



Planning Commission Work Session

MINUTES FEBRUARY 21, 2012 8:12 PM-9:24 PM COUNCIL CHAMBERS

FACILITATOR	Chairman Gregory Day
NOTE TAKER	Judy Merrill
ATTENDEES	Kenneth Hellewell, Tyler Bodrero, Gary Pratt, T.J. Jensen, Braxton Schenk, Curt McCuiston, Michael Eggett, and Kent Andersen

TJ recommended addressing Agenda Item 2 first. Gregory agreed.

ITEM 1: REGULATIONS FOR PROPOSED FLEX ZONE

Michael stated that the current version of this zone met the spirit and intent of a flex zone, which should be a downgrade from heavier industrial uses. The chapter listed multiple permitted and conditional uses that would fit in such a zone and asked commissioners to keep in mind that staff hoped to see this zone in other areas of the City as well. They utilized a lot of language from the industrial zones as far as regulations for performance standards, including the development plan agreement requirements. Gary remembered talking about a much more extensive list, such as other cities used. Michael explained that staff wanted to craft a comprehensive grid showing permitted and conditional uses for all zones, rather than just this one, so that was still a work in progress.

Gregory asked what staff determined regarding discussions on vibrations and odors. Kent explained that he still needed to do more research to strengthen that language. Gregory then asked about the possibility of establishing requirements that downgraded uses in this zone as they developed closer to adjacent, incompatible uses. He clarified his question with an example of whether the City could force an applicant to locate more business-park uses closer to the residential areas. Michael agreed to look into that with the City Attorney.

T.J. JENSEN MOVED TO EXTEND THE MEETING FOR ANOTHER 15 MINUTES, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

David Wakefield, 833 South 1525 West, voiced concern with the veracity of the developer, based on statements he believed were contradictory. He then introduced himself as a member of the Davis Metro Narcotics task force, which confiscated a lot of dope in the Freeport Center. The Ninigret Group would bring in the same kind of clientele. Farmington ended up allowing a similar use on Park Lane, although the Police did not want it there, and so they were planning now for the increase in crime by asking for another officer. He mentioned crime rates and police calls for apartments and high-density housing. Layton would be providing him statistics for all the apartments at 400 West Hillfield with the top five types of calls and percentages for 2011 so he could compare that against an arbitrary subdivision with no apartment complexes. He was confident the call ratio would be a lot higher for apartment complexes. He was certain this proposed development would bring down the quality of life.

Ben Gerlach, 881 South 1875 West, pointed out that the City website's link for economic development did not go anywhere, so he went to the City Administration page that had two maps, both dated July 2009. The current zoning map showed the east-most portion of this subject area as Industrial. Parcel 2, even though Randy was talking about business, would also need rezoning from agricultural to industrial. The General Plan map designated the entire area as C-2. For a Flex zone to include apartments, they would have to rezone everything in opposition to the General Plan. His understanding was that the planning map was done in partnership with the citizens, who were now learning about this industrial park and feeling as though they were not partners at all. Information from the City had been given with an attitude that they were second-class citizens who did not understand the implications of having a development like this in their area. Residents bought their homes without the knowledge that the City would allow a business park so close.

Wendy McKee, 1638 West 1175 South, referred to a comment about buildings in this area that were already run down. She referred to the many vacant buildings in Roy and asked why business owners couldn't tear down existing buildings and remodel them in areas already zoned for these desired uses.

Heidi Brophy, 917 South 1760 West, referred to the Ninigret Park and pointed out that there were no residential areas nearby. When Mr. Abood extolled their clean-up efforts, she wanted to remind him that this area required no clean up. Even though their road would not connect to 700 South, not all the high-school students used 700 South. They used 1000 West and SR193. These young people had to compete with trucks, so the traffic would still be a concern with regard to accidents. She encouraged commissioners to become a part of the Syracuse citizens on facebook. It was a great way for residents to voice their opinions. A budgeter from a nearby city mentioned that municipalities did not generate funds just through property taxes. It was also from retail, and Syracuse needed to still look at that. The majority of workers in these types of industries were only given half-

hour lunch times, so they would not be able to patronize the City's businesses to improve the economy. She explained that she moved from Clearfield to Syracuse to get away from what they were trying to build.

Neal Brand, 1296 Banbury Drive, said he had been in real estate for 12 years now and in Syracuse for 16 years. He witnessed the huge growth and supported this project. When he was younger, he worked in the Ninigret Park in Salt Lake City. With the 5-foot berm and 30-foot buffer, the proposed development would not affect residents on 700 South. Traffic concerns on 1000 West were already there due to the truck company. SR193 would bring high demand, even though real estate values dropped in some areas by 50%. One of their goals was to attract tenants in the Freeport Center who wanted nicer, bigger buildings. He believed that could alleviate some traffic problems. He advised them not to equate the residential with the business park, because those would have separate CC&Rs.

Alan Whitman, 1648 West Heritage Parkway, said he managed a company with one of the largest warehouses in the State and could promise commissioners that someone stacking cookies would be getting paid more like \$9 to \$12 an hour rather than \$18. Even though the management at that warehouse only made \$45,000 a year. These low-wage workers were trouble and would bring something to Syracuse that residents did not want here. The City made some financial mistakes, and he did not want them to make another bad choice just because somebody waved money in front of them. He hoped commissioners would research the potential costs associated with the promised revenues and learn that it would not net a positive cash flow. He believed it would actually cost money, and then Syracuse would be stuck with a worse situation in five years and in need of a bigger band-aid to solve its financial problems.

Brian Duncan, 902 South 1875 West, pointed out to commissioners that, if the people in that area did not want to live next to a business park, others considering homes for sale there would not want to live next to it either. That would drive the City's tax base down and the citizens' financial stability.

ITEM 2: REQUEST FROM THE NINGRET GROUP, LC, FOR GENERAL PLAN UPDATE

Randy Abood, principal of The Ninigret Group, explained that he was under contract to acquire 185 acres of land at approximately 1000-2000 West and 200-700 South. His presentation however pertained to just 75 of those acres, identified as Parcel 2. Parcel 1 was already an Industrial-zoned area, and he would be requesting approval of a new Flex Park zone for Parcel 2. He gave some background of his experience in real estate and presented pictures of various buildings within his existing developments and described their uses. He then explained why he chose to develop in Syracuse. The first was road access. Once UDOT decided to invest funds in the future West-Davis Corridor, property took on a higher value by providing premium access and services for commerce. Another reason was the neighboring Freeport Center, which was nothing he wanted to replicate. However, many of the businesses there were outgrowing their sites and wanted clean, new buildings. All the other business parks in Davis County were old and outdated. The last reason was the importance for the City to have a solid financial governing system with leaders that possessed business acumen and long-term positive prospective in order to create harmony between the public and private sectors for mutual sustainability. Retail and offices would not work on this property, and it was currently a very difficult time to build single-family housing. With all the changes in the market place, it would be financially infeasible to develop single family homes at the same quality people expected. Furthermore, they would have major impacts on the public system for schools, fire, and police services. A business park, in their opinion, was by far the most effective means to create jobs, City revenues, and sustainability. He then reviewed the history of Ninigret Tech Park to demonstrate his company's ability to develop a quality product in Syracuse. He had his own construction company that would install the roads, sewer, water, sidewalks, and walking/bike paths. He would hire out for landscaping architects, but his team would figure out who the new users would be, identify challenges, know the market, and study the best way to accomplish this task before putting a shovel to the ground. Because this location was near Ogden, Freeport, the airport, and major highways, it would attract quality users. They would set up CC&Rs so that every company and person in the Park would share the responsibility for keeping it attractive and clean. Because marketing would be a work in progress, he could not guarantee sizes and locations of buildings, but he showed a scaled model of a potential build out with a landscaped buffer of 30 feet and 5-foot berm. The road would begin and end at SR193, so it would not connect to 700 South. Some cul-de-sacs would need to be 600 feet, which was longer than allowed by City Ordinance. It would include thicker landscaping in the back with more setbacks, because they wanted it to work for everyone. He estimated between 4 and 7 years to finish construction.

Kenneth referred to the layout, which showed only manufacturing, and asked if they eliminated the housing component. Randy said the housing would be just north of the high school. Kenneth stated that he did not see restaurants around the Ninigret Park in Salt Lake City and asked if Randy anticipated attracting the types of businesses that would produce a lunch-time population. Randy advised him that there were not enough eating establishments near the Ninigret Park, because the few that were there were always crowded. Kenneth asked if Randy believed this new development would support a nice sit-down restaurant. Randy believed it would, eventually. Kenneth asked what type of salary range they anticipated. Randy pointed out that even the workers in pure distribution were qualified people and that the minimum salary would probably be \$18-\$20 an hour, but it would include engineers, marketing businesses, and others with all types of salaries.

Gregory considered flex uses potentially incompatible next to a high school and asked what Randy would do to buffer it. Randy did not agree with the premise that a lively business of this type would have an adverse affect on a school buffered by football and baseball fields. He did not understand how a company, which spent \$20 million to build their facilities, equated to the enhancement of drug use by high-schoolers. He worried that installing too much of a buffer would attract loitering students. Gregory then asked how they would handle the different uses, and Randy explained that they addressed that issue by not connecting the road to 700 South.

Tyler referenced some concerns of residents regarding noises, emissions, and chemical hazards, such as gasses, from users such as the plastic manufacturing. Randy explained that whenever a company showed interest in their properties, the first thing they asked was if the business would produce odors or other emissions. Allowing those types of users would be deleterious to their success, because those users would denigrate the entire project. Accepting even one business like that would prevent them from attracting quality users afterwards. He stressed the importance of being selective, which was why he believed they had been so successful. He pointed out that manufacturing companies did not want to be in the middle of residential areas anyway, because they knew they would create problems with noise, odors, and emissions that would shut them down. Companies wanted nice places to work.

TJ asked for a timeline to develop Parcel 1, already zoned Industrial. Randy said he would not be able to determine which parcel they would develop first, because it depended upon market needs. If they acquired a 30-acre user, it would fit very well on Parcel 1. Once they dropped the first building, it would set the stage for all the others.

Braxton asked how soon they planned to submit a formal application. Randy believed it would be within a month or so.

Kenneth asked about the average height of most of their buildings. Randy said 30 feet.

Gregory asked Randy to keep in mind that, as they presented their proposals in the future, the adjacent uses conflicted with his development.