, airport related uses, distribution, commercial, and office. Approximately three-quarters of the land in the Northwest Quadrant remained undeveloped, with uses including wildlife management, ranching, farming, and several “brownfield” sites. The majority of the Northwest Quadrant’s undeveloped land was controlled by a relatively small group of private property owners; this remains true today.<sup>iv</sup>



Manufacturing and industrial use are the largest zoning designations in the UIPA jurisdictional area.



There are a number of known contaminated sites within the jurisdictional area, including brownfield sites and landfill sites regulated under CERCLA (the Comprehensive Environmental Response, Compensation, and Liability Act).



While there are no parks or schools inside the jurisdictional area, a number of parks and schools are within a half mile of its boundary.



Residentially-zoned land is very limited within the jurisdictional area, but more common within a half-mile of the boundary, primarily located along the southern and eastern boundaries.

## Role of Utah Inland Port Authority

The Utah Inland Port Authority is a state entity created to insert the values of the public into the development process by facilitating cross-cutting dialogue between

‘state and local government entities, property owners and other private parties, and other stakeholders to encourage and facilitate development of the authority jurisdictional land’<sup>i</sup>



The UIPA jurisdictional area in the Northwest Quadrant of Salt Lake City is predominantly privately-held. While the UIPA does not have statutory land use nor regulatory authority in the area, UIPA plans to propose policies and programs with other state and local agencies to encourage community-friendly development in the area. **Some examples may include vehicle route restrictions, construction dust and noise guidelines, development practices that minimize noise, light, and vibration, community betterment policies, safety improvement plans, community daycare and afterschool grants, community facility grants, and community tree-planting grants.**

<sup>i</sup> Salt Lake City, Northwest Quadrant Master Plan, August 16, 2016, <http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf>

<sup>ii</sup> Existing Zoning and Neighborhoods from Salt Lake City, West Valley City, Salt Lake County, and Envision Utah GIS Files (2019); Schools and Parks from Utah AGRC; and Contaminated Sites (CERCLA) from Utah Department of Environmental Quality and Salt Lake City Northwest Quadrant Master Plan 2016.

<sup>iii</sup> Salt Lake City, City Council Transmittal, October 13, 2017, PDF, <ftp://ftp.slcgov.com/attachments/10-17-17F%20G9%20Northwest%20Quadrant%20Rezoning.pdf>

<sup>v</sup> Utah Inland Port Authority Act §58-58-201(3)(a), effective 3/16/2018

<sup>iv</sup> Salt Lake City, Northwest Quadrant Master Plan, August 16, 2016, <http://www.slcdocs.com/Planning/Projects/NorthwestQ/NWQ.pdf>



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