



Northwest Quadrant Community Master Plan

Background Information

Everett L. Joyce
Project Manager

Salt Lake City Planning Division
Email: everett.joyce@slcgov.com
Phone: 801-535-7930

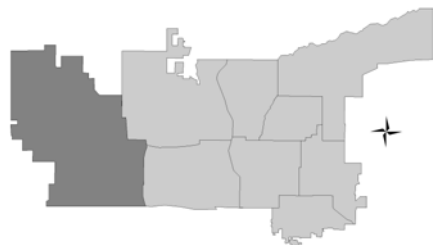


Northwest Quadrant Boundary

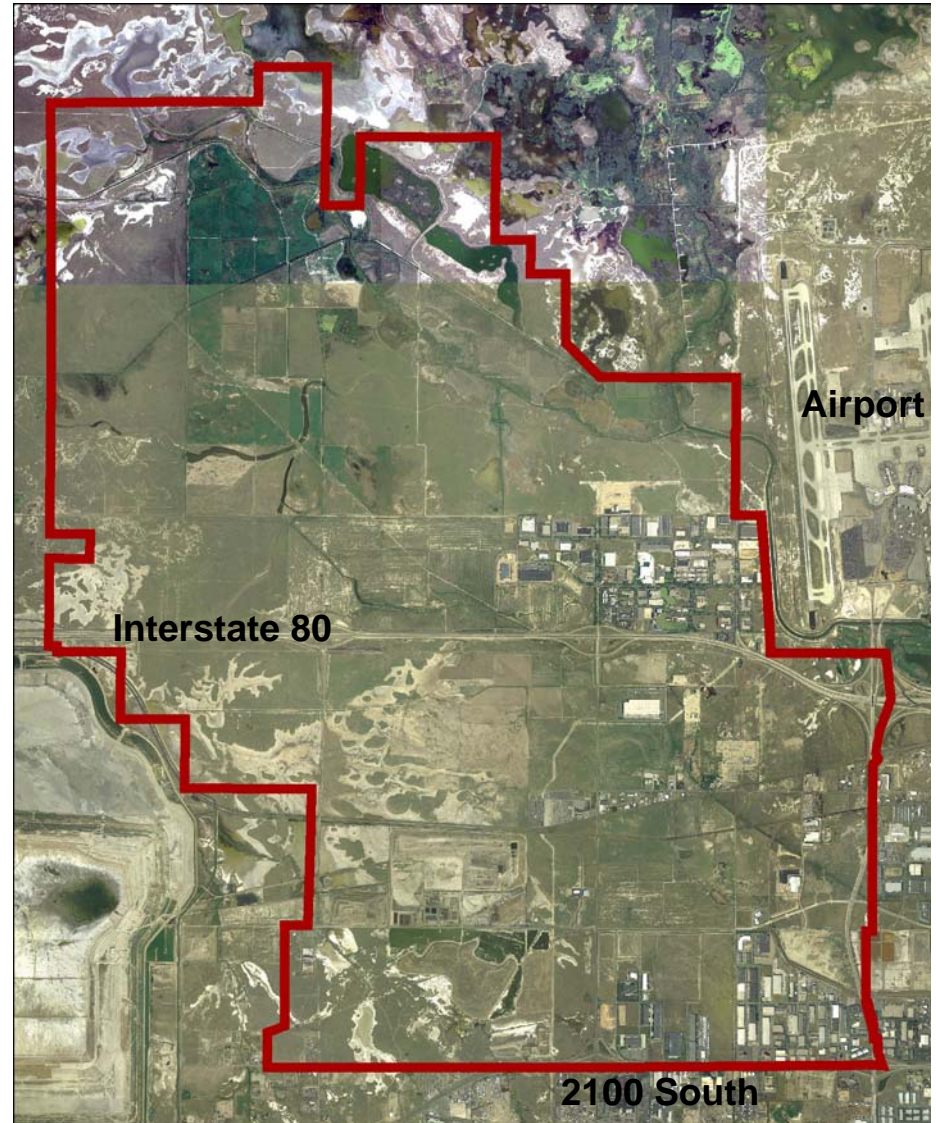
General Area

The Northwest Quadrant consists of over 19,000 acres of incorporated land located west of the Airport and north of 2100 South Street.

The area is bisected by Interstate 80.



SLC Planning Communities



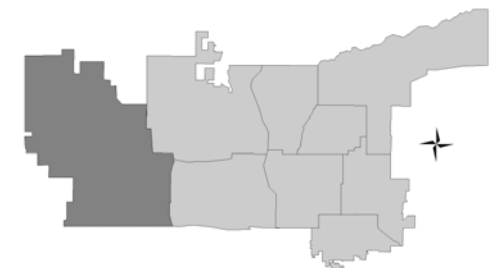
Area Attributes

■ Environmental

- Great Salt Lake and related shorelands
 - Critical wildlife habitat
 - Wetlands
 - Floodplains

■ Elements Supporting Development Potential

- Land that is flat with adequate surface drainage
- Areas outside of flood zones and earthquake faults
- Proximity to infrastructure
- Proximity to jobs and services



SLC Planning Communities

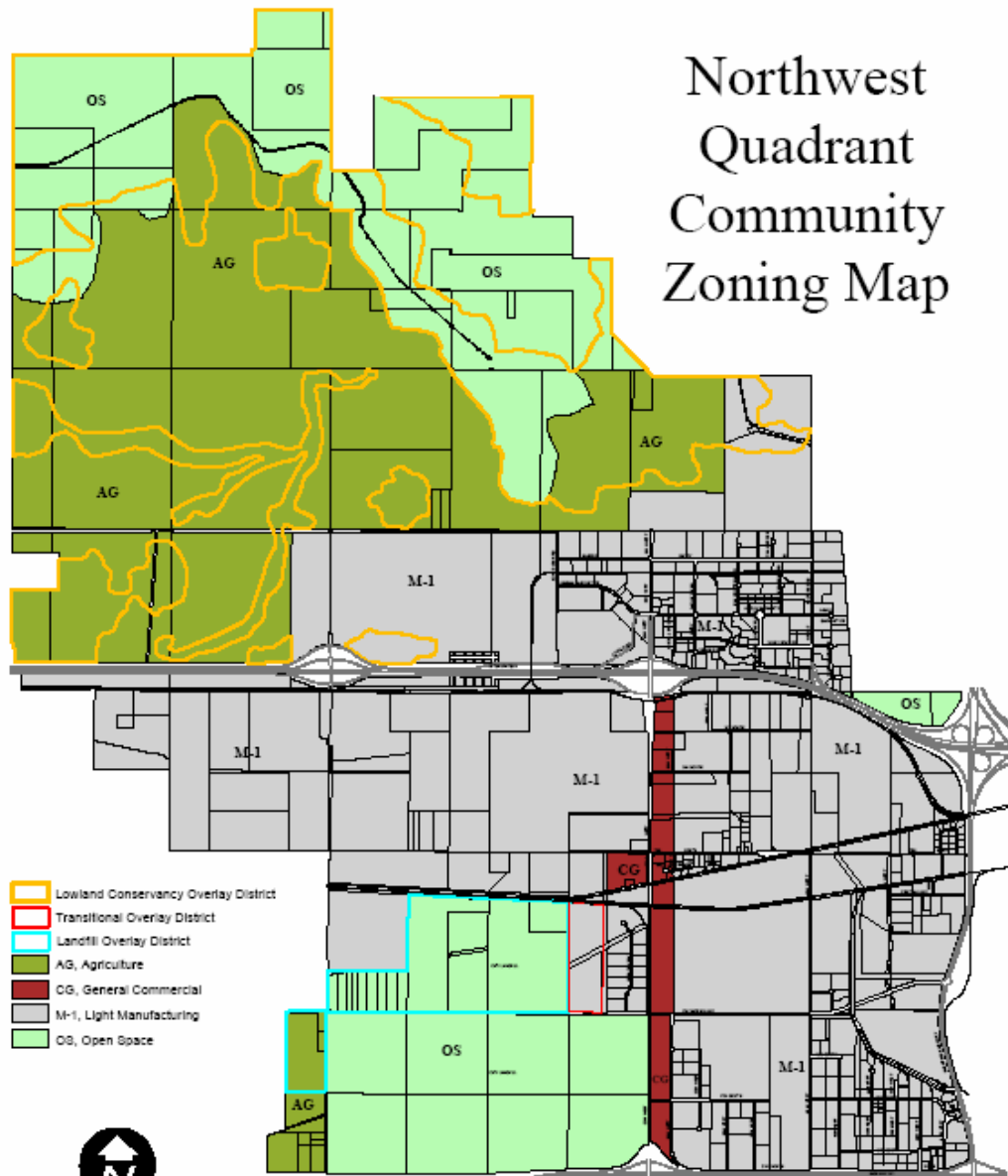
Northwest Quadrant Community Zoning Map

Zoning Acreages

Open Space	4,749 acres 25.7%
Agricultural	5,097 acres 27.6%
Commercial Industrial	8,612 acres 46.7%

Overlay Zoning Districts

- Airport Noise**
- Lowland Conservancy**
- Landfill**



- Lowland Conservancy Overlay District
- Transitional Overlay District
- Landfill Overlay District
- AG, Agriculture
- CG, General Commercial
- M-1, Light Manufacturing
- OS, Open Space



Area Challenges - Environmental

- Factors defining developable areas
 - Great Salt Lake water levels
 - Elevation 4212 – High flood mark level
 - Elevation 4217 – Wind and wave action level
 - Wildlife habitat
 - Wetlands
 - Floodplains
- Factors defining development constraints
 - Proximity to Airport
 - Geology
 - Hydrology
 - Soils
- Landfills – Potential contamination impacts



Area Challenges

Provision of Public Services

- Water Facilities
- Sanitary Sewer / Treatment Facilities
- Storm Drain Facilities
- Streets / Circulation
- Schools
- Police / Fire Services
- Parks
- Public Transportation



Northwest Quadrant Master Plan

Guiding Principles To Be Considered

- Provide a framework for development and growth patterns that do not hinder opportunities to maintain and revitalize existing Salt Lake City neighborhoods
- Provide compact development that
 - Protects the unique and sensitive environment
 - Preserves open space
 - Provides affordable housing
 - Supports public transit
 - Provides services to maintain sustainability

Northwest Quadrant Master Plan

Issues To Be Considered

- Water Quality and Quantity
- Air Quality
- Wildlife and Unique Vegetation
- Environmental Hazards
- Historic Resources
- Fire/Police Protection Services
- Public Water and Sewer
- Transportation/Circulation
- Community Form
- Convenient Goods and Services
- Activity Centers
- Community Sustainability

