



Louis Berger



Correctional Facility Siting - Status Update

Presented to:
Prison Relocation
Commission

December 22, 2014



AGENDA

Correctional Facility Siting - Status Update

- Siting Process
- PRC Assessment Guidelines
- Assessment Guidelines - Results

Siting Process

Siting Process

- Determine Primary Search Area Completed
- PRC Adopts Site Screening Criteria Completed
- Determine Facility Development Plan Completed
- Inventory Prospective Sites Completed
- Screen Prospective Sites Completed
- Community Outreach/Information Underway
- **Analyze Highly Ranked Sites Against PRC Assessment Guidelines** **Completed**
- Detailed Evaluations of Selected Sites Pending

PRC Assessment Guidelines

PRC Assessment Guidelines

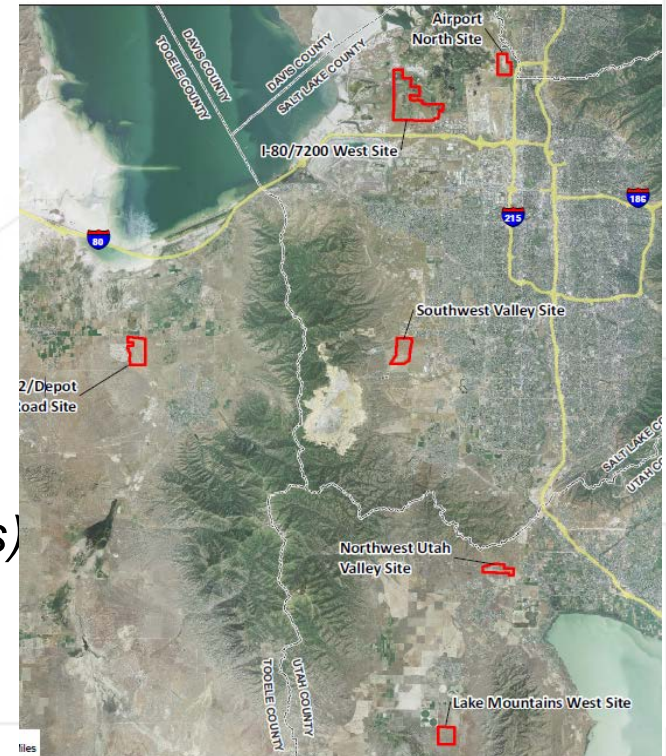
Adopted on December 3, 2014

- Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?
- Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?
- Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in the foreseeable future?
- What is contemplated in the land use plan of the local community where the proposed site is located?

PRC Assessment Guidelines

Highly Ranked Sites

- Airport North (Salt Lake County)
- I-80/7200 West (Salt Lake County)
- SR 112/Depot Boundary Rd (Tooele County)
- Lake Mountains West (Utah County)
- *Northwest Utah Valley (Withdrawn by Owners)*
- *Southwest Valley (Withdrawn by Owners)*



Assessment Results – Airport North

Assessment Results – Airport North

Features:

- Access via I-215, I-15
- 508 acres
- Level topography
- Isolated location
- Proximity to infrastructure



Assessment Results – Airport North

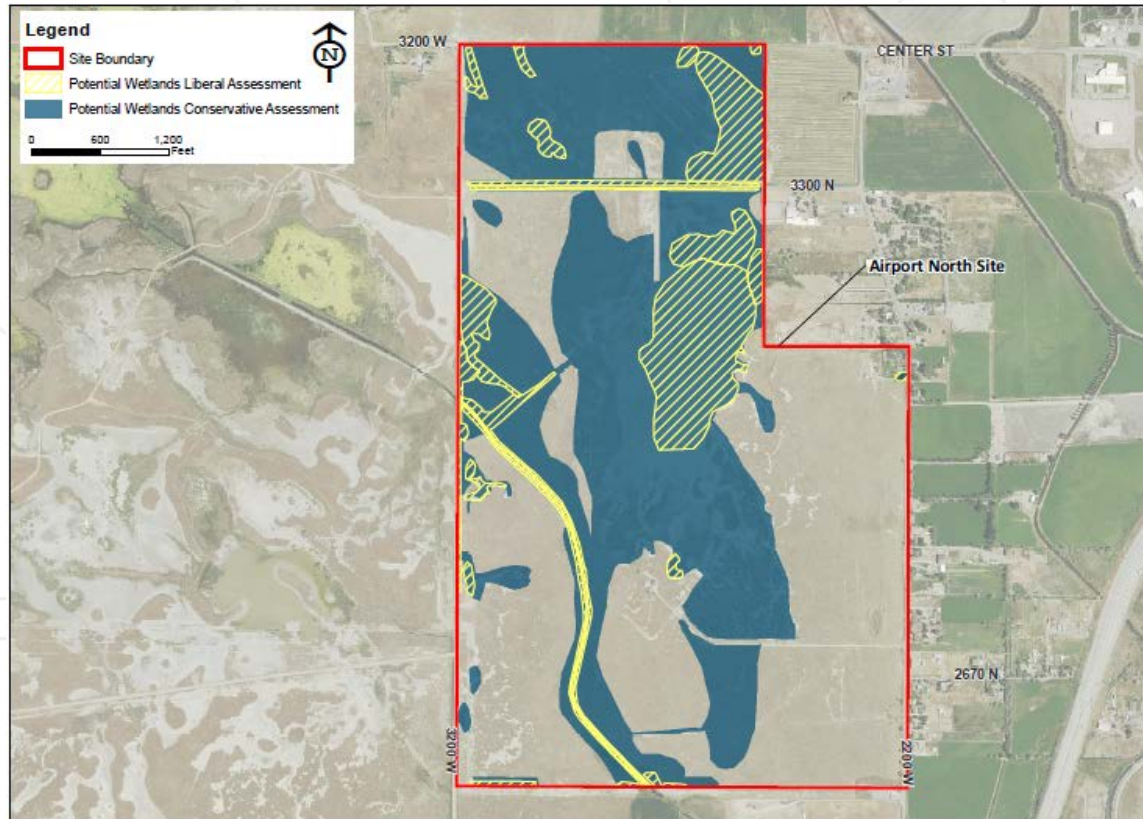
Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Wetland system covering significantly larger area than anticipated
 - Reviewed previous wetland delineations
 - Conducted independent field studies
 - Field inspection with U.S. Army Corps of Engineers officials
- Outcome
 - Under Corps definition, large portion of site likely defined as wetlands
 - Rudy Drain expected to be under Corps jurisdiction
 - Impacts >10 acres and/or 300 linear feet of stream requires preparation of EIS



Assessment Results – Airport North

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?



Wetlands

Assessment Results – Airport North

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Wetland Permitting Process
 - Preparation of Draft/Final EISs requires 12-18 months
 - Rigorous analysis of alternatives involving other sites (including Draper)
 - Mitigation required as condition of permitting
- Impact Mitigation
 - Enhancement, replacement, wetland banking credits or combination
 - Potential mitigation costs: \$5+ million
- No assurance of permit approval



Assessment Results – Airport North

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Other concerns
 - Powerline ROW limits use of northwest corner
 - Natural gas line ROW limits use of southern-most portion
 - Airport noise (during take-off/landings) potential risk
 - Approximately \$21 - \$26 million in infrastructure improvements
 - Residences along eastern boundary
 - Closure of 3300 North



Assessment Results – Airport North

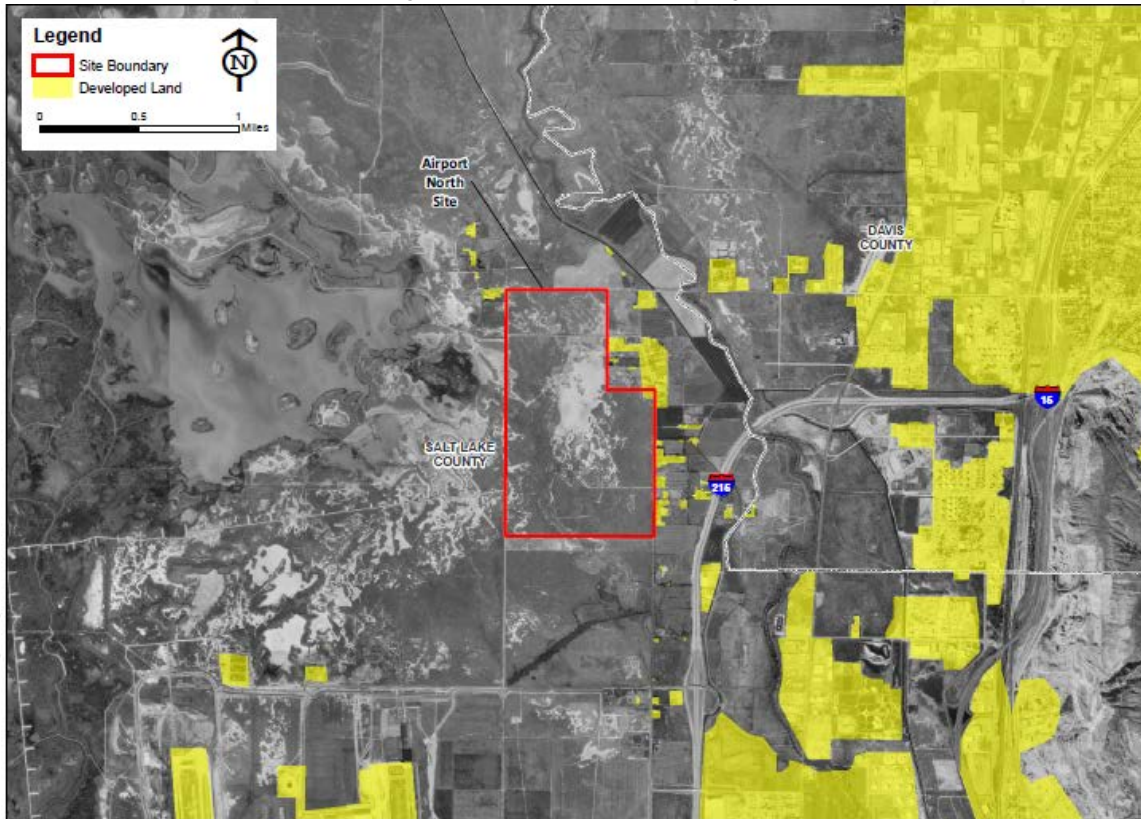
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- No known projects identified that represent a compelling state interest likely to be impaired by prison development (including expansion of Salt Lake City International Airport)



Assessment Results – Airport North

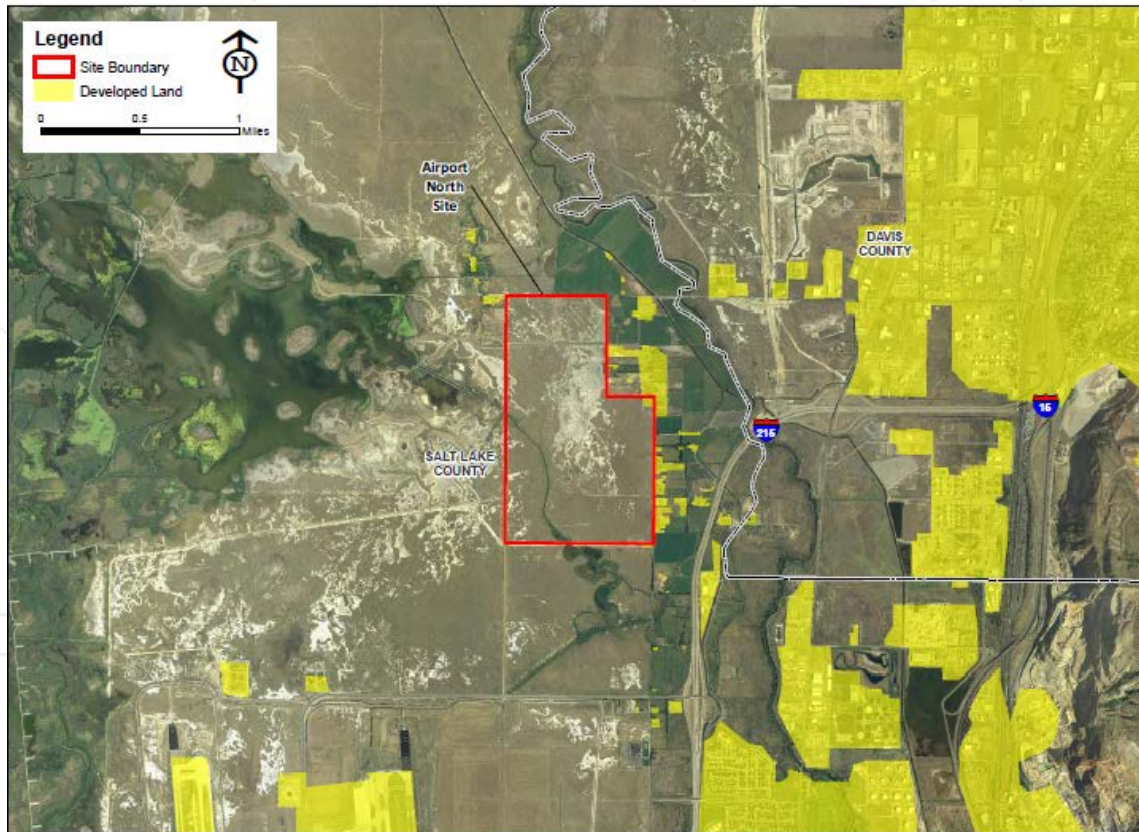
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

Assessment Results – Airport North

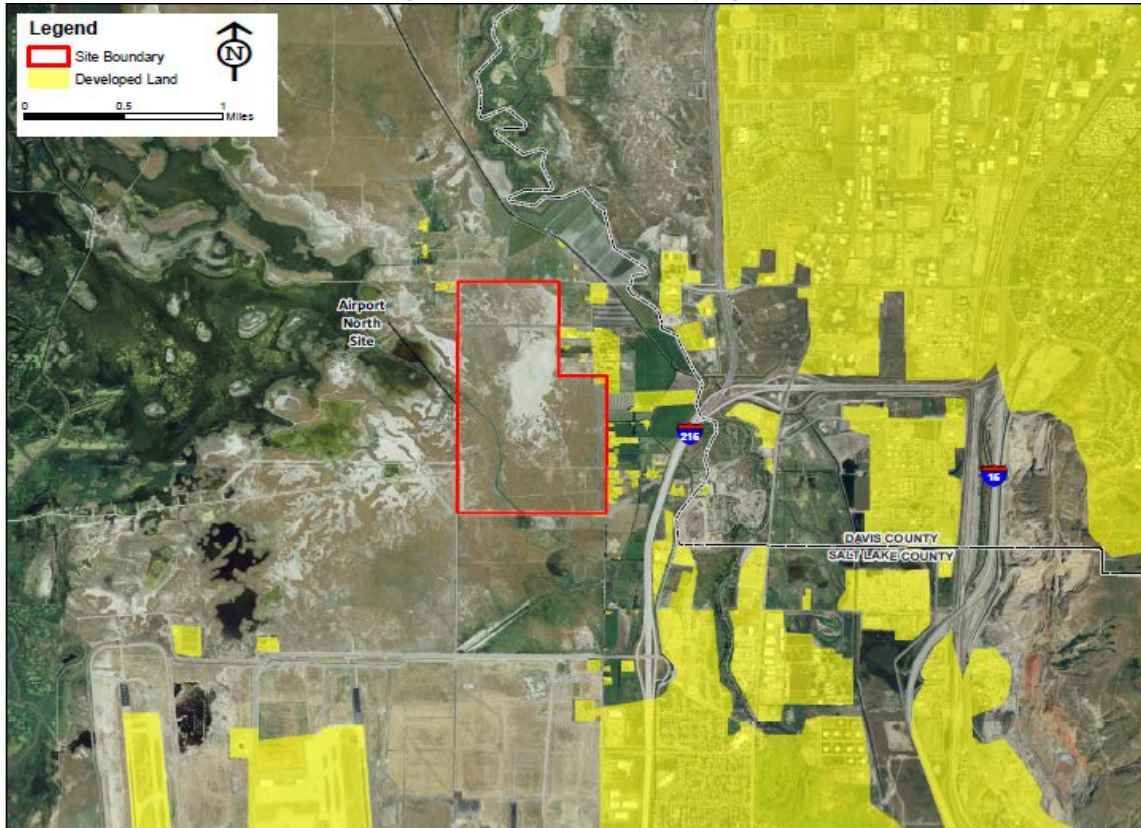
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2003

Assessment Results – Airport North

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – Airport North

What is contemplated in the land use plan of the local community where the proposed site is located?

- Site: Current zoning/land use plan envisions business park
- Lands east: remain residential/agricultural for foreseeable future
- Lands west: unlikely to be developed (wetlands)
- Lands north: limited development potential
- Lands south: intended for airport-related uses

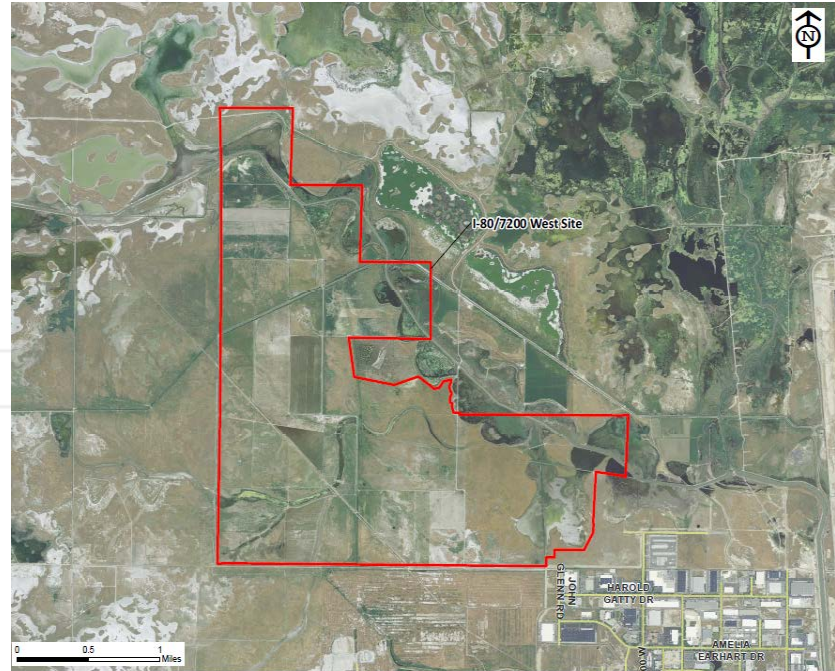


Assessment Results – I-80 / 7200 West

Assessment Results – I-80 / 7200 West

Features:

- Access via I-80, I-15, I-215
- 500+ acres
- Level topography
- Isolated location
- Proximity to infrastructure



Assessment Results – I-80 / 7200 West

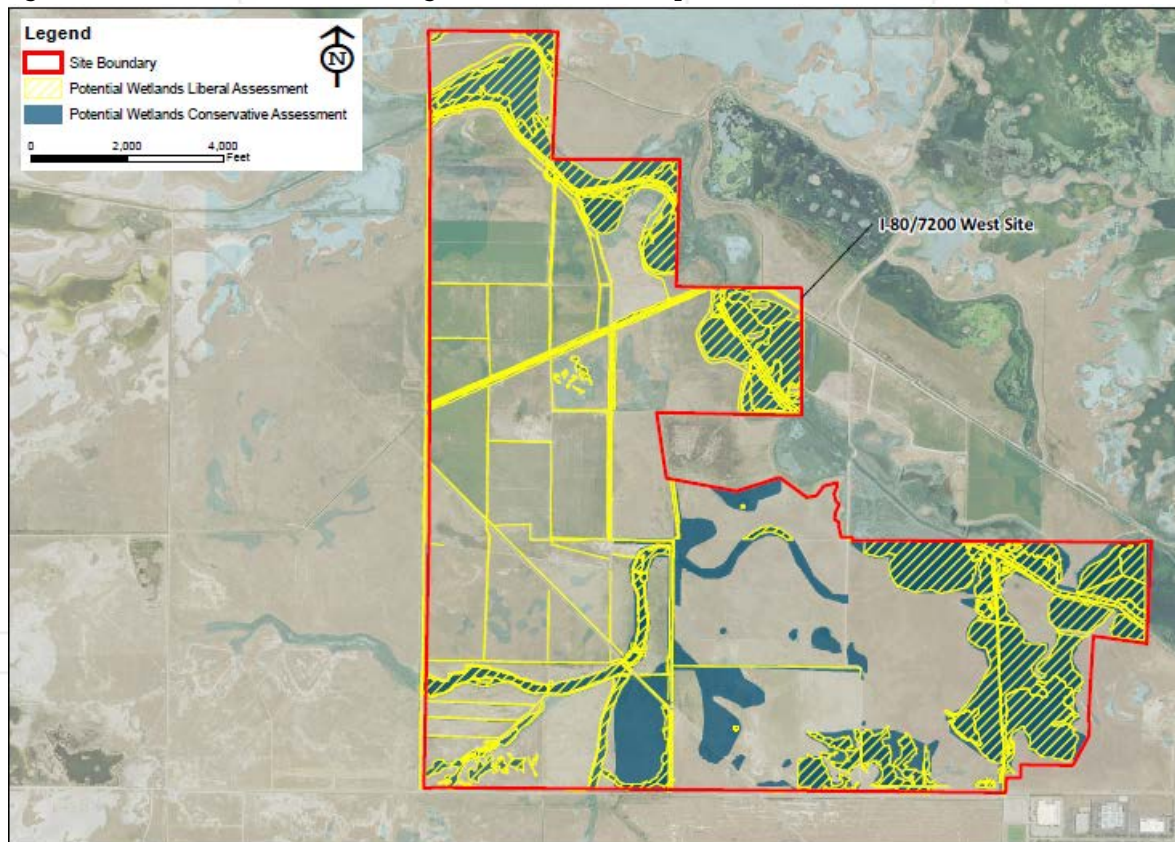
Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Wetlands cover portions of overall 2,500-acre property
 - Reviewed previous wetland studies
 - Conducted independent field studies
 - Reviewed conditions with U.S. Army Corps of Engineers officials
- Outcome
 - Expect to avoid most wetland impacts (<10 acres)
 - Mitigation required as condition of permitting (enhancement, replacement, wetland banking credits or combination)
 - Potential mitigation costs: \$1+ million



Assessment Results – I-80 / 7200 West

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?



Wetlands

Assessment Results – I-80 / 7200 West

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Proximity to former landfill (confirm absence of contamination)
- Approximately \$32 - \$37 million in infrastructure improvements



Assessment Results – I-80 / 7200 West

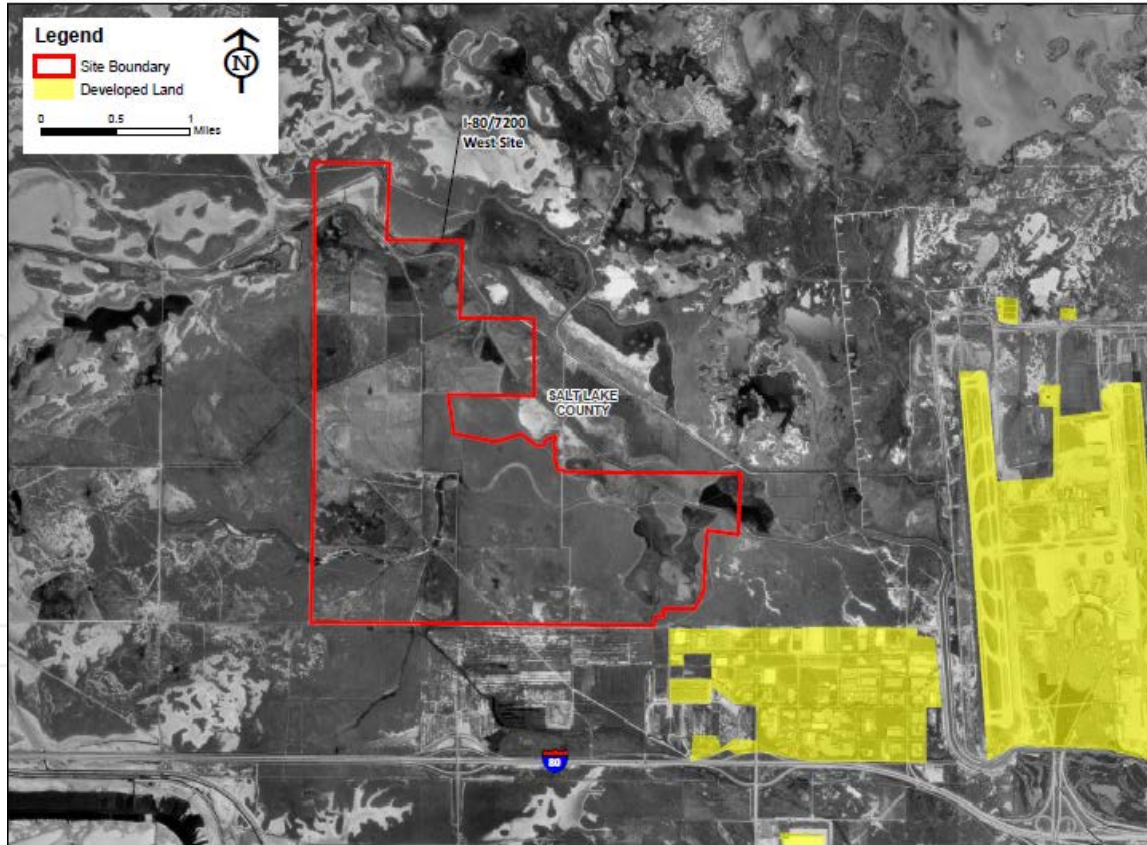
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- No known projects identified that represent a compelling state interest likely to be impaired by prison development



Assessment Results – I-80 / 7200 West

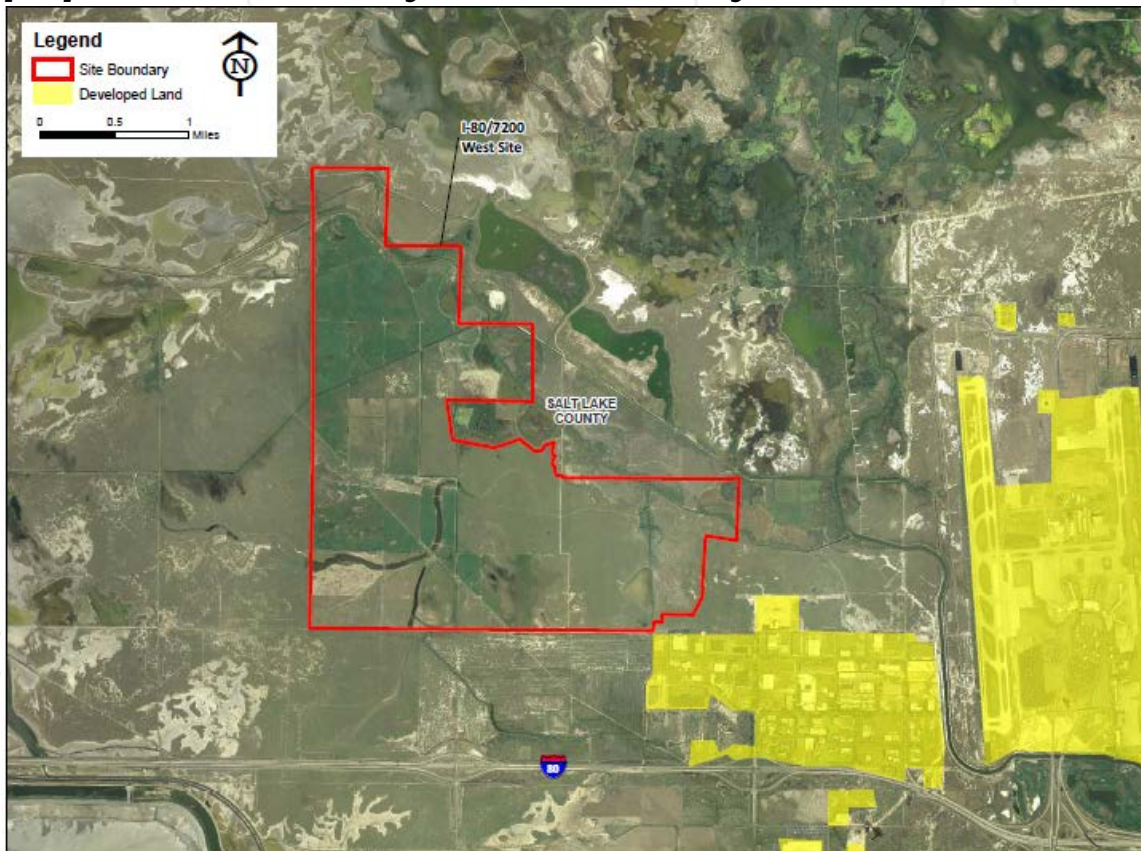
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

Assessment Results – I-80 / 7200 West

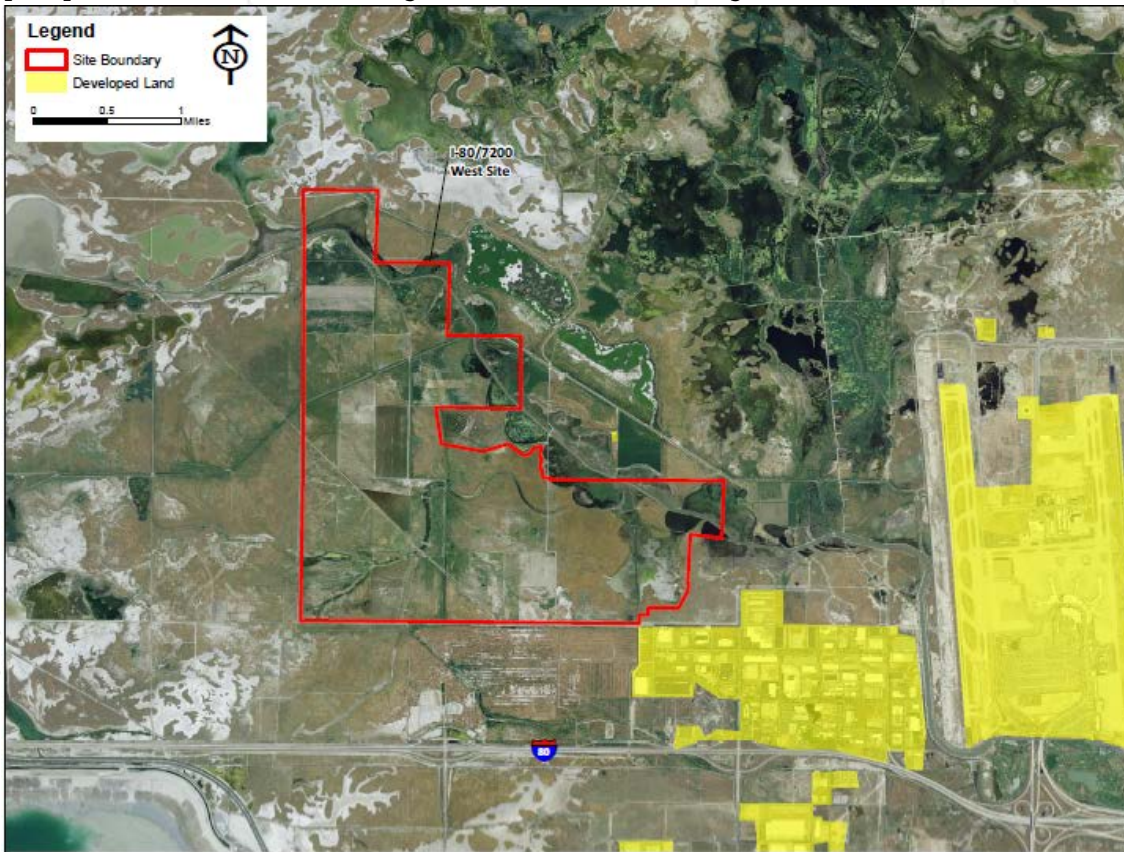
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2003

Assessment Results – I-80 / 7200 West

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – I-80 / 7200 West

What is contemplated in the land use plan of the local community where the proposed site is located?

- No adopted master plan for area (governed by Northwest Community Master Plan)
- No clear vision on how site and surroundings should be developed
- Site and surroundings: Agricultural holding zone

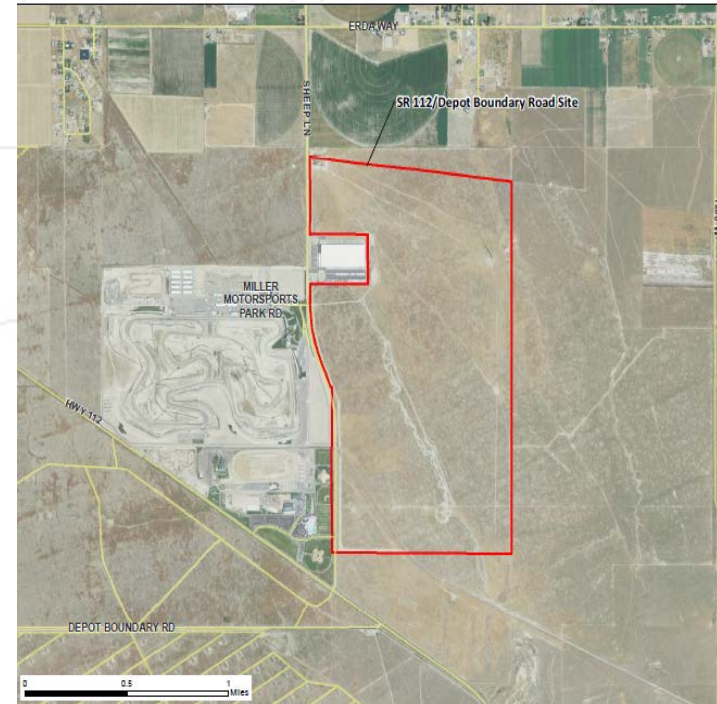


Assessment Results – SR 112 / DB Road

Assessment Results – SR112 / DB Road

Features:

- Accessible via I-80 to SR 36 to SR 138 to Sheep Lane
- 500+ acres
- Level topography
- Isolated location
- No environmental constraints



Assessment Results – SR112 / DB Road

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Approximately \$25 - \$30 million in infrastructure improvements



Assessment Results – SR112 / DB Road

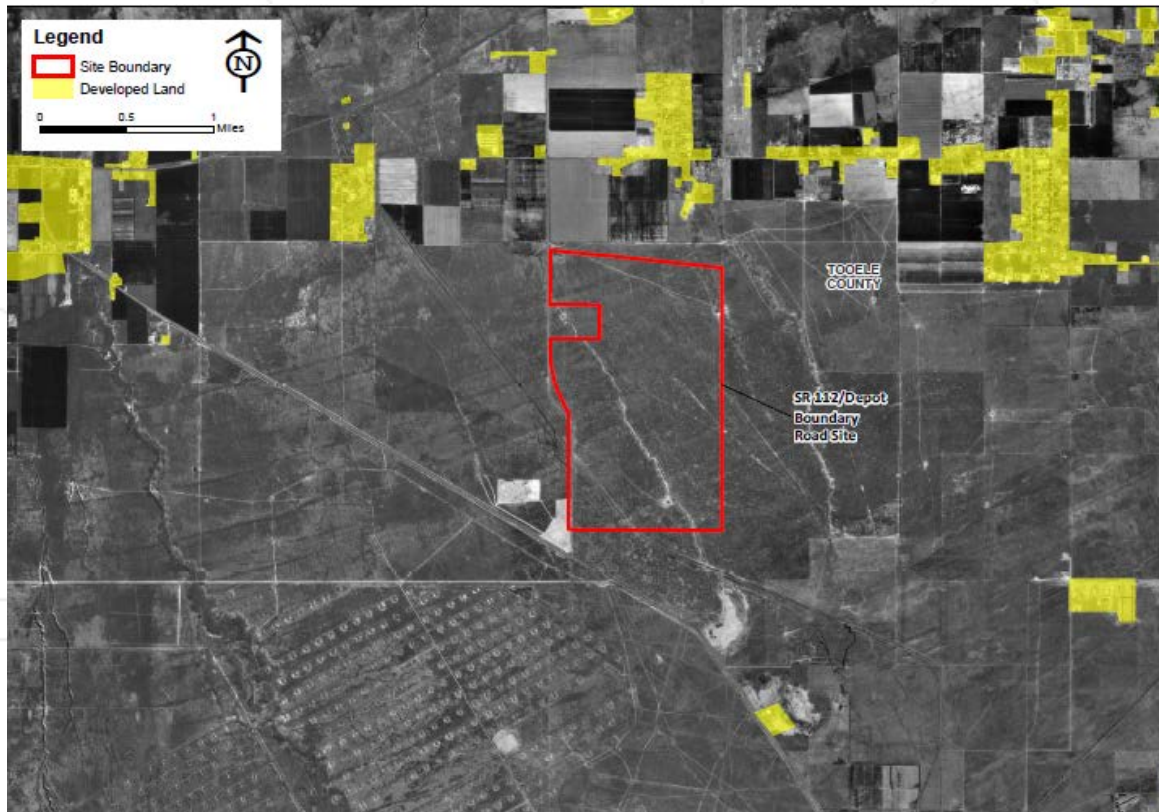
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- Tooele Valley Airport located N-NE; development must avoid impacts to airport operations
- No known projects identified that represent a compelling state interest likely to be impaired by prison development



Assessment Results – SR112 / DB Road

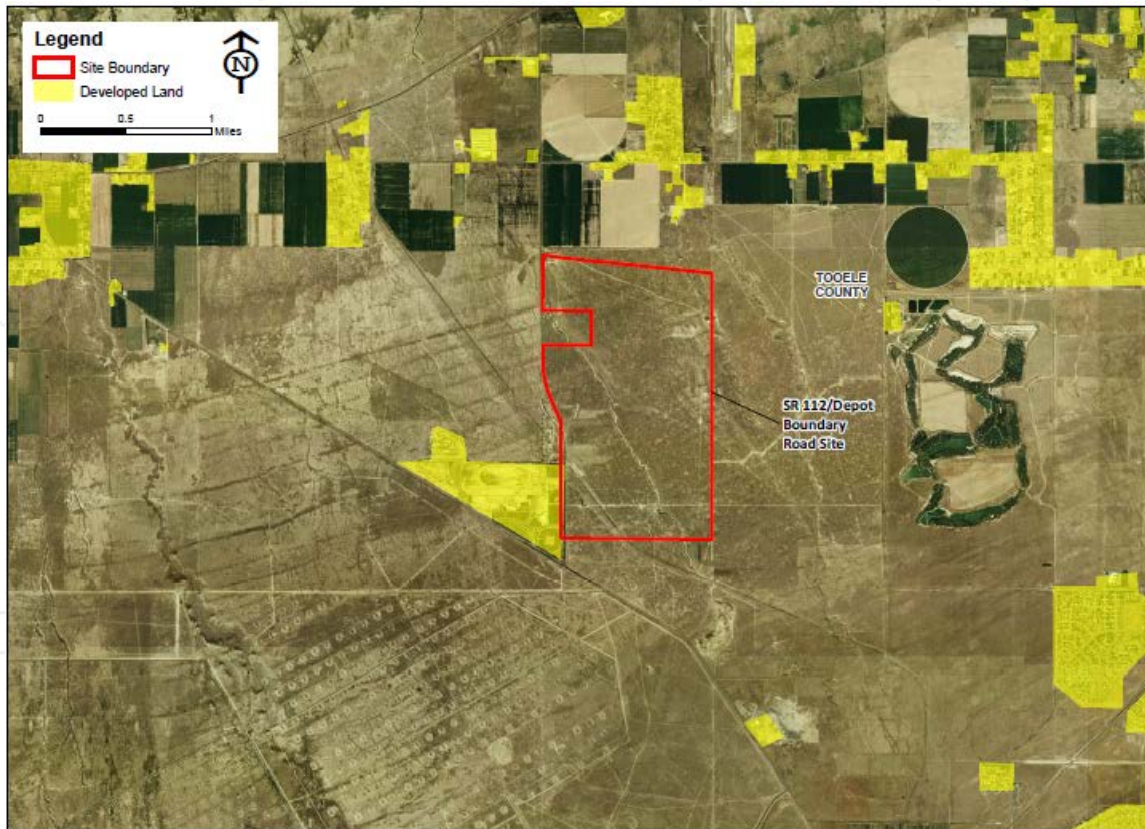
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

Assessment Results – SR112 / DB Road

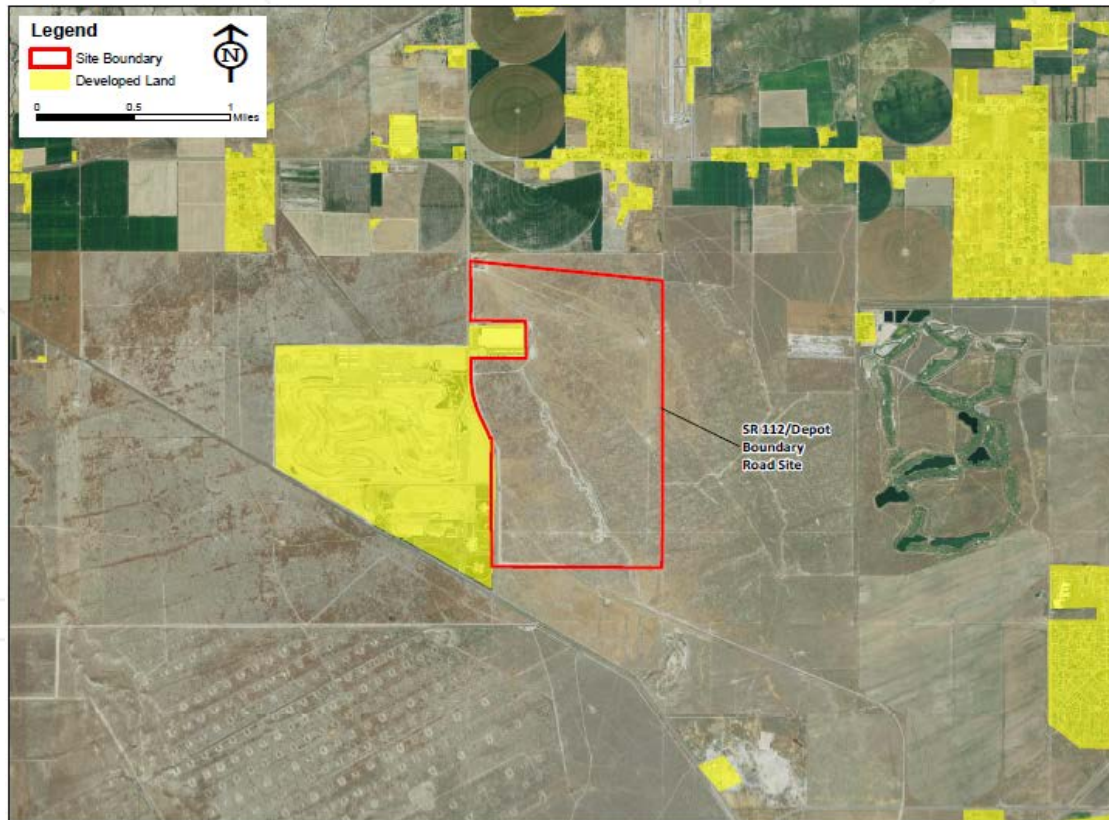
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2003

Assessment Results – SR112 / DB Road

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – SR112 / DB Road

What is contemplated in the land use plan of the local community where the proposed site is located?

- Located in unincorporated Tooele County
- Site zoned for commercial use
- Surrounding lands zoned for commercial and agricultural uses



Assessment Results – Southwest Valley

Assessment Results – Southwest Valley

Features:

- Access via SR 48, SR 111
- 500+ acres
- Relatively level topography
- No environmental limitations
- Proximity to infrastructure



Assessment Results – Southwest Valley

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Approximately \$19 - \$24 million in utility improvements



Assessment Results – Southwest Valley

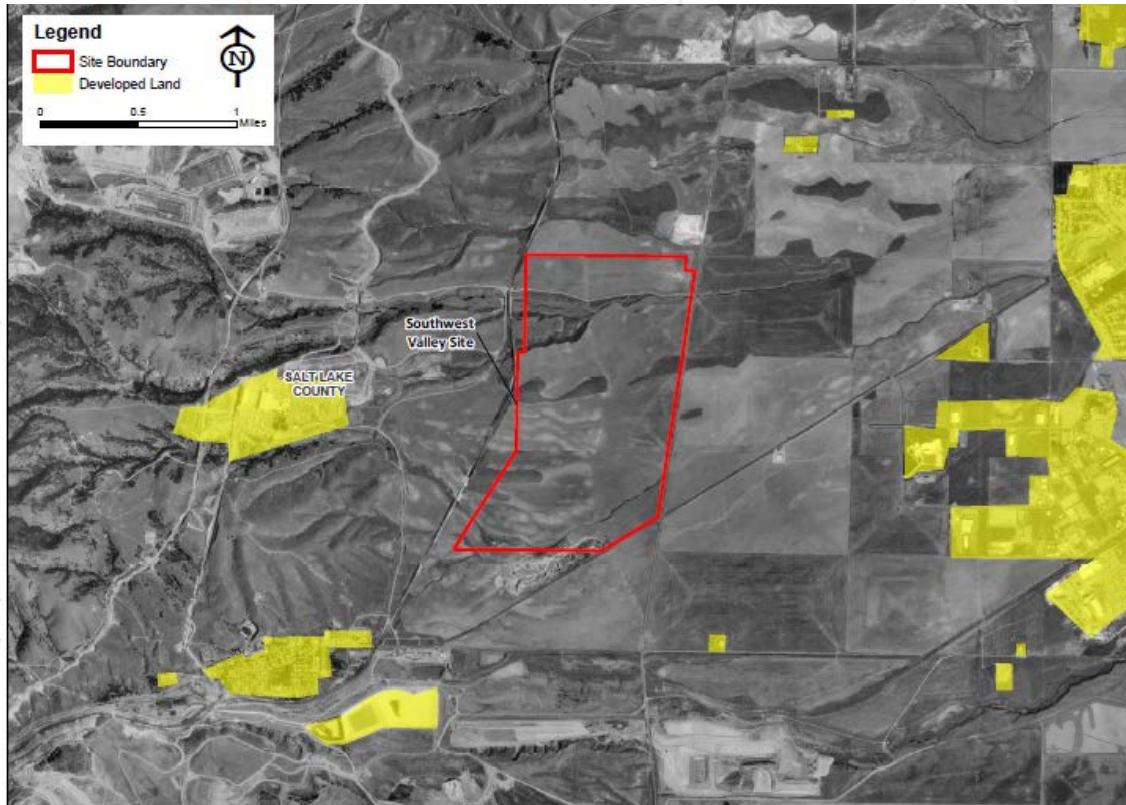
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- State/local agencies in various stages of pursuing/negotiating for several substantial and confidential projects in close proximity to site
- After reviewing confidential information, there are identified compelling state interests that would likely be impaired by development of prison on proposed site



Assessment Results – Southwest Valley

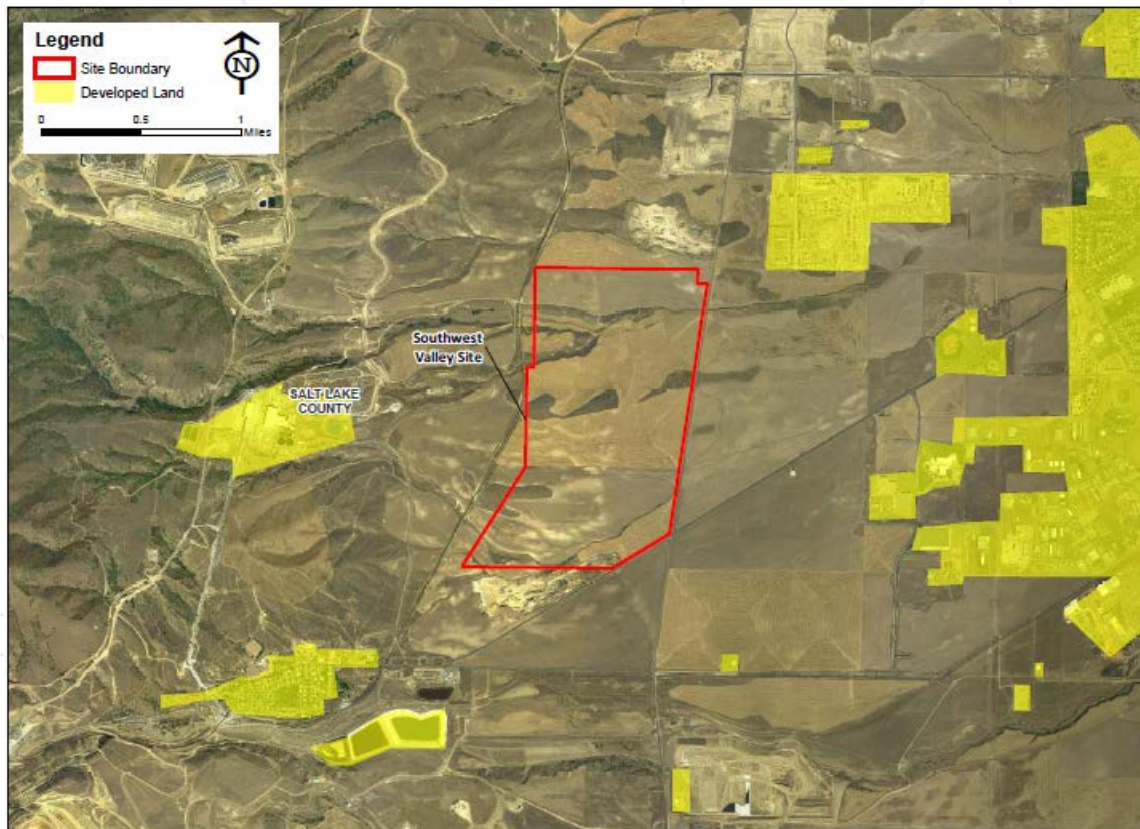
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

Assessment Results – Southwest Valley

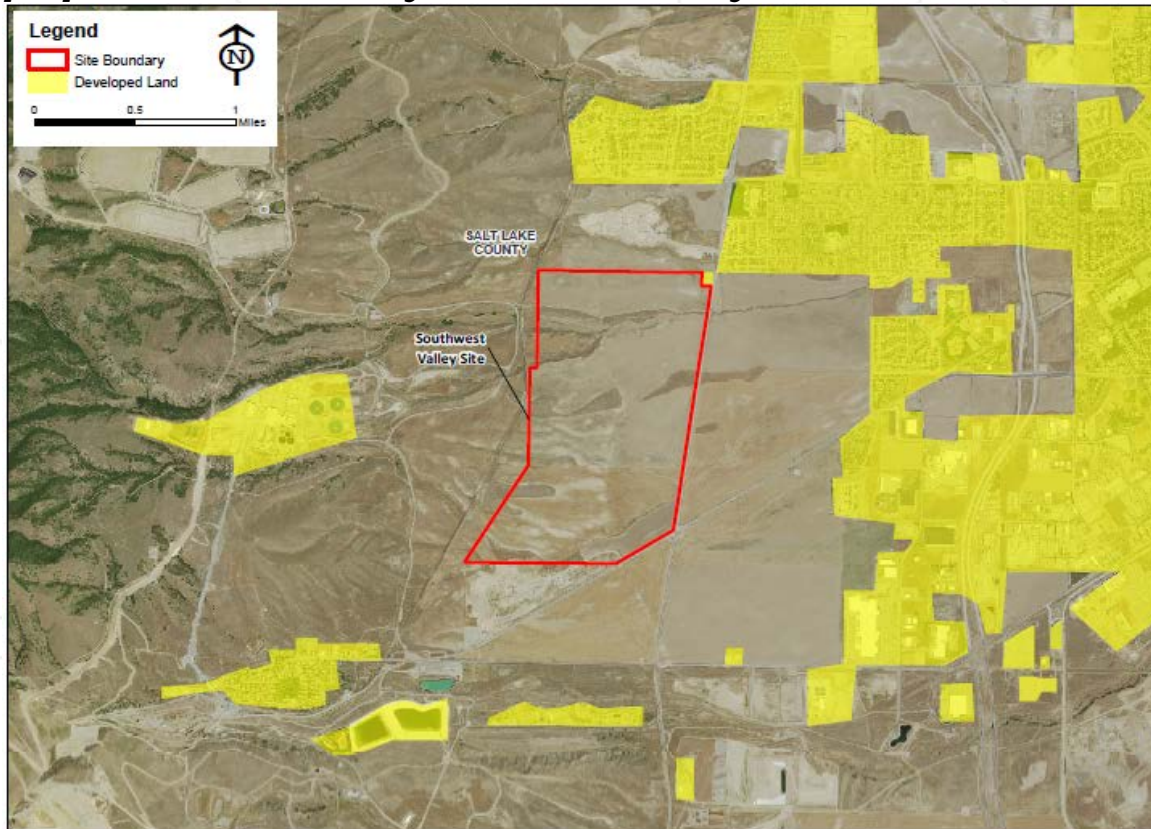
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2003

Assessment Results – Southwest Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – Southwest Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?

- Proposed site is in path of expected concentrations of population growth and population density
 - West Jordan is fastest-growing community in Utah (2000 - 2014)
 - Currently six residential developments proposed in proximity of site with 1,169 housing units (est. population: 3,510)

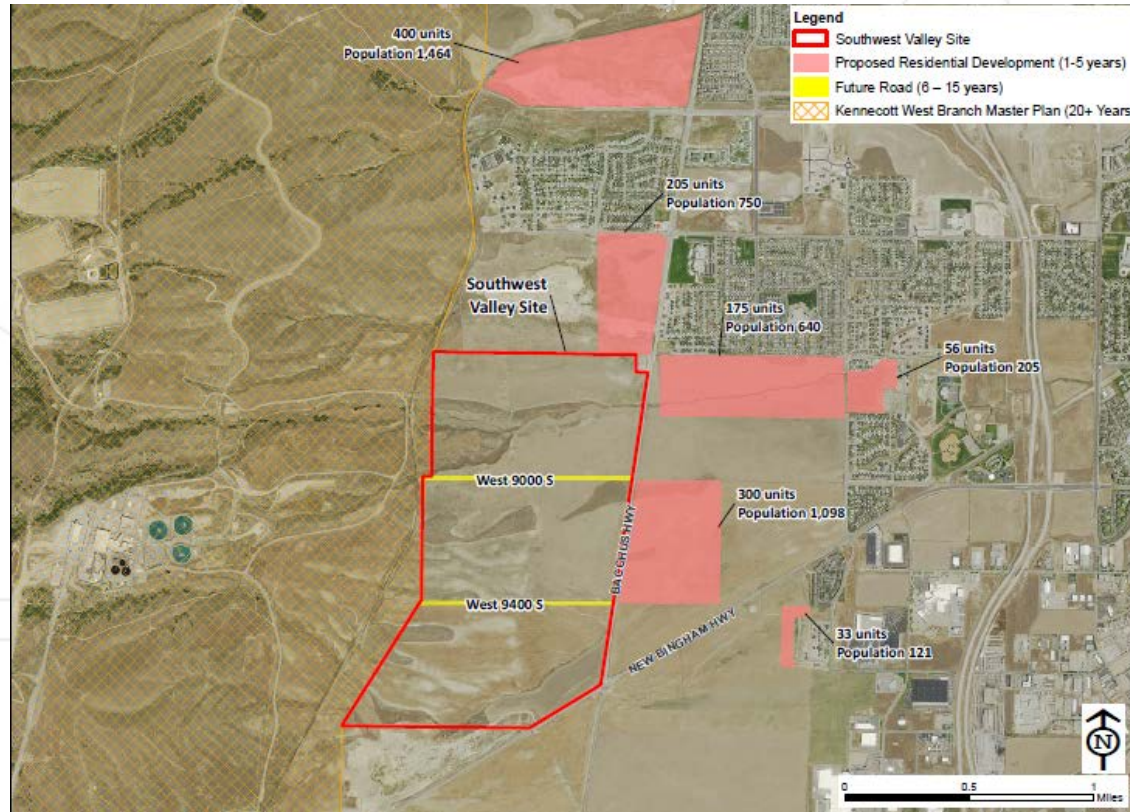
Assessment Results – Southwest Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?

Projected Development Timeframe	Proposed Development	Location	Proximity to Site
Near-term (1 – 5 years)	56 housing units	West Jordan	0.9 east-northeast
	33 housing units	West Jordan	1 mile east-southeast
	175 housing units	West Jordan	0.2 mile north
	205 housing units	West Jordan	0.1 mile east-northeast
	300 housing units	West Jordan	0.1 mile east
	400 housing units	West Jordan	1.2 miles north
Medium-term (6 – 15 years)	West 9000 S extension	West Jordan	Through site
	West 9400 S extension	West Jordan	Through site
Long-term (15+ years)	Development of Kennecott lands (West Bench General Plan)	West Jordan	Immediately west of site

Assessment Results – Southwest Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



Assessment Results – Southwest Valley

What is contemplated in the land use plan of the local community where the proposed site is located?

- Site: Low, Medium Density Residential
- Lands north: Medium Density Residential, Community Commercial, Mixed Use, Public Facilities, Parks
- Lands southeast: Industrial
- Lands east: Low, Medium Density Residential, Public Facilities, Parks
- Lands west: Low, Medium Density Residential

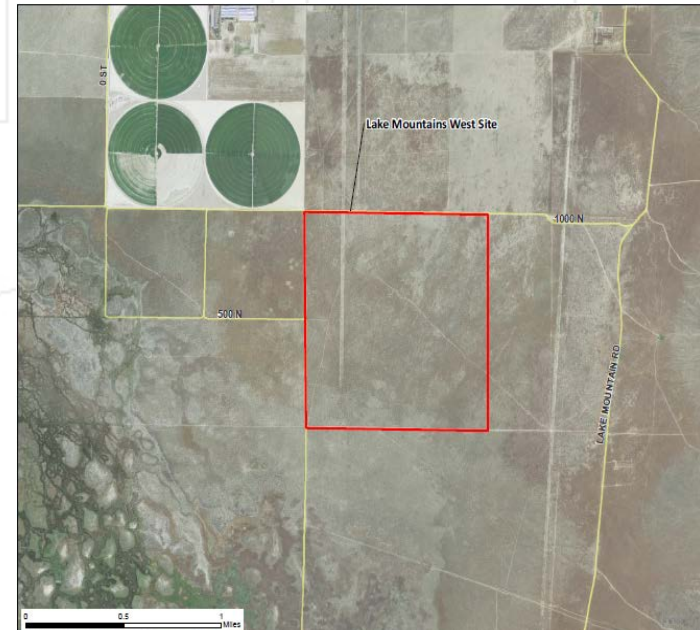


Assessment Results – Lake Mountains West

Assessment Results – Lake Mountains West

Features:

- Up to 640 acres
- Isolated location
- Level topography
- No environmental constraints
- Proximity to infrastructure



Assessment Results – Lake Mountains West

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Establish access from SR 73 that avoids residential areas
- Approximately \$24 - \$29 million in infrastructure improvements



Assessment Results – Lake Mountains West

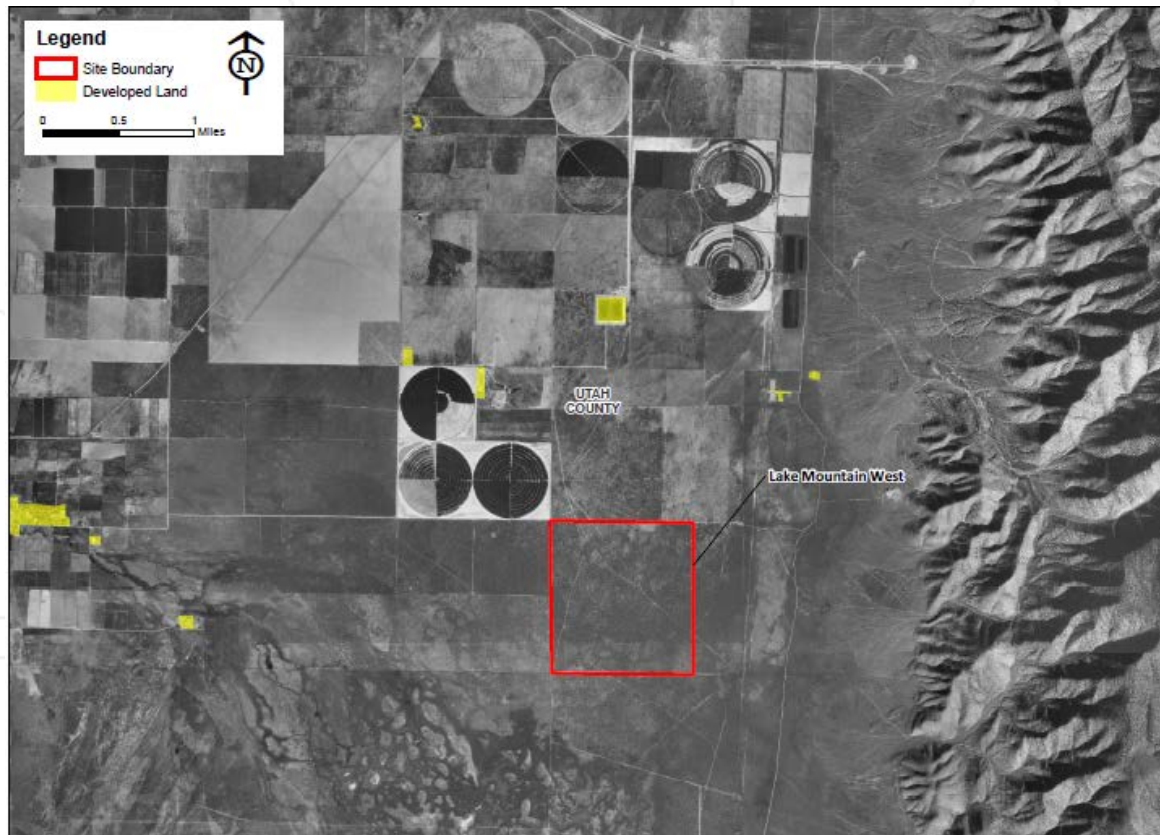
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- Vacant parcels north of site promoted to targeted industries
- Reportedly under consideration for confidential project several miles from site
- No known projects identified that represent a compelling state interest likely to be impaired by prison development



Assessment Results – Lake Mountains West

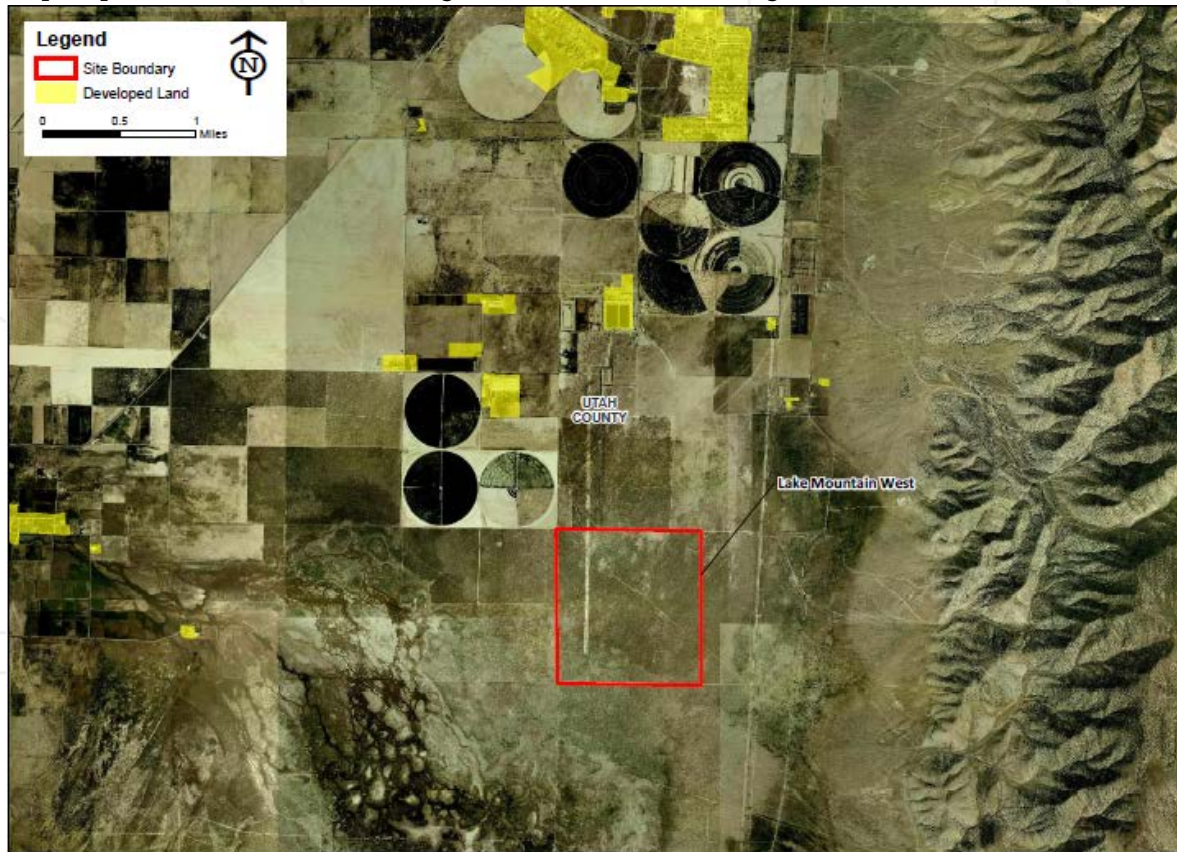
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

Assessment Results – Lake Mountains West

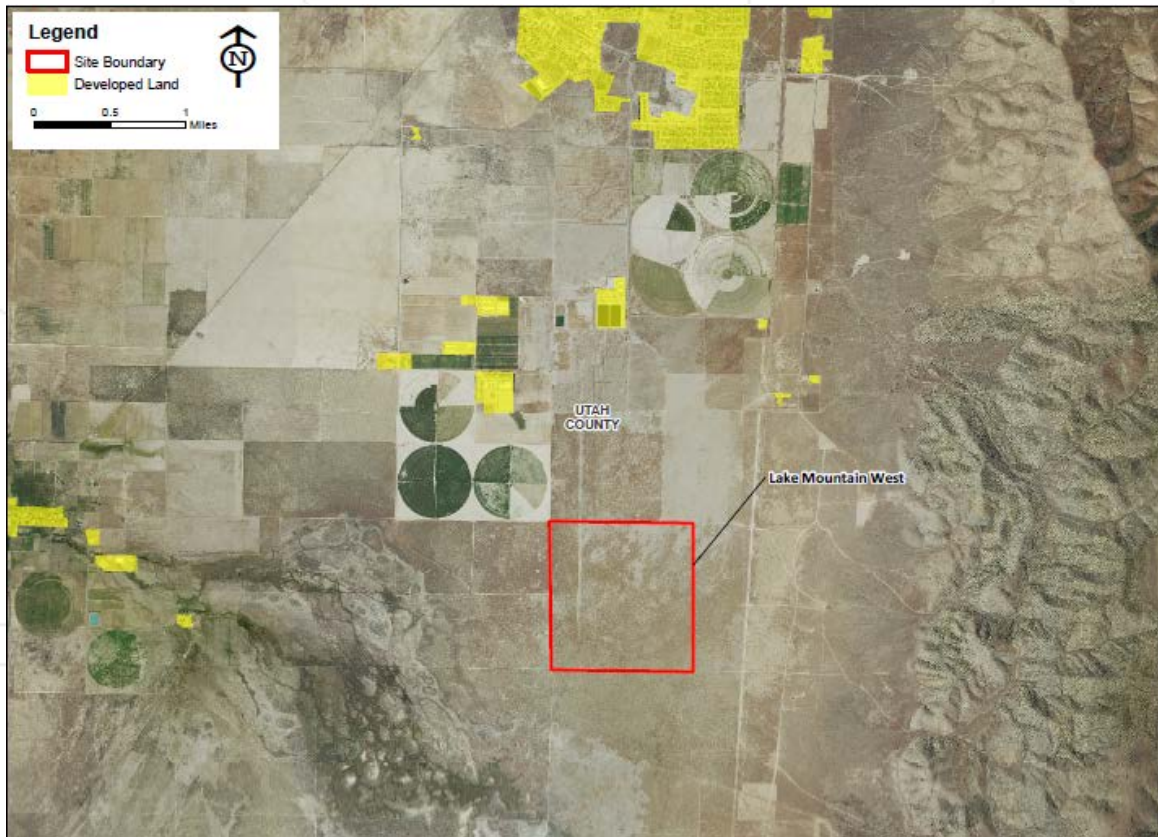
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2003

Assessment Results – Lake Mountains West

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – Lake Mountains West

What is contemplated in the land use plan of the local community where the proposed site is located?

- Site subject to Master Development Agreement (no land use entitlement/zoning approvals needed for prison development)
- Lands north: Airstrip, sewage treatment plant; further north in residential use
- Lands east: Commercial uses (major powerline/gas lines to east)
- Lands west: Agricultural use
- Lands south: Agricultural use (unincorporated Utah County)

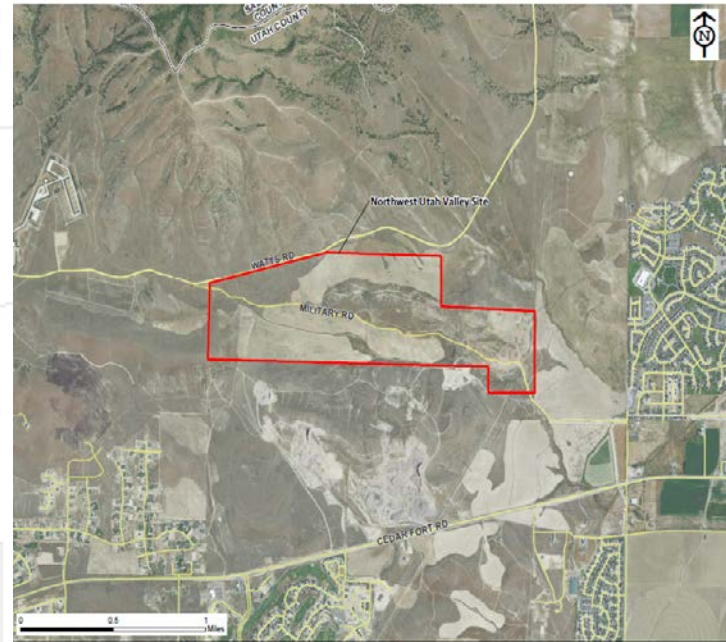


Assessment Results – NW Utah Valley

Assessment Results – NW Utah Valley

Features:

- 475 acres
- Access via SR 68, SR 73
- Isolated location
- No environmental constraints
- Proximity to infrastructure



Assessment Results – NW Utah Valley

Have any issues been discovered to date that would make the site unreasonably difficult or costly to develop?

- Land area and configuration severely limits prison development
- Topographic conditions require significant site preparation (\$10+ million)
- Approximately \$33 - \$38 million in infrastructure improvements



Assessment Results – NW Utah Valley

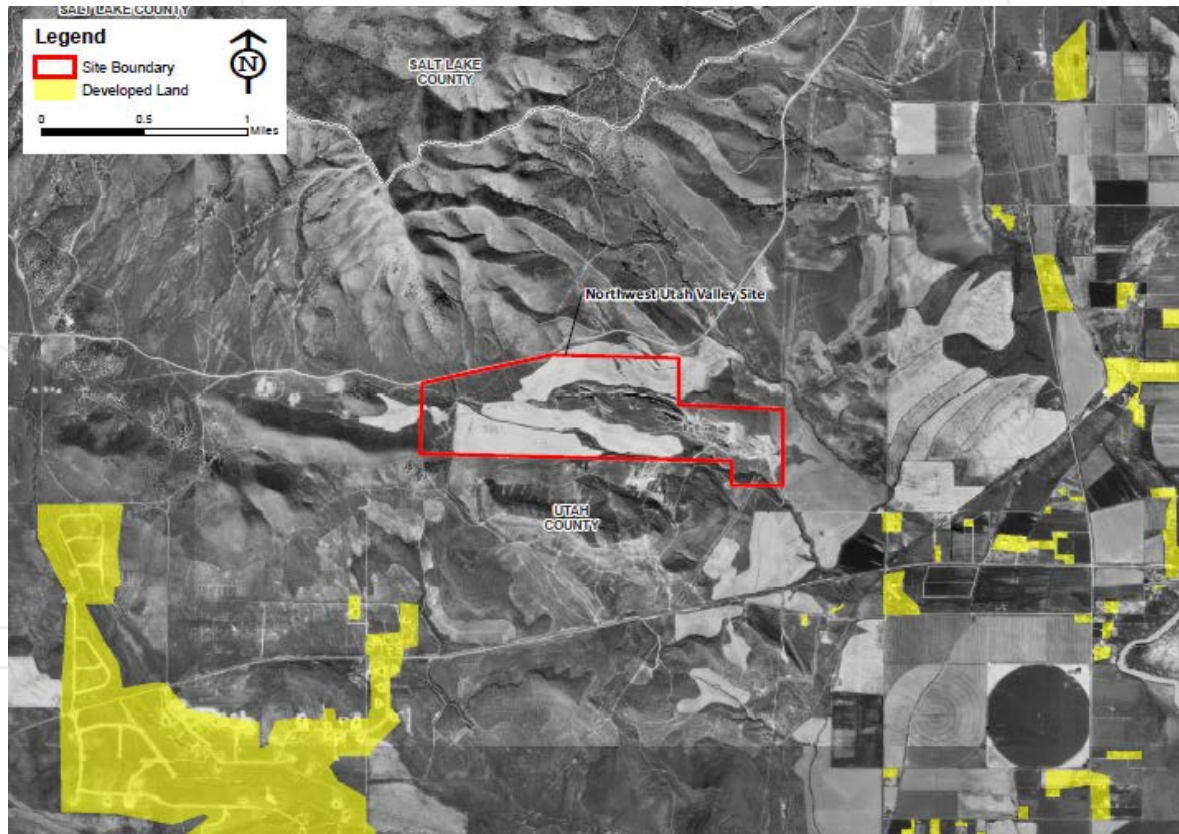
Is there an identified, compelling state interest that would likely be impaired by locating the correctional facility on the site being assessed?

- No known projects identified that represent a compelling state interest likely to be impaired by prison development



Assessment Results – NW Utah Valley

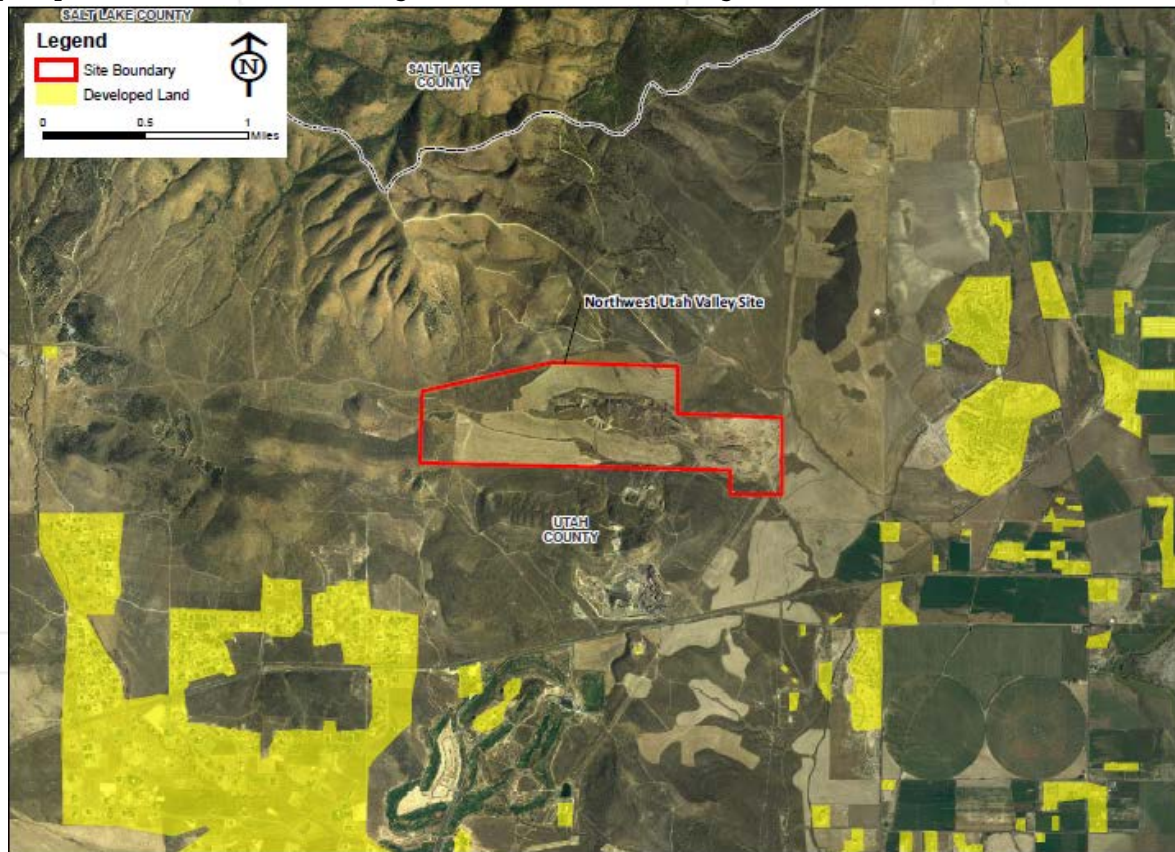
Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



1990

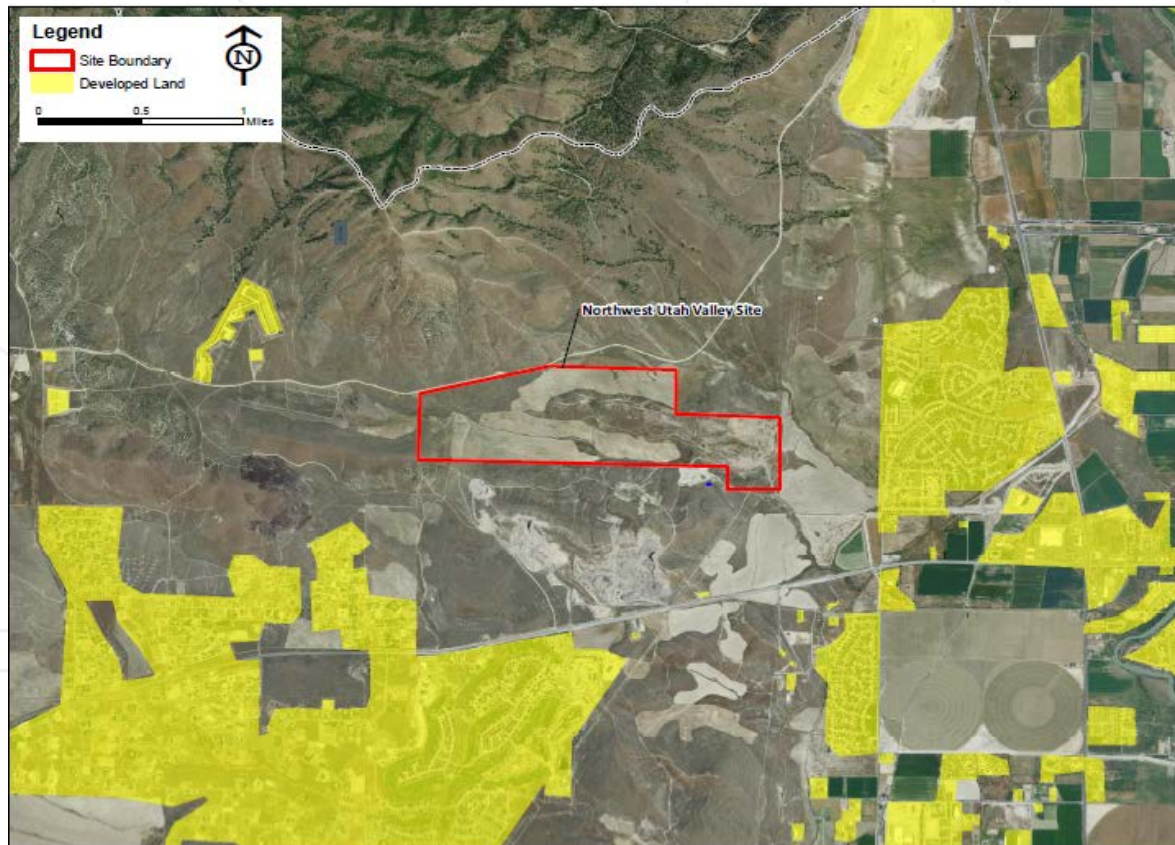
Assessment Results – NW Utah Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



Assessment Results – NW Utah Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2014

Assessment Results – NW Utah Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?

- Proposed site is in path of expected concentrations of population growth and population density
 - Saratoga Springs: 8,872 housing units proposed (est. population: 36,640)
 - Eagle Mountain: 1,017 housing units proposed (est. population: 4,200)

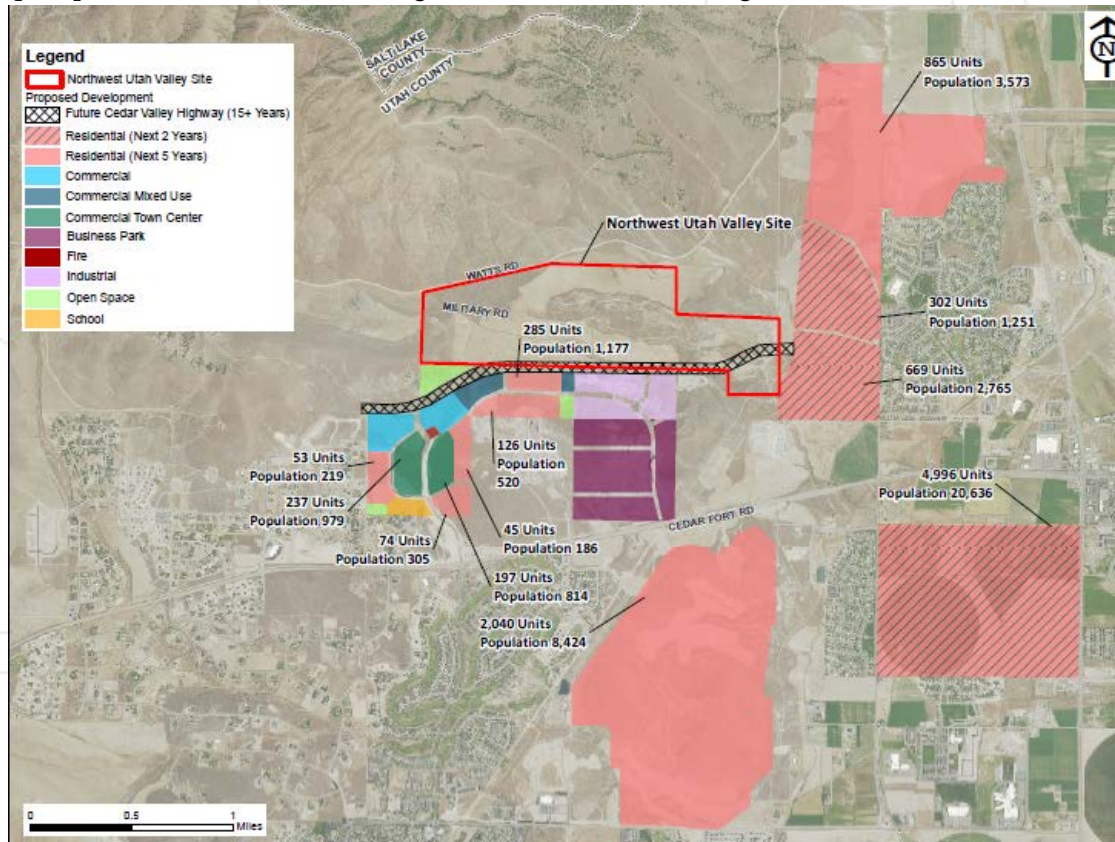
Assessment Results – NW Utah Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?

Projected Development Timeframe	Proposed Development	Location	Proximity to Site
Near-term (1 – 5 years)	865 housing units	Saratoga Springs	1.5 miles northeast
	302 housing units	Saratoga Springs	1 mile northeast
	669 housing units	Saratoga Springs	0.5 mile east
	4,996 housing units	Saratoga Springs	1.5 miles southeast
	2,040 housing units	Saratoga Springs	1.5 miles southeast
	285 housing units	Eagle Mountain	0.25 mile south
	126 housing units	Eagle Mountain	0.5 mile south
	45 housing units	Eagle Mountain	0.5 mile south
	197 housing units	Eagle Mountain	0.5 mile south
	74 housing units	Eagle Mountain	1 mile south
	237 housing units	Eagle Mountain	1 mile southwest
	53 housing units	Eagle Mountain	1 mile southwest
	Mixed Use Town Center	Saratoga Springs	2.5 miles southeast
Medium-term (6 – 15 years)	Commercial/industrial development	Saratoga Springs	Adjacent to southern boundary

Assessment Results – NW Utah Valley

Is the proposed site in the path of expected concentrations of population growth and population density that will likely occur in foreseeable future?



2015+

Assessment Results – NW Utah Valley

What is contemplated in the land use plan of the local community where the proposed site is located?

- Joint Land Use Study (2012) to ensure future compatibility of Camp Williams mission and development near installation
 - Site located within Military Compatibility Area Overlay District Subzone A (0.5 mile area around Camp Williams)
 - JLUS calls for lower density/intensity development as transitional area between Camp Williams and surroundings
 - Recommends development density of 1.0 DU/acre; no more than 2.0 DU/acre



Assessment Results – NW Utah Valley

What is contemplated in the land use plan of the local community where the proposed site is located?

- Site being annexed into Saratoga Springs
- Current land use plans for Saratoga Springs and Eagle Mountain envision mix of residential and commercial development
- Anticipate development of 1,500-2,000 residences on site (violates objectives of Joint Land Use Study)



Assessment Results

Assessment Results

- Compatible with Assessment Guidelines (continue evaluations)
 - *I-80 / 7200 West*
 - *Lake Mountains West*
 - *SR 112 / Depot Boundary Road*
- Incompatible with Assessment Guidelines (no further evaluations)
 - *Northwest Utah Valley*
 - *Southwest Valley*
 - *Airport North*