

**Syracuse City Planning Commission Meeting
March 20, 2012**

1. Meeting called to Order and Adoption of Agenda

Planning Commission Chair Gregory Day called the meeting to order at 6:05 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Dale Rackham offered the prayer, and Ethan Smith, of Troop 339, led the pledge of allegiance.

Members Present: Chair Gregory Day, Vice Chair Gary Pratt, Kenneth Hellewell, Braxton Schenk, T.J. Jensen, Tyler Bodrero, Dale Rackham, and Curt McCuiston as well as Community Development Director Michael Eggett, City Planner Kent Andersen, City Attorney Will Carlson, and Administrative Professional Judy Merrill

Visitors: Mike Thayne	Craig Wilson	Jared Bringham	Natalie Levi
Beale Engelhardt	Mike Engelhardt	Ryan Chandler	Garret Atkin
Kristy Atkin	Kristi Whitman	Aimee Stevenson	Brandon Stevenson
Steve Hawes	Joshua Cook	Carl Cook	Shawn Kearl
Jason Dodge	Layne Sanders	Jamie Dixon	RaQuelle Call
Amanda Call	Rob Ortega	Heidi Brophy	Adam Allen
Ron Ferguson	Pat Ferguson	June Thurgood	Shane Albrecht
Carl Hellewell	Dean Rasband	Holly Rasband	Ray Zaugg
Pat Zaugg	Lisa Chandler	Ampara Alam	Dave Barney
David Wakefield	Ron Francis	Sally Francis	Richard Mesmer
Randolph Abood	Mary Anne Byrd	Becky Snarr	Amber King
Curt King	Lynsey Porter	Sean Dixon	Jerry Smith
Ann Anderton	Carie Valentine	Laurel Bailey	Griffin Hall
Pam Coburn	Alan Whitman	Eric Peterson	Dave Zaugg
Charlotte Duncan	Jordyn Cook	Ben Gerlach	

Commissioners reviewed the March 20, 2012, Planning Commission meeting agenda.

T.J. JENSEN MOVED TO ADOPT THE MARCH 20, 2012, AGENDA AS OUTLINED, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

2. Approval of Minutes

Commissioners reviewed the March 6, 2012, regular meeting and work session minutes.

T.J. JENSEN MADE A MOTION TO APPROVE THE MARCH 6, 2012, REGULAR MEETING AND WORK SESSION MINUTES AS WRITTEN, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

3. Public Hearing: Flex Development Zone

Chairman Day explained that the Planning Commission had been considering this proposed zone for some time and would continue looking at it after hearing comments from the public that evening. He then convened the public hearing.

Natalie Levi, 1844 West 1975 South, came forward and referred to her turkeys and length of time she had been living in Syracuse. Before moving here, they turned to the Planning Commission and asked about the General Plan for ten to twenty years down the road. They appreciated the Plan as one that required years of educated decisions with a lot of public input. It helped the City know how it should spend its money and grow. Now, commissioners were asking the public to throw away a part of that Plan by introducing a Flex Development Zone that would allow whatever developers wanted to build. She asked why the City had a Commission if they chose such a course of action, because it invalidated their positions. These governing bodies had to stand up for Syracuse and its ordinances currently in place, because they were right for the area. Syracuse residents were depending on commissioners to say they knew what was best for their area and protect its residents by not approving this new Flex zone.

Shawn Kearl, 1669 West 925 South, stood to say that he moved to Syracuse in 2007, just south of the high school, and commuted to Salt Lake. He did not choose Syracuse in order to live closer to his job. His salary afforded him the luxury of living here for the lower density, enjoyable and tranquil neighborhoods with expanding and attractive commercial services and agricultural surroundings, which created a distinct feel of friendly people and spaciousness with very few unsightly places and no environmentally hazardous areas. He pointed out that the General Plan, amended just three years earlier after Commission input, listed all those attributes. He then quoted a section of the Plan claiming its reflection of the general growth and development goals and policies for the City for at least five years from its date of adoption. He cited the master goal and explained that commissioners did not have to dig too far to find all the qualities, values, and goals listed within its pages that Syracuse residents valued. Unless the City followed those goals, they would never reach its desired destination. He referred to a rumor that residents near the high school were against all development and wanted the land to remain agricultural. He disputed that rumor and explained that residents simply wanted the proper kind of development next to a brand new high school. Citing the Plan's reference to the West-Davis Corridor, the City needed to ensure that its development was in accordance with standards and values established in the Plan and that the zoning designation for the subject area was for commercial developments that were congruent with the local residential communities as well as the high school. He expressed his opinion that high-density housing, flex development, and light industrial zones were not in alignment with the Plan statements. He studied the General Plan from cover to cover and highlighted comments on almost every single page that conflicted with the Ninigret project. Although he believed Ninigret to be a quality developer, there was a time and place for these types of developments, and he did not believe the right place should be next to the high school.

Heidi Brophy, 917 South 1760 West, approached the Commission to explain that she downloaded the zone regulations from the internet and identified some concerns with the Flex language. She understood the purpose of zoning and believed this proposed zone would be too broad. It included some great uses as well as business and light industrial parks but also other uses that citizens would want to avoid. The Flex zone would allow developers to do whatever they wanted rather

than maintain certain standards she felt were important for her City. She read the purpose for the Business Park zone and said that it was the type of zone citizens preferred, especially because it promoted a quiet, clean environment. She then read the great uses listed in that zone but expressed concern with allowing storage warehousing. She wondered if that meant a developer could still add some light industrial components even though the purpose was for a business park. Her biggest concern, though, was the Flex Development zone.

Carl Hellewell, 1220 South 2430 West, addressed the Commission next, stating that he agreed with previous comments regarding the Flex zone. He considered duplicating permitted uses that were in other zones as strange, unnecessary, and too broad. It allowed everything but residential, and, as such, worried that it was the same as giving a blank check to a developer by eliminating some of the checks and balances as far as Commission and Council reviews. He asked if this was good public policy or just a means to please a developer. He asked whether the Commission would still be looking at these proposals if the City did not have a developer knocking at its door. He then encouraged them to eliminate the Flex zone.

David Wakefield, 833 South 1525 West, referred to the last time he addressed the Commission regarding this issue. He received the results from Layton City regarding the number of police calls in 2011 to three apartment complexes and one subdivision of single-family homes. The apartments required 42 police visits for family fights versus 1 at the subdivision. Domestic violence calls were 32 to 4, disturbing the peace: 73 to 14; prostitution: 2 to 0; disorderly conduct: 9 to 3; vehicle burglaries: 11 to 6; lost children: 3 to 0; weapons offenses: 5 to 1; suspicious calls: 98 to 44; and vehicle thefts: 2 to 0. Out of those four areas, 71% of the calls were responses to apartments and only 29% were to the subdivision. If Syracuse allowed apartment complexes, it would increase crime and costs by requiring more police officers. He asked if Syracuse could afford to hire a new officer every year after construction of such apartments. There were 700 calls to the apartments in one year and only 300 calls to the low-density area. He reiterated the fact that he worked for the narcotics task force, which purchased a lot of dope from the Freeport Center area. The citizens did not want the people using or selling drugs so close to their City. He knew from experience that employees of those types of jobs at the Freeport Center used drugs at work. He asked if commissioners wanted people like that driving through Syracuse neighborhoods and around the high school with its inexperienced drivers, which already led to serious accidents at 700 South 1000 West, one of which resulted in death. Allowing

semi-trucks and their added hazards would increase opportunities for more injuries. Residents wanted growth and progress, but the current proposal would be a step backward and not worth the projected revenue.

Kristi Whitman, 1648 West Heritage Parkway, echoed the previous comments and expressed concern with the Flex zone, because it gave the developer leeway to do as he pleased next to the high school. She opposed it and asked commissioners to consider all comments expressed by the residents and to eliminate this proposed zone.

Ray Zaugg, 1593 West 700 South, admitted that change was inevitable but explained how residents guided Syracuse over the years by electing leaders with like visions who represented them well. They began with a preliminary plan in 1967 that the Council amended over the years, which helped citizens in deciding on the feel, look, aspirations, and values of this community. Then, the attitudes and actions of its residents reflected what was important to them. As a result, others moved here, adopted these values, and became part of its history. Syracuse was never meant to compete with other cities that devoted a great deal of land to commercial, industrial, and dense housing. By nature of being off the beaten path, it developed into a unique rural atmosphere evident in its small-town values. Sprawl, as seen in other municipalities, was kept at a minimum, because leaders remembered the values set forth by its great heritage. Setbacks and buffers between industrial types and residential uses were currently insufficient in the City's Land Use Ordinance, because they would not alleviate noise, light, and other pollutants to abutting residences. The existing General Plan contained elements that previous commissioners and council members felt were right for this area, and it did not include industrial elements anywhere near residential. In his discussions with residents of other cities, he received some interesting perspectives. People did not live near warehouses by choice. Cities allowed them after citizens took up residency. Warehousing and manufacturing created noise, light pollution, and traffic, which all had huge impacts on surrounding neighborhoods. Encroachments happened when cities changed ordinances that hindered restrictions and put residents at disadvantages due to declining property values and increased commotions from adverse developments. Potential residents visited city websites to review general plans before purchasing or building homes. Allowing developments contrary to these plans after others built homes created bad formulas for cohesive communities. No amount of screening, fencing, setbacks, or other restrictions adequately mitigated negative aspects of industrial-type uses. Even 200 feet was insufficient to alleviate noises and other effects from industrial parks. If Syracuse allowed them near residential areas, citizens would be subject to noises from forklifts with backup signals, hooking and unhooking semi-trucks and trailers, refrigerated units constantly running, horns honking, and others normal in shipping processes as well as to vibrations and odors common with business operations and to increased traffic during shift changes that could also correspond with the high school. Some facilities were 24-hour operations. He spoke with a resident of Clearfield who lived at least 200 feet from the palette-manufacturing plant on 700 South 1000 West. He was very upset with all its noise from forklifts, saws, other machinery, and truck traffic. Coupled with noise from Utility Trailer's parking, assembly, and traffic, which was even farther from his home, he was extremely frustrated but had no choice but to live with it. There were also problems with lights shining into his and other residents' windows. These issues were just a few of what Syracuse residents could expect if City officials allowed industrial or flex zones west of the power corridor. He encouraged them to study the General Plan and consider the concerns of residents, especially long-term residents. He asked them to look at existing zones carefully and to just modify them appropriately instead of adding new zones.

Steve Hawes, 3781 Forest Hills Drive in Salt Lake City, came forward explaining that his business was in Syracuse, and he worked closely in the past with the Council, Mayor, and commissioners to build the movie theater and other businesses in the Town Center. He had a vested interest in Syracuse and agreed with Mr. Zaugg in wanting the City to be careful about zoning, although his conclusion was a little different. He was an avid proponent of bringing businesses to Syracuse but cautioned the process. He was not sure a Flex zone would be the most appropriate but was not as pessimistic as others who believed that drugs would flow because of certain businesses. If done carefully and with good planning, residents could have a nice area that attracted good families who would support local businesses rather than an eventual ghost town. The current

vacancy rate in Syracuse was due, in part, to economic causes; however, another reason was a need for more residents with jobs nearby. He welcomed development in that area and felt that everyone in the community, including commissioners and City Council, should welcome it to encourage businesses to relocate there.

Ryan Chandler, 1555 West 700 South, reiterated a lot of what was already said but added a comment that there were always moments in a game or in history that viewers considered game changers. He believed Syracuse was at a crossroads. Predicated on the decision made regarding the zoning near the high school, the City could be progressive or look back with big regrets. He did not relish the thought of neighboring cities visiting the high school for football games with views of concrete rather than something pleasing. Although he believed the potential developer was good at his job and would build a top notch facility, he was cramming it into a space that did not fit. Although the dollar signs thrown out to justify the proposed uses were attractive, those numbers seemed to change from week to week and were hard to validate. He, too, agreed with Mr. Zaugg in recognizing this as a golden opportunity but believed there would be others attracted to this land and asked commissioners not to accept their first offer.

Pat Zaugg, 1593 West 700 South, thanked commissioners for the time they spent on behalf of the citizens and expressed appreciation and support for the theater as well as other local businesses. Mr. Abood did an amazing job planning industrial and business parks and thanked him for working with residents in trying to alleviate their concerns. However, she pleaded with him to find a different place. Syracuse was not the right area for an industrial-business park. It was a bedroom community, and the subject land was prime property. As much as they wanted it to remain agriculture, they knew it would eventually develop but cautioned commissioners not to be so quick to change the General Plan. She was a very religious person and prayed about this. She encouraged everyone to sincerely think about the changes this would bring to the City. Money was wonderful but the proposed development could create problems if not done properly. There were many areas already zoned industrial and asked Mr. Abood to rethink his proposal and take it somewhere with like businesses.

Carl Cook, 2458 West 700 South, expressed support for a lot of the previous comments and wanted to go on record as opposing the Flex zone and proposed development. He believed Syracuse could continue being a great bedroom community that attracted people who contributed to the City and its businesses. He expressed concerns related to safety due to elements such a business park could bring, and he encouraged commissioners to take to heart the residents' concerns and really look ahead at the vision and potential of Syracuse. Once built, the buildings might appear nice for a year or two but were hard to control down the road. They did not have to look very far to see what Syracuse could become if they were not careful.

Becky Snarr, 902 South 1760 West, stood to share her lack of understanding of the City's logic. She asked why the Commission wanted to attract more families to Syracuse while believing that families would want to live in an area surrounded by industrial. The Flex zone gave too much leeway for industrial buildings, and this proposal would prevent people from moving here.

Jason Dodge, 1408 West 2175 South, approached commissioners in support of the development, because Syracuse did not have enough businesses that provided a solid tax base. The Ninigret Group would bring in jobs and people. He understood why residents were nervous about the Flex zone but also understood the need for keeping options open.

Amparo Alam, 1826 South 2350 West, addressed the Commission to share her love for Syracuse, which gave a wonderful welcome to her and her business. She supported the proposed changes 100%. If the City did not allow these development opportunities, their community would become a ghost town. They needed progress, and she did not believe such a development would increase drug use or other negative impacts. She had children attending Syracuse High and pointed out that everything started in the homes. Parents needed to teach and nurture their children's visions. As a business owner, she hoped to see more life here. Patrons to her restaurant would say they knew nothing about Syracuse, even though Antelope Island brought many tourists during the summer. This new project would bring jobs and new families here. An industrial park would only be a little portion of the City, not all of it, and would bring in more money and people, like herself. Six years ago, her realtor offered to show her Syracuse. She rushed to the map and eventually fell in love with the area. The people were fantastic, but the City needed more jobs. She needed more people to come to her restaurant so she could show them more about Syracuse. Because there were no malls here, she watched many businesses come and go after just one year. More people would support their businesses, and this development would lead to more houses because people liked to live close to their jobs. It would not necessarily attract bad people, although she understood everyone's concerns for their families' safety, but they needed to promote progress.

Randy Abood, owner of The Ninigret Group and potential developer of the subject area, expressed appreciation for the positive comments from residents and assured everyone that he, too, was very religious, loved his family and wife, and felt fortunate to be in Syracuse. He would not do anything he believed was not in the best interest of the City. Every community needed a balance of businesses and non-businesses. Syracuse had too many non-businesses. He honestly did not believe his development would create the drugs and traffic issues mentioned. He considered his proposal a good use of the land and would be something of which residents would be proud. He respectfully disagreed with many of the comments expressed that evening and wanted citizens to know he did have a conscience.

Ben Gerlack, 881 South 1875 West, spoke next about his understanding of the proposed development that consisted of 155 acres zoned agriculture but designated for commercial on the General Plan. He attended the panel discussion earlier that month in which a representative of the Davis County's Economic Group made a comment, which the Standard Examiner later reiterated, that there would be a \$50 million a year benefit as a result of building in this Flex zone area. He believed somebody made a mistake by two decimal points. Using the City's tax rate for residential, which he took from his property's valuation, and multiplying that .001821 by the possible valuation of the subject land and equipment for those facilities in that Flex zone, the number they put forth as \$180 million would be closer to \$300,000, not the \$30 million for just property taxes. He urged commissioners to make sure they had their numbers right so they were not counting chickens before they hatched and overextending the City by not understanding the true benefits reaped from this area. He complimented Mr. Abood on his beautiful facilities in Salt Lake City but pointed out that it had no residential uses nearby. This site had residential and a high school surrounding it. He encouraged City staff to publicize the fact that Mr. Abood wanted to move his high-density project all

the way to the 700 South area of that Flex zone, because he wanted the public to be able to understand the implications of such information and make a judgment call on it as well.

Curt King, 1653 West 925 South, was a fire fighter for a neighboring community and frequented the Freeport buildings quite often. He had opportunities to go there daily and see how many of those buildings were sitting empty already. He asked commissioners to consider the need for more buildings when existing buildings were already available and vacant. He appreciated his local business owners and supported them but did not see how these facilities would help bring them customers. Workers at these types of jobs did not typically eat out. They brought sack lunches.

Mike Thayne, 1768 North 4850 West in Plain City, came forward to point out that the one common thread among all the concerns was a cry for responsibility and accountability of planning staff, Council, and commissioners. He grew up in Syracuse when it was mostly agriculture with just one subdivision. After graduation, his career took him all over the world. He moved back to Utah three years ago and hoped to end up in Syracuse soon. The City grew a lot and turned into a lovely community with a great reputation. He trusted City staff, commissioners, and elected officials to keep it that way. He read the minutes of previous hearings and understood the concerns; however, that was why residents elected officials who appointed staff and commissioners. He recognized the attraction to Syracuse and what increased development would bring. It was not just about money, although no one would argue the need for wise fiscal management. From his experience, the diversity of development under consideration was healthy for a community. Although he was not certain if the subject area was the perfect location, he understood why it was chosen with SR193 coming through on the north, Freeport to the east, and a high school to the west. In his mind, these existing and proposed structures and facilities were already the beginnings of good buffer zones. He believed in the citizen input process and felt it should continue, but he also believed the residents needed to put their trust and confidence in the elected officials and commissioners regarding this healthy and rewarding opportunity. The City could successfully integrate a development such as this with proper buffer zones, design standards, density restrictions, and traffic requirements as spelled out in City ordinances. When adjustments were needed, residents should rely on City staff and elected officials to look at the big picture and protect the best interests of all parties. He expressed confidence in their ability to do that.

Cari Valentine, 1603 West Ira Way, approached commissioners to say she was all for development. Change was good and communities needed to be flexible and grow appropriately. However, she took issue with a developer who requested a change to the General Plan, which should be honored and respected, just to accommodate their development. These were businessmen trying to make a profit so their company could continue to thrive. On the other hand, people moved here specifically for the feel, comfort, and closeness of this community. While looking for a home, they searched from Herriman all the way to Syracuse. It took seven tries before settling here four years ago. When they went to the bank, the loan officer said their home did not require an appraisal because of the confidence in home values, economy, and security of this area. She did not believe the proposed development and apartments were right for Syracuse and did not see anything wrong with residents wanting their town to stay a cottage community and being very particular about future development that would be here for the rest of their lives. She did not move here just to move again. She used to live in urban areas next to apartment complexes, high schools, and massive residential communities and knew what it was like to live by a lot of development. Her homes were robbed and cars shot with bee-bee guns. The area had graffiti everywhere, and gang warfares consumed the neighborhoods. She was not saying the same things would happen in Syracuse, at least not right away, but there were trends that existed, because communities with this type of infrastructure declined over time. She believed they all owed it to their children to have the foresight to develop responsibly.

GARY PRATT MOVED TO TABLE CONSIDERATION OF ADDING A PROPOSED FLEX DEVELOPMENT ZONE TO THE LAND USE ORDINANCE IN ORDER TO MOVE IT TO PLANNING COMMISSION WORK SESSION FOR FURTHER DISCUSSION. T.J. JENSEN SECONDED THE MOTION.

Chairman Day closed the public hearing and thanked everyone for their input.

Commissioner Jensen explained that commissioners were not considering the three zones on the agenda that evening for just the 700 South area. With impacts to Syracuse by the West-Davis Corridor and a request from a local business, commissioners were looking at the entire City, since the current commercial and industrial zones were just not sufficient. The City needed to provide more options for development. Right now, they were trying to make a determination as to whether they should include this type of language in the Land Use Ordinance. If City Council agreed with any recommendation made for approval, then commissioners would consider applying them to various areas of the City.

ALL VOTED IN FAVOR.

Chairman Day directed staff to place this item on the Commission's next work session agenda.

4. Public Hearing: Light Industrial Zone

Chairman Day opened up the meeting for the next public hearing.

Shawn Kearl, 1669 West 925 South, expressed support for business and said he did as much as possible to keep every dollar he spent in Syracuse. He even had businesses transfer goods in from other locations. The General Plan identified the area of land between 200 and 700 South, from 1000 to 2000 West, as a future C-2 mixed use zone, such as housing, retail, commercial, and professional office. It also said that planning tools, i.e. commercial or mixed-use design guidelines, should be developed and the area treated as a district similar to that created for the City's Town Center to allow Syracuse to guide and implement distinctive and enhanced development options for commercial growth in the northeast corner of the City. If they wanted this to be similar to its Town Center, he was confident it would not include light or heavy industrial or manufacturing. Syracuse identified itself as the gateway to Antelope Island in order to drive tourism. With a five-lane highway, the 700 South area would be a prime spot for commercial or professional office—something easy to reach that would motivate people to drive to that tourist attraction. Nowhere in the Plan did it call for industrial of any kind there. It was for housing, retail, commercial and professional office uses. Although he would spend money at local businesses, tourists would not come to Syracuse to purchase anything from a light-industrial facility, so they would not be supporting local businesses. Other commercial areas in the City were vacant, such as in front of Wal-Mart. The problem with downtown was that drivers could not

get in and out of businesses easily. The City planned the 700 South area correctly and carefully with much thought invested in the General Plan. He did not believe light industrial would garner what they expected.

Jared Bringham, 795 West 2150 South, addressed commissioners next, stating that he had been living here for 8 years now and worked in the Freeport Center for 15 years. To date, his company had 268 employees. From his perspective, each was an upstanding citizen by whom he would not mind living. In fact, several of his neighbors did work in the Freeport Center. Before moving here, he lived in West Jordan. He moved his family closer to his job so he could be available for his children, volunteer in their schools, and be a bigger part of their lives. He assured them it was rare for anyone to drive through Freeport and see a police officer and was unaware of any activities described in previous comments regarding drugs. His company was one of Utah's family friendliest for 13 years and one of only eight in Utah SHARP certified with OSHA. He watched Ace Hardware and a number of other businesses rise and fall in just a few short years while businesses in other surrounding communities thrived. He believed Syracuse had a great opportunity here and pointed out that many commented on the quality of Mr. Abood's developments. He considered it important to take advantage of Mr. Abood as a developer in order to attract businesses that would succeed. He saw a lot of his co-workers go to lunch at neighboring restaurants. A large business park would fill up City restaurants and provide many more jobs that provided a lot of financial benefits.

Carl Hellewell, 1220 South 2430 West, came forward to ask commissioners to consider simplifying the ordinance by creating an Industrial 1 or Industrial 2 rather than Light Industrial. The permitted uses in 10-xx-020 included agriculture as item (A), and he was not sure why. It had its own zone, so he could not imagine someone rezoning land to Light Industrial with its higher tax rate and using it for agricultural purposes. He also wondered why it listed churches, synagogues, and temples, which State statute permitted in any zone. Under 10-xx-040(G), for minimum lot standards when adjacent to residential zones, he appreciated the distance requirement but asked if the City intended to measure it by how the crow flew or how a pedestrian normally traveled. He did not notice any requirement for fencing, like in the Business Park zone, and assumed there should be even more stringent fencing requirements for Light Industrial zones. In (c) of that same subsection, it listed automotive and engine repair services, excluding body repair, but then listed automotive body repair under (d). He suggested striking the exclusion, which made more sense, in order to eliminate the duplication. Under Section 10-xx-070(B)1(c), Special Provisions, it read "parties seeking approval for a Flex Zone use..." and suspected it should have read, "parties seeking approval of a Light Industrial Zone use..." In that same paragraph, it referred to investigation reports from experts, and he suggested specifying who chose the expert, since the cost would be borne by the applicant. He believed it would be in the best interest of the City to choose a nonbiased expert.

Heidi Brophy, 917 South 1760 West, stood up last to explain that her husband also worked in the Freeport Center, and one of her concerns with light industrial and job creation was the warehousing. From what she understood, warehousing took just five people to run, since they were simply empty buildings. She asked commissioners to please consider that fact when choosing locations for light industrial. In regards to the large support of local businesses because of the many jobs available, she understood that the executive portions of businesses could go out to lunch and support area restaurants, but those who had only 30 minutes rarely took the opportunity to leave for lunch to support the businesses in Syracuse.

Chairman Day then closed the public hearing.

BRAXTON SCHENK MADE A MOTION TO TABLE CONSIDERATION OF ADDING THE PROPOSED LIGHT INDUSTRIAL ZONE TO THE LAND USE ORDINANCE UNTIL COMMISSION-ERS HAD SUFFICIENT TIME TO FURTHER DISCUSS IT. T.J. JENSEN SECONDED THE MOTION;

Commissioner Jensen asked about Rentmeisters' timeline. Planner Andersen could only tell him that they hoped to move forward as soon as possible. Chairman Day asked how many business owners requested the proposed Light Industrial zone. Planner Andersen told him it had just been one. Commissioner Schenk referred to Rentmeisters' request for storage or warehousing uses and the Commission's discussions to permit warehousing in multiple zones and pointed out that light industrial was not the Rentmeisters only avenue. Commissioner Bodrero stated that commissioners identified a need for more uses within the City and the elimination of certain zones that were no longer applicable. The Commission had been considering three separate zones without any intention of adopting them all. They were looking for zones that would apply to Syracuse with specific and applicable criteria. The proposed zones contained many overlapping uses, and there was much more work to be done. Director Eggett reminded them that the only zone allowing warehousing or storage was Industrial. Since City staff did not believe the Commission wanted to place Industrial next to residential, they proposed the Light Industrial zone language. Commissioner Bodrero referred to their discussion of removing industrial from the General Plan altogether, because it was not acceptable. Director Eggett explained that retaining the original Industrial zone would be less impactful and that other uses, more blue collar in nature, would provide greater flexibility and less impact to the community.

Commissioner Schenk agreed that this item was definitely better suited for discussion in a work session. He had issues with all three proposed zones. ALL VOTED IN FAVOR.

5. Public Hearing: Business Park Zone

Chairman Day opened up the meeting for public hearing. Commissioner Hellewell asked to comment first and said he chaired the Committee that drafted this zone. Its intent was for the 700 South area to become a park similar to Legend Hills in Clearfield and Heritage Park in Davis County.

Jamie Dixon, 1881 South 1485 West, approached the Commission first in support of the Ninigret Group's business-type park. Speaking for a majority of businesses in the City, such as RC Willey, it would generate a lot of business for office and home furniture. Everyone admitted that growth was coming anyway. While in Nephi, he said the City's biggest regret was not letting Wal-Mart into their industrial park, which ended up in Hurricane. Nephi's downtown area was now falling apart, and the City was overrun with drugs and lots of families with very low incomes. A business park, done properly, would be gorgeous. He knew what Ninigret could do and that it would not be offensive. A strip mall would attract shoppers at all hours with bright lights. Business parks were only open Mondays through Fridays, and he believed it would benefit the high school. Nephi had a hospital where students learned how to take care of patients. Businesses usually supported schools and their

recreational and music programs. Everyone mentioned blue-collar jobs, but there would also be white-collar jobs that involved meetings and other catered events. Business attracted business.

Carl Hellewell, 1220 South 2430 West, liked the business park idea and thought it was the best choice to bring in people and jobs and because it was a separate solution rather than combining it all into one like the Flex zone. He specifically liked a portion of its Purpose statement that said its intent was to be compatible with nearby residential areas. Since Syracuse had so many residential zones throughout the City, protecting them was important. He noticed that churches, synagogues, and temples were left out of the list of permitted uses, so he recommended deciding whether to list them in all zones or remove them from the lists in each zone. The permitted uses in 10-xx-020(i) included public utility lines and rights-of-ways. He believed those would just go where they needed to go without having to list them as a permitted use. The same applied to conditional uses under 10-xx-030(g) for public utility substations. He did not believe public utility agencies needed conditional use permits and that they located substations where necessary. Under 10-xx-060(c), minimum lot standards, it had a front-yard requirement of 15 feet. He recommended increasing that to 25 feet to blend better with the standard for residential zones. He asked that they clarify 10-xx-100(A)(2), design standards, for the minimum buffer of 10 feet adjacent to residential zoning, because it conflicted with the previous 10-xx-060 section already specifying side, rear, and front yards as being in excess of 10 feet. Finally, he did not agree with legislating two trees every fifty feet.

Ryan Chandler, 1555 West 700 South, addressed commissioners next by referring to the conditional uses listed within this proposed zone, which included storage/warehousing as an accessory use as necessary to maintain a principal use. He asked if this was really a use suitable for Rentmeisters, although he liked the wording of this zone. He believed it provided value to the City and residents by the high school. Those homeowners near 700 South were only opposing the proposed development, not the zone, because Ninigret was not a business park. It was light industrial. A business park would bring higher-paying jobs whereas light industrial would only bring a few in the managerial positions. Although the nation was in a recession, he believed it was ending and that the City should look for a long-term rather than just a short-term answer.

Ray Zaugg, 1593 West 700 South, came forward next to explain that this business park zone was very familiar to him, because he was part of the subcommittee that created it. However, he believed it needed to include language restricting the footprint sizes of buildings. He also had concerns about light manufacturing uses listed as conditional. He liked the development theme language, in 10-xx-040, requiring it to conform to the provisions outlined in the area's Master Plan or overlay. He then recommended limiting the height of buildings as they neared residential areas, the high school, or other conflicting zones and allowing them to increase as they moved farther away but closer to the industrial park. Minimum buffers needed to be larger as well, whether through landscaping or something else.

Chairman Day closed the public hearing.

Commissioner Hellewell explained how the business park zone would require an overlay zone that accomplished those goals mentioned by Mr. Zaugg and that the City could tailor the overlay zone to different business park areas in Syracuse. As written, this zone would not allow the proposed development for The Ninigret Group.

Chairman Day directed commissioners to continue discussions of these zones and asked City staff to place it on the Commission's agenda in about four weeks. The Commission needed to close Districts 1 and 2 of the General Plan, which depended on whether the City adopted one or more of these zones. Commissioner Hellewell asked to hold another public hearing before the Commission made a final recommendation to City Council regarding those two Districts. Chairman Day agreed but then referred to the fact that these Districts had been open for well over a year. The public had been given many opportunities to provide input to the subcommittee, MGBA, and Commission. A land owner within those Districts requested a change, and commissioners and the community had a responsibility to consider their proposal and decide whether it was compatible with the General Plan.

GARY PRATT MADE A MOTION TO TABLE CONSIDERATION OF THE PROPOSED BUSINESS PARK ZONE FOR INCLUSION INTO THE LAND USE ORDINANCE AND MOVE IT BACK TO WORK SESSION FOR FURTHER DISCUSSION. TYLER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR.

6. Adjournment

T.J. JENSEN MOVED TO ADJOURN AT 7:49 P.M.; ALL VOTED IN FAVOR.

Gregory Day
Planning Commission Chair