

Syracuse City Planning Commission Meeting December 6, 2011

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Gregory Day called the meeting to order at 7:32 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Gary Pratt offered the prayer, and Tyler Bodrero led the pledge of allegiance.

Members Present: Chairman Gregory Day, Vice Chairman Gary Pratt, Kenneth Hellewell, Tyler Bodrero, Braxton Schenk, T.J. Jensen, Dale Rackham, and Curt McCuiston as well as Community Development Director Michael Eggett, City Planner Kent Andersen, City Engineer Robert Whiteley, Fire Chief Craig Cottrell, Police Chief Brian Wallace, Building Official Tex Couch, and Administrative Secretary Judy Merrill

Visitors: Haley Hunsaker Jeremy Toone Eric Rice Craig Johnson
Lurlen Knight

Commissioners reviewed the December 6, 2011, Planning Commission meeting agenda. Chairman Day pointed out, for the commissioners, that staff placed the appropriate information for their work session within the packets and, for the public, that public notices were not published properly. The Commission would therefore hold a public hearing that evening but continue it for the December 20 meeting as well. Those who wished to comment during that evening's public hearing could do so or wait until the hearing on December 20 but asked that they limit their comments to just one meeting date.

T.J. JENSEN MOVED TO ADOPT THE DECEMBER 6, 2011, AGENDA AS OUTLINED, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

2. Approval of Minutes

Commissioners reviewed the minutes of the November 1, 2011, meeting and work session.

TYLER BODRERO MADE A MOTION TO APPROVE THE NOVEMBER 1, 2011, MEETING AND WORK SESSION MINUTES AS WRITTEN, SECONDED BY BRAXTON SCHENK; ALL VOTED IN FAVOR.

Commissioners reviewed the minutes of the November 15, 2011, work session.

TYLER BODRERO MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2011, WORK SESSION AS WRITTEN, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

3. Public Hearing: Proposed Amendment to Chapter 16 of Title 10

Director Eggett explained that the developer of the Trailside Park Subdivision had a potential investor looking for ways to enhance the development and make it more successful. However, a few years earlier, the City removed the R-1 and other residential zones from the Cluster Subdivision chapter in the Land Use Ordinance. In order for the City to consider any request for modifications to a cluster subdivision in an R-1 zone, the Ordinance needed guidelines for said zone, so staff proposed amendments to Title 10 to incorporate the R-1 zone back into that chapter with some minor revision to the density bonus, of 1.85 units per net acre, subject to the development meeting all other requirements for cluster development. Staff supported the changes, particularly with the addition of a development agreement.

Chairman Day opened up the meeting for public hearing. No one came forward, so he closed the public hearing.

Vice Chair Pratt asked for clarification of the changes to the bonus density figures. Planner Andersen explained that staff added the R-1 classification with the density numbers discussed in work session as well as its applicable bonus density calculations with a downgrade to the open space requirement from 50% in A-1 zones to 25% in R-1 zones but eligible only for a .65 bonus. Commissioner Jensen asked if it reflected the .05 portion in the maximum density figure shown. Planner Andersen advised him that staff would have that as part of the Building Design Standard unless commissioners preferred a specific separate line item allowing an additional .05 density for porches. Vice Chair Pratt remembered the Commission's conclusion as having that requirement be a standard part of the .35 density bonus. Planner Andersen agreed and offered to remove the .05 additional bonus so that, in order to gain the .35 density in the Building Design

Standard, it required the construction of a front porch that accommodated seating. Commissioner Jensen preferred having it the other way to gain more density. After further discussion, staff agreed to remove the .05 additional density bonus for their next work session discussion.

Vice Chair Pratt asked if the Ordinance needed any sample language for a development agreement. Director Eggett preferred requiring the developer to submit their proposed development agreements for staff review and approval by Planning Commission and City Council. In light of past oversights, Vice Chair Pratt asked if City staff would have a checklist. Planner Andersen pointed out that the development agreement would serve as that checklist.

T.J. JENSEN MADE A MOTION TO TABLE THIS ITEM AND CONTINUE THE PUBLIC HEARING FOR DECEMBER 20, 2011. GARY PRATT AMENDED THE MOTION TO INCLUDE THE DIRECTIVE TO STAFF TO INCLUDE THE CHANGES DISCUSSED. T.J. JENSEN SECONDED THE AMENDMENT; ALL VOTED IN FAVOR.

4. Presentation from The Ninigret Group, L.C.

Director Eggett introduced The Ninigret Group, which entered into a letter-of-intent agreement with PRI for approximately 180 acres, between 1000-2000 West and 200-700 South. They were currently in the design and conceptual review process for those properties.

Eric Rice, Project Manager for The Ninigret Group for this Syracuse project, presented a slide show providing a brief history their company and its existing development in Salt Lake City. He explained that their focus would be on bringing jobs to Syracuse. They were a diversified real estate company known for leadership in developing, managing, and structuring quality real-estate projects. Their vertically-integrated platform, combined with the depth and breadth of a talented team, allowed them to address all aspects of real-estate transactions. Ninigret Park, featured in The Wall Street Journal, was an 878-acre development, started in 1994, that provided over 2.3 million square feet of industrial office space. After a few years, they expanded into the Ninigret Technology Park, which made it Utah's fourth largest business development. It included land that was environmentally impacted by a manufacturing facility with treatment ponds. Nearly every part of the land needed remediation for safe development. It was a successful cooperative project with the State that continued to add buildings and new businesses today. This new development would be good looking and have CC&Rs, which they expected would attract successful tenants with growth-minded business plans. They had experience in the various aspects of development and in bringing quality jobs to a community.

Tom Freeman, Broker for The Ningret Group, came forward to state that, if everything went well, they would break ground in Spring of 2012. The development would include three phases: one as the business park, another as light manufacturing, distribution, or assembly, and the third as a residential component. They expected to bring Syracuse 1,200 new, quality jobs and to focus on long-term sustainability for the community. He pointed out that Davis County hand selected The Ninigret Group because of their track record and accomplishments in the Salt Lake marketplace. Many of the companies in their Park made substantial impacts to that community. Likewise, they would approach this development with careful planning and the goal of leaving a positive and lasting impact. They would work closely with the City in directing the zoning changes that would allow them to move forward. They were very cognizant of the fact that this area was adjacent the Freeport Center and that residents would expect it to be just an extension of that facility. They would be diligent in creating an environment of which the residents could be proud and were currently in negotiations with six substantial users, one of which they hoped to have kick off this project with a bang.

Mr. Rice explained that the first 75-acres developed would be light industrial, with infrastructure improvements that included a roadway ending in a cul-de-sac. To accommodate large industrial-type tenants on those parcels, they would need maximum flexibility in order to determine what would work best, which might include widening 1000 West and installing a traffic light. When asked about the 300-foot power corridor, Mr. Rice advised commissioners that they negotiated with Rocky Mountain Power to relocate three transmission poles. They also met with UDOT and were currently negotiating the relocation of the road and intersection further west to provide more usable space. Phase 2 would be more of the same, depending on types of users. The last stakeholders meeting pointed out a need for some additional housing, so Phase 3 would be a collaborative effort with the other two cities on future zoning to include some type of residential

development. Although their focus would certainly be on the business park, which would take most of their time, at some point they would need to approach the City for help on the residential aspect. Vice Chair Pratt asked if they would be hiring a residential consultant. Mr. Freeman answered yes and that they already selected one. He invited commissioners to join them on January 7, 2012, for an Open House at Ninigret Park to see what they could expect in Syracuse. The owner had selected the Park's architect from Chicago, who now resided in Utah.

Commissioner Hellewell asked if The Ninigret Group considered facing any commercial or retail onto 200 South. Mr. Freeman advised him that they discussed such a use but realized the overabundance of retail in the City as indicated by the high rate of commercial building vacancies in Syracuse. Therefore, their projections showed that this area would not call for a high demand of retail uses for another 10 years. Commissioner Hellewell suggested restaurants at the corner as a valuable use for those working in the business park. Mr. Freeman explained that they did invest a lot of consideration into that, and the property owner reserved those rights for the hard corner on 2000 West and SR193, which they considered to be a better application simply because of the traffic.

Commissioner Hellewell then referred to the discussions in the stakeholders meetings regarding a park and asked where The Ninigret Group planned to fit that into these plans. Mr. Freeman reminded him that the sellers had been entertaining that idea. The Ninigret Group was currently in negotiations with the City regarding that idea and expressed appreciation for the need to preserve open space for buffers.

Vice Chair Pratt asked about the types of technology needed for their users. Mr. Freeman explained that their improvements would consist mostly of infrastructure and normal services, since they considered this area an employment center for manufacturing and assembly rather than high-tech users requiring fiber optics, etc.

5. Public Hearing: Discussions and recommendations for Districts 1 and 2 of the General Plan

Chairman Day explained that the 200 South Committee completed their studies and forwarded recommendations to the Commission. In light of Ninigret's presentation, he believed it wise to leave these districts open longer.

Chairman Day then opened up the meeting for public hearing. No one came forward, so he closed the public hearing.

Commissioner Bodrero expressed appreciation for the previous presentation and Davis County's efforts to attract this type of development to the City. He then referred to the 200 South plan and his willingness to consider modifications to that plan to help accommodate The Ninigret Group's needs. Vice Chair Pratt agreed, warning against a take-it-or-leave-it standpoint. The Ninigret Group was a first-class company and developer, well funded and experienced, that would attract high-end employees.

Chairman Day asked staff about the status of MGBA. Director Eggett advised him that they were almost 50% complete and planned to have a property-owners meeting on December 15 to accept feedback on their findings. There would also be a second public-input meeting on January 12, 2012, and hopefully a joint meeting with the Planning Commission and City Council shortly thereafter for all parties within the three cities to provide input on the findings following those reviews. Afterwards, there should be at least one more public-input meeting at the end of January or first of February in order for MGBA to tie it all up for their final presentation some time in February. When asked about citizen input, Director Eggett explained that they just barely held their very first stakeholders re-start meeting last Thursday, so it was too early to tell. They mailed postcard invitations to all property owners for the December 15 meeting and would advertise the next meeting in utility bills.

Chairman Day pointed out that the 200 South Plan was different from The Ninigret Group's presentation, so he asked commissioners to discuss ways to cooperate in order to reach a compromise. He was uncomfortable telling a land owner they had to develop open space. Commissioner Bodrero stated that the 200 South Plan had not yet been adopted nor the zoning changed and the business park area was currently zoned Industrial. The intent of the open space was for a new City park, since the committee was not sure how large of a business park the City could support. The community was outgrowing Founders Park, and the Committee hoped to utilize the open space surrounding the high school to develop a regional park that would generate revenue and accommodate Heritage Days. Now that The Ninigret Group indicated a need

for more acreage than committee members thought, he believed they would be willing to work towards changes to eliminate or relocate it elsewhere and other ways to address issues and accommodate them. Commissioner Hellewell added that the other purpose for the park was to provide a buffer for the high school and prevent the types of encroachments seen at Clearfield High and Layton High. Perceptions of the more successful high schools were those with a lot more green space around them while the non-successful high schools had much more commercial, multi-family, and industrial type uses nearby. Vice Chair Pratt reminded them of everyone's original hope that the business park would support an aquatic center for not only the high school but for public use as well and to be able to share parking, etc., and provide for regional sporting events. Commissioner Schenk agreed that the City had a need and great desire for an aquatic center, sports fields, and other open space, but the City was looking at a great, well-thought out concept and viable development, which was worth considering. Although the 200 South Committee's plan was a great concept, it was hard to turn away a viable use when the City needed businesses and jobs. He was not willing to say it was the best use there, in light of expressed opinions by local residents, but he did not believe the committee or City should be too committed to the 200 South plan. He encouraged commissioners to keep an open mind for other options as presented in the months to come.

Commissioner Hellewell stated that there were other locations for a large park should the City approve something different, but he asked for consideration of the high school and the reasons behind the plan as proposed. He suggested they avoid getting blinded by upcoming proposals and remain cognizant of existing uses. Chairman Day agreed, although he did not agree with requiring a property owner to reserve land for a park. He echoed the importance of remembering the school and finding ways to interact those uses. Vice Chair Pratt expressed his confidence in The Ninigret Group's ability to exercise proper planning around such issues without the City telling them how to do it.

Commissioner Hellewell referred to a quote by The Ninigret Group's chairman, published in the enterprise business newspaper, stating that he anticipated developing 600 units in Syracuse. Under the PRD zone, that would require 75 acres, 26.5 of which would have to be open space according to the City's current ordinance. That would be a very large portion of their land.

Commissioner Jensen encouraged them to buffer the existing residential uses along 700 South.

T.J. JENSEN MOVED TO TABLE THIS ITEM AND CONTINUE THE PUBLIC HEARING TO THE DECEMBER 20, 2011, PLANNING COMMISSION MEETING.

6. Adjournment

DALE RACKHAM MADE A MOTION TO ADJOURN AT 8:49 P.M.; ALL VOTED IN FAVOR.

Gregory Day
Planning Commission Chair