

Policy 3-201: Physical Facilities Community Impact

I. Purpose and Scope

To establish a process for planning and construction of physical facilities on the university campus which minimizes any adverse impact on nearby residents, businesses and local government.

II. Definitions [reserved]

III. Policy

A. Derivation of Authority

The University of Utah is not subject to the planning and zoning authority of municipalities or other local governmental units in which it is located (Utah Code 10-9-29), but as an institution of the state, it is subject to control and direction by its governing boards, the State Division of Facilities Construction & Management, and the state legislature. However, it is the policy of the university to address in each stage of its physical facilities planning and construction activities those pertinent factors which would ordinarily be considered in municipal planning and zoning processes.

B. Community Impact

When planning and constructing physical facilities on campus, the university shall seek to minimize any adverse impact on adjacent neighborhoods and/or the community in a manner consistent with the attainment of its missions and goals.

C. Consultation with Municipalities

The university shall consult with planning and zoning authorities of affected municipalities about proposed or impending physical facilities construction projects when changes to traffic volume and patterns, health and safety, noise,

parking, land use, impact on utilities systems and other municipal services and similar matters may substantially affect the municipality or the off-campus residential/business community. The university administration shall meet regularly with appropriate municipal authorities to share campus facilities master plans and other pertinent data, such as traffic studies and consulting reports. The university administration shall receive and consider comments and recommendations offered by municipal authorities.

D. Meetings with Community Residents, Businesses, Community Councils and Other Organizations

1. To promote meaningful participation by off-campus residents, businesses and other organizations likely to be affected by proposed additions or changes to the university's physical facilities and operations, the Board of Trustees will sponsor an annual public meeting for the purpose of:

- a. Presenting current and proposed campus facilities master plans.
- b. Presenting general information and pertinent data, i.e., probable sites, building size, number of expected occupants, functions to be housed, incremental traffic to be generated, etc., for new campus facilities projects reasonably expected to be funded during the next five years.
 - i. Emphasis shall be on projects expected to be initiated during the ensuing year.
- c. Providing information relating to proposed major renovation of buildings and campus infrastructure which is expected to have a significant impact on traffic levels, parking requirements, noise levels and similar factors.
- d. Identifying potential community impacts, as well as mitigating actions, which might result from proposed physical facilities projects.
- e. Informing participants of expected changes in student enrollment, university employment and any major anticipated changes in public

services, which can reasonably be expected to result in increased motor vehicle traffic, changes to existing traffic patterns, or other changes which may significantly affect nearby residents, businesses and other entities.

- f. Informing participants of the university's intentions to request approval of governing boards and the legislature for the planning and/or construction of specific physical facilities projects.
- g. Receiving verbal comments and recommendations from interested participants during the meeting and written comments and recommendations within 20 days after the meeting regarding the university's physical facilities programs, its operations and their effects on residential and business neighborhoods.

At least 45 days prior to the meeting date, the Board of Trustees shall make public the date of the meeting and the agenda and individually notify in writing the following persons:

Salt Lake City Council members

Salt Lake City Mayor

Community Council Chairs whose districts are adjacent to the university campus

Salt Lake City Transportation Division Director

Salt Lake City Planning and Zoning Director

Salt Lake City Communications Director

- 2. Interim meetings shall be scheduled by the university administration to inform the adjacent community of proposed major changes to the physical facilities master plan, construction schedules, student enrollment, public services and the university's missions, when such information was not available at the time

of the last annual meeting and it is not prudent to delay planning activities or the dissemination of the information until the next scheduled annual meeting. A minimum of 10 days advance notice of the meeting will be provided in writing to the following persons:

Salt Lake City Council members

Salt Lake City Mayor

Community Council Chairs whose districts are adjacent to the university campus

Salt Lake City Transportation Division Director

Salt Lake City Planning and Zoning Director

Salt Lake City Communications Director

Comments and recommendations will be sought and received from interested participants regarding the facilities projects and programs presented.

3. Comments and recommendations received from residents, businesses, municipal officials, and others who participate in the annual and interim meetings will be evaluated and considered in the planning and construction of physical facilities and in the development or revision of the university's operating plans.

E. Presentations to Governing Boards

Annually the university administration shall present for approval of the Board of Trustees and the Board of Regents its campus facilities master plan, proposed construction projects, anticipated changes in enrollment and operations, together with minutes of all public annual and interim meetings and a summary of written comments and recommendations received from interested persons. It will also

include minutes of scheduled meetings with municipal authorities, as described in this policy.

F. Actions of Governing Boards

After due consideration of public comment the University shall exercise final decision-making authority to proceed with physical facilities projects and to implement changes to its operations and programs as directed by its governing boards.

IV. Rules, Procedures, Guidelines, Forms and other Related Resources

A. Rules *[reserved]*

B. Procedures *[reserved]*

C. Guidelines *[reserved]*

D. Forms *[reserved]*

E. Other related resource materials *[reserved]*

V. References

A. 53B-6-101, Utah Code Annotated 1953\

B. 53B-20-101, Utah Code Annotated 1953

C. 63-1-33 to 63-1-35, Utah Code Annotated 1953

D. 63-1-36 to 63-1-44, Utah Code Annotated 1953

E. [Policy 3-205](#), Remodeling and Construction Policy

VI. Contacts

Acting as the Policy Owner, the [Office of the Associate Vice President of Facilities Management](#) is responsible for answering questions and providing information

regarding the application of this policy. Acting as the Policy Officer, the [Vice President for Administrative Services](#) is responsible for representing the University's interests in enforcing this policy and authorizing any allowable exceptions.

VII. History

Approved, Institutional Council: January 16, 1990 [MO1]

Approved, Board of Trustees: August 14, 1990

Reformatted, updating contact information and correcting titles of those affected:
February 9, 2012

Editorially revised May 13, 2022 to remove references to the State Building Board in accordance with 2022 General Session S.B. 82, which repealed the State Building Board.