



UIPA Preferred Scenario

Summary Report

March 2026

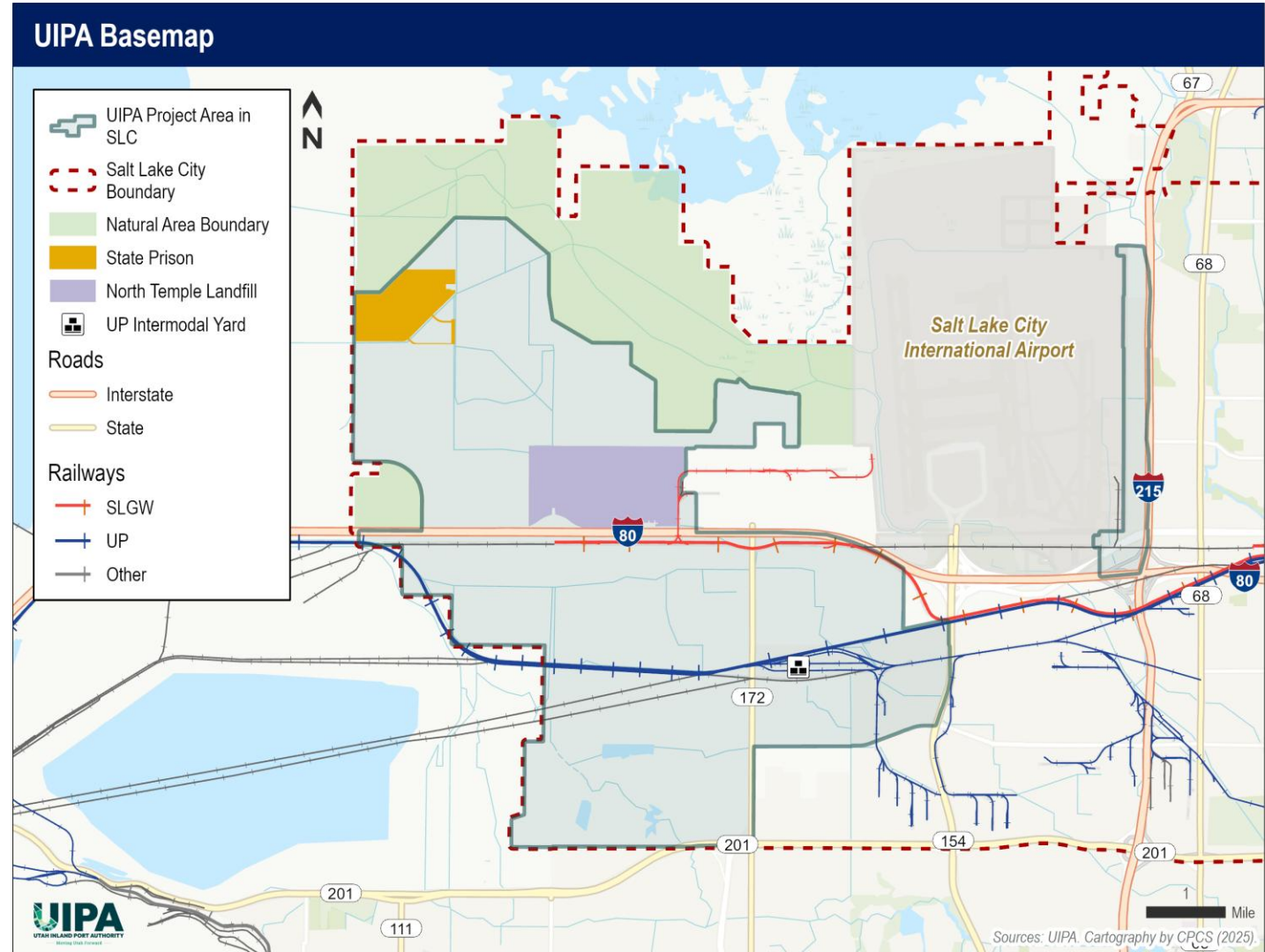


UTAH INLAND PORT AUTHORITY



Area Context

- UIPA area covers approximately 16,000 acres in northwest Salt Lake City and parts of northern West Valley City and Magna City.
- Baseline study covers the portion of the UIPA jurisdictional land within Salt Lake City.





Baseline Study Findings

The Baseline Study included the following topics and areas of analysis:

Economics and Community

- Economic development and opportunities

Transportation

- Road, rail, bike and pedestrian, transit

Environment and Human Health

- Land and habitat, air, water, and community health

Community Engagement and Communications

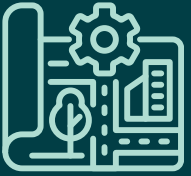
- Stakeholder and community engagement



Baseline Methodology & Resources

→ Reviewed and compiled existing data for the project area to inform baseline conditions and future trends





Preferred Scenario Report Key

Baseline Study



- Economic Development
- Transportation
- Environment
- Community & Health



Key Findings
from the baseline study



Opportunities
for the preferred scenario



Preferred Scenario Investment & Policy Recommendations

- Immediate Actions
- Long Term Considerations
- Metrics





Environment



KEY FINDINGS

from the baseline study



OPPORTUNITIES

for the preferred scenario



Sensitive Land

- Wildlife areas provide nesting and migration stopover for millions of birds.
- Wetlands and floodplains exist throughout the project area, with greater concentration south of I-80.
- Groundwater and soil contamination at North Temple Landfill site.

- **Preserve and protect valuable wetlands and sensitive lands.**
- **Partner to improve stormwater facilities in the area that drain to the Great Salt Lake.**
- **Ongoing support for remediation of the North Temple Landfill site.**



Water Conservation and Quality

- Water conservation measures implemented since 2001 have reduced overall demand.
- Area geography leads to challenges with managing stormwater runoff.
- Great Salt Lake water elevation is below healthy levels.

- **Support water conservation measures to ensure supply can support future demand.**
- **Support low water use developments.**
- Support compliance with water quality standards.
- Partner to improve stormwater facilities and water quality.
- Explore opportunities for water leasing and shepherding to the Great Salt Lake.



Air Quality

- Westside neighborhoods are disproportionately impacted by air pollution from industrial operations and proximity to busy roads.

- Support programs that increase awareness of poor air quality and overall air quality.
- **Support technology enhancements that drive air quality improvement.**
- **Support programs for public transit to reduce commuter impacts.**



Community & Health



KEY FINDINGS from the baseline study



OPPORTUNITIES for the preferred scenario



Community Facilities

- The NWQ area and Westside neighborhoods lack essential community facilities and services, such as grocery, medical, and childcare services for workers in the NWQ and residents.
- Westside neighborhoods have limited access to educational resources.
- Westside neighborhoods have lower access to parks and green space.
- Concerns regarding public safety in the NWQ.

- Partner to add essential amenities in the NWQ.
- **Support community facility development in Westside neighborhoods.**
- **Partner with local colleges to provide education opportunities to Westside area.**
- Support access to open and green space in NWQ.
- **Partner with SLC to increase public safety resources in the NWQ.**



Community Data

- Barriers to access healthcare, healthy food, reliable transportation, social support
- Poor mental and physical health rates
- Lower than average life expectancy

- **Identify partners** to address health-related disparities



Air Quality and Pollution

- Westside neighborhoods are disproportionately impacted by air pollution from industrial operations and proximity to busy roads.
- Westside neighborhoods experience the longest commute times and less reliable transit service coverage.
- Opportunities for efficiencies in air cargo

- Support programs that increase awareness of poor air quality as well as improve overall air quality.
- Seek **opportunities to mitigate emissions** in the area, such as technology enhancements that drive air quality improvement and programs for public transit to reduce commuter impacts.





Economic Development



KEY FINDINGS

from the baseline study



OPPORTUNITIES

for the preferred scenario



NWQ Land

- Area is a mix of residential areas, critical natural resources and habitat, SLC Airport, and other industrial activities.
- 2/3 of the NWQ is vacant land, much of which is zoned for industrial and manufacturing use.
- Roughly 15% of the area is set aside for open space, agriculture, or other uses.

- **Opportunities to attract businesses that provide low barrier to entry and higher wage jobs.**
- Need to balance development with preserving and sustaining environmental resources.



Jobs Profile

- The NWQ hosts more than 10,000 jobs, including: 34% in Transportation, 25% in Manufacturing, and 20% in professional/scientific/technical services.
- Workforce is largely white with at least some college education.
- 2/3 of jobs in the NWQ pay more than \$40,000 per year.
- Over half of the jobs do not require a college degree.

- Support existing low barrier to entry jobs.
- Opportunities to attract higher-wage jobs in advanced manufacturing and biotech.
- **Support workforce training programs to enable residents to train for future higher-skilled opportunities.**



Economic Development



KEY FINDINGS

from the baseline study



OPPORTUNITIES

for the preferred scenario



Westside Neighborhoods Economic Profile

- Westside neighborhoods have lower employment levels than the city overall.
- Jordan Meadows, Poplar Grove, and Glendale have per capita incomes at/near 50% below the city's level.
- Low car ownership levels in the area and lack of services (childcare, grocery stores, medical care, etc.) in and around the NWQ.

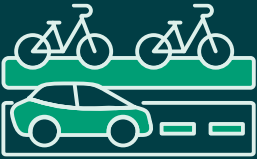
- Facilitate opportunities for those who live near NWQ to get jobs in the area.
- **Address transportation access and services.**
- Support workforce and development opportunities for Westside residents.



Economic Market

- The industrial market in the NWQ area is largely dominated by warehousing and distribution uses.
- The NWQ area has attracted advanced manufacturing and biotechnology companies.
- Proximity to SLCIA provides opportunities for efficiencies in air cargo

- The greater the value of the development in the NWQ, the more tax differential will be generated.
- **Opportunities to maximize air cargo** payloads for current operations



Transportation



KEY FINDINGS from the baseline study



OPPORTUNITIES for the preferred scenario



Congestion and Safety

- Multi-hour roadway delays at blocked at-grade rail crossings occur along Union Pacific lines near I-15 and I-80.
- Daily freight-train movement is expected to rise about 35% by 2045.
- Increase in vehicle miles traveled by about 45% by 2045.

- **Support upgrades/separate train crossing to mitigate conflict and delays.**
- **Partner to address safety concerns from increased truck traffic.**



Active Transportation and Transit

- NWQ lacks active transportation facilities such as bike lanes and sidewalks.
- NWQ lacks direct transit service and existing transit service is primarily oriented around peak commuting trips.

- Advocate for improve bike lanes and sidewalks in the NWQ.
- **Partner to improve transit access to job sites in the area.**



Maintenance

- Increased truck traffic will lead to accelerated breakdown of pavement conditions.

- Work with UDOT, SLC Transportation, and others to plan for resurfacing and other maintenance projects.



Terminology Key

- **Investment:** Recommendation that will require a portion of the tax differential
- **Policy:** Recommendation that will require coordination and/or advocacy to support a new or amended policy or business initiative. Tax differential is not required for policy recommendations.
- **Priority:** Recommendation is supported to be implemented immediately with identified partners.
- **Long-term consideration:** Recommendation could be implemented in the 3 to 10+ year timeframe and may require additional partnership planning.
- **Metrics:** Methods to measure progress towards reaching intended outcomes. Reporting metrics will be determined as the tax differential is distributed. Regular reports (i.e., quarterly, annually), will be required from the receiving entity.



Priority Investment / Funding Committed

- **Baseline opportunity identified:** Preserve and protect valuable wetlands and sensitive lands.
- **Preferred scenario recommendation:** Partner with Utah Department of Natural Resources to support Great Salt Lake wetland conservation.
- **Key areas addressed:** **Environment** (increased water conservation, support wetland health)

Immediate Investment Actions

- Provide a portion of the tax differential to support wetland restoration in and around the Northwest Quadrant

Key Metric

- Annual reporting of wetlands purchased
- Acres restored/enhanced

- **Baseline opportunity identified:** Partner with Salt Lake City to increase public safety resources in the NWQ.
- **Preferred scenario recommendation:** Public safety partnership with Salt Lake City departments to address public safety concerns and provide adequate resources.
- **Key areas addressed:** **Community & Health** (public safety), **Economic Development** (business growth and recruitment)

Immediate Investment Actions

- Provide a portion of the tax differential to support public safety improvements

Key Metric

- Annual report on use of funds

- Note: UIPA and Salt Lake City have agreed to support funding these two recommended programs as part of a future update to their interlocal agreement.



Priority Investment and Policy

- **Baseline opportunity identified:** Support water conservation measures to ensure supply can support future demand and support healthy water levels in the Great Salt Lake.
- **Preferred scenario recommendation:** Partner with Salt Lake City to develop and implement programs that support water conservation.
- **Key areas addressed:** **Environment** (increased water conservation), **Community & Health** (community awareness)

Immediate Investment Actions

- Provide a portion of the tax differential to support expansion of Salt Lake City’s water usage assessment program.

Immediate Policy Actions

- Through UIPA’s property tax rebate incentive, provide business incentives to new or expanding companies for water efficiency improvements for interior (industrial processes) and exterior (landscaping).

Long Term Considerations

- Provide a portion of the tax differential to support a marketing/educational campaign, in partnership with Salt Lake City, related to best practices for water conservation.
- Provide a portion of the tax differential to support expansion of Salt Lake City’s landscape conversion rebate program.
- Provide a portion of the tax differential to support Salt Lake City with development of a pilot micro-grant program to offer additional funding for landscape conversion.

Key Metrics

- Number of businesses engaged
- Number of water usage audits conducted
- Number of businesses adopting efficiency measures
- Baseline and water savings (i.e., gallons/year)



Priority Investment

- **Baseline opportunity identified:** Support community facility development in Westside neighborhoods.
- **Preferred scenario recommendation:** Partner with local businesses, non-profits, or other organizations to address health-related disparities.
- **Key areas addressed:** **Community & Health** (improved community amenities and services, improved health outcomes), **Economic Development** (access to services, economic resiliency)

Immediate Investment Actions

Partner with Community Organizations to use a portion of the tax differential to support capacity building initiatives, such as:

- Providing matching funds to University Neighborhood Partners as part of the Aspen Institute's Weaver Award.
- Working with Salt Lake County Health to support a new coalition focused on health outcomes in Westside communities
- Working with the University of Utah to support a community health worker program to connect Westside communities to health-related resources
- Working with University Neighborhood Partners to support the ongoing work of the Environmental Justice Resident Committee
- Provide funding for SLC's Community Food Microgrant Program to improve access to fresh, healthy, affordable and culturally relevant food

Long Term Considerations

- Continue exploring opportunities for partnerships
- Partner with Salt Lake County Health Department to use a portion of the tax differential to expand radon assessments and mitigation
- Use a portion of the tax differential to expand Salt Lake County's program subsidizing recreation passes for Westside youth
- Partner with University Neighborhood Partners to use a portion of the tax differential to support the Hartland Youth Center to continue the center's youth and community programs

Key Metrics

- Amount of grant funding distributed
- Number of new partners identified



Priority Investment

- **Baseline opportunity identified:** Support workforce training programs to enable residents to train for future higher-skilled opportunities.
- **Preferred scenario investment recommendation:** Partner with organizations to support education and workforce training.
- **Key areas addressed:** **Economic Development** (workforce development, job training, education), **Community & Health** (programming that supports Westside residents, increased educational opportunities)

Immediate Investment Actions

Provide a portion of the tax differential to support educational partners with workforce training, which could include:

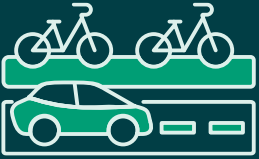
- Supporting Salt Lake Community College (SLCC) to provide scholarships for Westside residents to pursue additional education or training in aviation/advanced air mobility, healthcare, or manufacturing.
- Supporting SLCC to fund program expansion, specifically for programs related to aviation/advanced air mobility, healthcare, manufacturing, and vocational English as a second language (ESL).
- Working with Salt Lake School District to support their career and technical center.

Long Term Considerations

- Explore additional partnerships with local educational organizations
- Explore additional partnerships with local businesses to develop business-specific training/education programs.
- Identify opportunities within future developments for additional on the job training facilities or classroom space.

Key Metrics (specific to Westside residents)

- Scholarship recipients
- Program registration applications
- Completed certificates/degrees
- New program offerings
- Enrollment capacity increase (%)
- ESL completion certificates
- Operational on-site training facilities
- Participants using on-site training



Priority Investment

- **Baseline opportunity identified:** Partner to improve transit access to job sites in the area.
- **Preferred scenario investment recommendation:** Partner with Utah Transit Authority (UTA) or others to expand vanpool or other transit opportunities in the Northwest Quadrant.
- **Key areas addressed:** **Transportation** (Additional transit/mobility options), **Environment** (reduce vehicle miles traveled and associated greenhouse gas emissions and criteria air pollutants), **Economic Development** (workforce and job access)

Immediate Investment Actions

Provide a portion of the tax differential toward vanpool expansion and/or on-demand transit service for Westside neighborhoods to businesses within the NWQ, which could include:

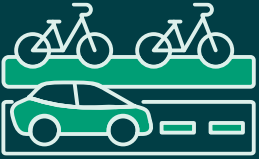
- Funding for drivers through existing programs
- Subsidizing first/last mile program within the Northwest Quadrant
- Funding for additional on-demand transit services

Long Term Considerations

- Work with local businesses to establish a Transportation Management Area that could support additional transit options
- Continue coordination with UTA to explore opportunities for UIPA to support the purchase of vanpool fleet vehicles

Key Metrics

- Vanpool vehicles in service in NWQ
- Daily riders
- Development of new programs
- Vehicles purchased/operated
- Annual ridership tracking



Priority Policies

- **Baseline opportunity identified:** Partner to address safety concerns from increased truck traffic.
- **Preferred scenario recommendation:** Provide support for truck parking and onsite queuing within the Northwest Quadrant.
- **Key areas addressed:** **Environment** (reduced emissions/improved air quality due to reducing truck idling), **Transportation** (improved freight mobility), **Community & Health** (reduced truck parking and idling within residential areas)

Immediate Policy Actions

- Work with Utah Department of Transportation (UDOT) to identify opportunities for truck parking and onsite queuing within the Northwest Quadrant.
- Work with Salt Lake City to explore amendments to development regulations to provide adequate truck parking/queuing.
- Work with Salt Lake City to enforce current truck parking regulations.

Long Term Considerations

- Provide a portion of the tax differential to support maintenance or private operation of a truck parking facility.
- Provide land to accommodate truck parking within the Northwest Quadrant.

Key Metrics

- Parking spaces created/available
- New developments with parking provision
- Funds provided to private parking operators
- Reduction in undesignated parking incidents within specific geographic areas
- Acres dedicated to truck parking



Priority Policy

- **Baseline opportunity identified:** Support water conservation and other sustainability measures as NWQ develops.
- **Preferred scenario policy recommendation:** Develop business incentives related to sustainable building practices (energy efficiency, water conservation, stormwater management, etc.).
- **Key areas addressed:** **Environment** (increased sustainability and energy efficiency, reduced emissions)

Immediate Policy Actions

Through UIPA's property tax rebate incentive, provide additional business incentives to new or expanding companies that implement sustainable building practices, such as:

- Use of energy efficient building materials and building performance through an "Efficiency Criteria" (as defined by the University of Utah's Industrial Assessment Center).
- Installation of electric vehicle charging infrastructure and stations.
- Installation of lighting that is dark sky compliant.

Long Term Considerations

- Partner with Salt Lake City and other organizations to develop a program to support opportunities for building retrofits, sustainable redevelopment, and conversion of existing buildings.

Key Metrics

- Number of participating businesses/buildings
- Number of retrofit projects completed
- Annual reporting of ongoing compliance with sustainable building practices



Priority Policy

- **Baseline opportunity identified:** Partner to improve stormwater facilities in the area that drain to the Great Salt Lake.
- **Preferred scenario recommendation:** Partner with Salt Lake City to improve stormwater facilities, discharge treatment and overall water quality.
- **Key areas addressed:** **Environment, Community & Health** (improved water quality, reduced pollutants to the Great Salt Lake)

Immediate Policy Action

- Through UIPA's property tax rebate incentive, provide business incentives to new or expanding companies to assist businesses with implementation of stormwater best management practices.

Long Term Considerations

- Provide a portion of the tax differential to support a marketing/educational campaign, in partnership with Salt Lake City, related to best management practices for sewer system discharges, onsite pretreatment and other water quality improvements.

Key Metrics

- Number of projects implemented
- Number of workshops held
- Number of participants
- Annual reporting of ongoing compliance with stormwater standards and water quality
- Improved water quality (*specific metrics to be defined in coordination with SLC*)



Priority Policy

- **Baseline opportunity identified:** Opportunities to maximize air cargo payloads for current operations
- **Preferred scenario policy recommendation:** Partner with Salt Lake City International Airport (SLCIA) to attract air cargo shippers to the Northwest Quadrant and identify and implement efficiency opportunities.
- **Key areas addressed:** **Economic Development** (employment opportunities), **Community & Health** (air traffic/cargo efficiency), **Transportation** (efficient use of existing resources)

Immediate Policy Actions

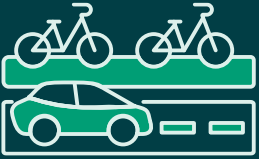
- Continue partnerships and discussions with SLCIA related to air cargo efficiency within existing cargo capacity.
- Become actively involved in the region's cargo community.
- Leverage strategic partnerships with NWQ and regional businesses.

Long Term Considerations

- Partnership with SLCIA for marketing campaign related to air cargo.
- Support SLCIA in the implementation of more efficient use of existing air cargo and potential expansion of air cargo capacity.
- Explore opportunities to use a portion of the tax differential to support air cargo related facilities.
- Explore opportunities to support the use of sustainable aviation fuel (SAF).

Key Metrics

- Number of partnership meetings
- Cargo tonnage handled through NWQ
- Number of operators participating in SAF programs
- Improved air cargo leakage (*to be defined in coordination with SLCIA*)



Recommendations for Future Consideration

- **Baseline opportunity identified:** Support upgrades/separated train crossing to mitigate conflict and delays.
 - **Preferred scenario investment recommendation:** Provide support for rail crossing improvements.
 - **Key areas addressed:** **Transportation** (reduced rail/car and truck conflicts, improved freight mobility, reduced collision risk, improved access and circulation), **Environment** (reduced emissions/improved air quality due to reduced idling)
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Long Term Considerations

- Continue to provide a portion of the tax differential to fund Trainfo, including potential to expand locations
 - Work with Salt Lake City and UDOT to identify opportunities to advance capital improvement projects including separated rail crossings, signal upgrades, and queue management
 - Integrate upgrades into long-term freight and mobility plans
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Key Metrics

- Number of Trainfo locations in NWQ
- Safety incident data tracked
- Traffic congestion data at supported crossings
- Grade separation projects funded/permitted/completed
- Signal upgrades implemented
- Amount of funding secured



Recommendations for Future Consideration

- **Baseline opportunity identified:** Ongoing support for remediation of the North Temple Landfill site.
 - **Preferred scenario investment recommendation:** North Temple Landfill waste remediation
 - **Key areas addressed:** **Environment** (removal of toxic waste), **Community & Health** (lower environmental toxins), **Economic Development** (community amenities)
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Long Term Considerations

- Continued support of ongoing waste remediation efforts of the landfill. Assistance under this program is limited to the cleanup of hazardous or challenging materials that were not initially identified in assessment of materials requiring remediation.
 - After site cleanup, explore opportunities to use the land for community amenities, programs, and other environmentally supportive uses.
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Key Metrics

- Remediation milestones achieved
- Tracking amount distributed for hazardous/challenging cleanup

Next Steps

Finalize and Advance Recommendations

- Incorporate UIPA Board feedback and finalize priority recommendations
- Advance recommendations through additional discussions and formalized agreements with partners

Tracking Metrics

- Regular (i.e., quarterly, annual) reports from Partners that receive a portion of tax differential
- UIPA internal tracking and reporting on policy implementation and partner engagement

Ongoing UIPA Community Engagement

- Annual State of the Port to report on port activities
- Town Hall meetings to facilitate community discussion
- Presence at community events in the region