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11-58-102 Definitions.

As used in this chapter:

- (1) "Authority" means the Utah Inland Port Authority, created in Section 11-58-201.
- (2) "Authority jurisdictional land":
 - (a) means:
 - (i) land north of I-80 in Salt Lake City that has:
 - (A) a northern boundary defined by the northern boundary of Salt Lake City;
 - (B) an eastern boundary defined by I-215;
 - (C) a southern boundary defined by I-80; and
 - (D) a western boundary defined by the western boundary of Salt Lake City's Northwest Quadrant Master Plan Area as of January 1, 2018; and
 - (ii) land south of I-80 that has:
 - (A) a northern boundary defined by I-80;
 - (B) an eastern boundary that begins at the intersection of I-80 and Bangerter Highway and follows Bangerter Highway south to SR 201 and turns west to follow SR 201 to 5600 West and turns south to follow 5600 West to the Riter Canal;
 - (C) a southern boundary that begins at the intersection of 5600 West and the Riter Canal and follows the Riter Canal west to 7600 West and turns south along 7600 West to the northern boundary of developed property and turns west to run along the northern edge of developed property, jutting north to follow the northern boundary of developed properties straddling 8000 West, and continuing west along the northern boundary of developed properties to the western edge of developed property and turns north to SR 201 and turns east along SR 201 to the eastern edge of the tailings property; and
 - (D) a western boundary defined by the eastern edge of the tailings property; and
 - (b) excludes:
 - (i) the Salt Lake City airport; and
 - (ii) an area north of I-80 in Salt Lake City and west of the Salt Lake City airport, commonly known as the International Center, that has:
 - (A) a northern boundary defined by the north boundary of properties on the north side of and fronting Harold Gatty Drive;
 - (B) an eastern boundary defined by the eastern boundary of Salt Lake City's Northwest Quadrant Master Plan Area as of January 1, 2018;
 - (C) a southern boundary defined by I-80; and
 - (D) a western boundary defined by a north-south line that aligns with John Glenn Road.
- (3) "Base taxable value" means the taxable value of property within any portion of a project area, as designated by board resolution, from which the property tax differential will be collected, as shown upon the assessment roll last equalized before the year in which the authority adopts a project area plan for that area.
- (4) "Board" means the authority's governing body, created in Section 11-58-301.
- (5) "Business plan" means a plan designed to facilitate, encourage, and bring about development of the authority jurisdictional land to achieve the goals and objectives described in Subsection 11-58-203(1), including the development and establishment of an inland port.
- (6) "Development" means:
 - (a) the demolition, construction, reconstruction, modification, expansion, or improvement of a building, utility, infrastructure, landscape, parking lot, park, trail, recreational amenity, or other facility, including publicly owned infrastructure and improvements; and

- (b) the planning of, arranging for, or participation in any of the activities listed in Subsection (6)
 - (a).
- (7) "Development project" means a project for the development of land within a project area.
- (8) "Inland port" means one or more sites that:
 - (a) contain multimodal transportation assets and the ability to allow global trade to be processed and altered by value-added services as goods move through the supply chain; and
 - (b) may include a satellite customs clearance terminal, an intermodal distribution facility, a customs pre-clearance for international trade, or other facilities that facilitate, encourage, and enhance regional, national, and international trade.
- (9) "Project area" means the authority jurisdictional land, whether consisting of a single contiguous area or multiple noncontiguous areas, described in a project area plan or draft project area plan, where the development project set forth in the project area plan or draft project area plan takes place or is proposed to take place.
- (10) "Project area budget" means a multiyear projection of annual or cumulative revenues and expenses and other fiscal matters pertaining to a project area.
- (11) "Project area plan" means a written plan that, after its effective date, guides and controls the development within a project area.
- (12) "Property tax" includes a privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.
- (13) "Property tax differential" means the difference between:
 - (a) the amount of property tax revenues generated each tax year by all taxing entities from a project area, using the current assessed value of the property; and
 - (b) the amount of property tax revenues that would be generated from that same area using the base taxable value of the property.
- (14) "Public entity" means:
 - (a) the state, including each department, division, or other agency of the state; or
 - (b) a county, city, town, metro township, school district, local district, special service district, interlocal cooperation entity, community reinvestment agency, or other political subdivision of the state.
- (15) "Publicly owned infrastructure and improvements":
 - (a) means infrastructure, improvements, facilities, or buildings that:
 - (i) benefit the public; and
 - (ii)
 - (A) are owned by a public entity or a utility; or
 - (B) are publicly maintained or operated by a public entity;
 - (b) includes:
 - (i) facilities, lines, or systems that provide:
 - (A) water, chilled water, or steam; or
 - (B) sewer, storm drainage, natural gas, electricity, or telecommunications service; and
 - (ii) streets, roads, curb, gutter, sidewalk, walkways, solid waste facilities, parking facilities, and public transportation facilities.
- (16) "Taxable value" means the value of property as shown on the last equalized assessment roll as certified by the county assessor.
- (17) "Taxing entity" means a public entity that levies a tax on property within a project area.