



# PLANNING COMMISSION AGENDA

April 2, 2019

## Agenda Item # 2a Report on Vision 2050 meetings and General Plan Outline

### *Factual Summation*

Please review the following information. Any questions regarding this agenda item may be directed to Noah Steele, Community & Economic Development Director.

On 3/14/19, the city wrapped up it's sixth week of 'Vision 2050' meetings. The meetings were designed to gather input from residents concerning the future of the city on many topics. The list of invited attendees included a wide sampling of many different residents. There were both youth and elders, long time resident, and newcomers, and many different viewpoints, but all were residents of Syracuse save a handful of people. The meetings were publicly advertised, were recorded, and sign-in-sheets were kept. Please find attached a summary report and findings from each of the meetings.

Now that the meetings are complete, it is desired to begin working on an update to the general plan. The city council is seeking the advice and input from the Planning Commisison in completing this important task. The desired schedule for the general plan update is as follows.

Date	Objectives
3/26/2019	CC - Draft vision summary
4/2/2019	PC - Vision summary, general plan document goals, outline, timeline.
4/9/2019	CC - General Plan document goals, outline, timeline
4/16/2019	PC - Work Session Input. Staff present 1st draft.
4/23/2019	CC
5/7/2019	PC - Work Session input. Staff present 2nd draft.
5/14/2019	CC
5/21/2019	PC - Work Session input. Staff present 3rd draft.
6/28/2019	CC - Cancelled Day after Memorial Day. Also graduation week.
6/4/2019	PC - Forward a recommendation to the City Council. Public Hearing.
6/11/2019	CC - First read with the City Council. Special Work Session to discuss initial thoughts.
6/18/2019	PC
6/25/2019	CC - Review Final Draft Document
7/2/2019	PC - Cancelled - 4th of July
7/9/2019	CC - Review and APPROVAL.
7/16/2019	PC
7/23/2019	CC Cancelled - 24th of July

## **General Plan Goals:**

- Give general guidelines, preferences, ideals, intentions, relative to Syracuse in the year 2050.
- Not wordy....<10 pages
- Not a report
- Update map to be more 'general'
- Meet State Code 10-9a-401
- Meet State S.B. 34

4/2/19

## **General Plan Outline:**

### Intro - 1 page

- Goals of document (1 paragraph)
- Current state of city, who we are, population, demographics (1-2 paragraphs)
- Desired future state of city, who we want to be, population, etc (1-2 paragraphs)

### Transportation

- State Roads - West Davis Corridor, Antelope, SR-193, 4500 W (1 paragraph)
- Local Roads (1 paragraph)
- Trails (1 paragraph)
- Map - show existing and recommendations for future in dashed lines

4/16/19

### Economic Development

- Current Industries (1 paragraph)
- Desired Industries (1 paragraph)
- Focus areas (1 paragraph)
- Map - economic development focus areas

### Housing

- Description of current inventory (1-2 paragraphs)
- Moderate Income Housing (3 paragraphs)
  - Inventory of available moderate housing
  - Identify deficiencies
  - preferred strategies to meet deficiencies

5/07/19

### Open Space

- Existing open spaces description (1-2 paragraphs)
- Recommended improvement priorities (1 paragraph)
- Recommended types of amenities (1 paragraph)
- Map of Ag. protection areas

### General Plan Map

- Table of allowed zones in 'general' GP map zones (1 paragraph)
- Official General Plan Map

5/21/19

### Appendices

- Vision materials

**Meeting topic:** Welcome/ SWOT/ sense of place

**Date:** January 24, 2019

**# people in attendance:** 32

**Guest speakers:**

**Types of activities:** Sense of place survey, SWOT survey

**Summary of findings:**

- Sense of place survey: The top three most popular styles were Farm (83%), Craftsman (71%), and Old Main Street (60%). All other styles had ratings under 50%
- SWOT survey: The top strength was the people of Syracuse, the top weakness was traffic, the top opportunity was growth and development, the top threat was overgrowth and lack of open space.

**Meeting topic:** Transportation

**Date:** February 7, 2019

**# people in attendance:** 29

**Guest speakers:** Sky Hazlehurst- transportation and land-use connection, Robert Whitely

**Types of activities:** Clicker activity—what kind of street? map coloring exercise

**Summary of findings:**

- Road design survey: The most popular choice was for roads designed for cars, people, bikes, and for banners/street trees (53%). Second choice was for roads for cars, people, and bikes (20%). Least popular was a road for just cars.
- Map Coloring Exercise: All the maps received were consolidated into a 'heat map' showing comments as either auto, bicycle or pedestrian oriented. The most common areas of concern were on Antelope Drive between Walmart and the Arts Academy. The citizens desired a traffic light at 2500 W, improved bike safety, and road widening in this area. The second most common area was 1000 W. In this area, it was desired to have road maintenance and widening between Antelope and 193.

**Meeting topic:** Economic Development

**Date:** February 21, 2019

**# people in attendance:** 26

**Guest speakers:** Benj Becker

**Types of activities:** Pie chart fill in activity, map activity

**Summary of findings:**

- Pie chart activity: Using the average values of the participants, Commercial development (neighborhood, highway, big box, strip commercial) should consist of 37% of the City's economic development, industrial at 13%, office at 18%, experiential shopping at 9%, flex warehouse/office at 10%, mixed use commercial/residential at 10%, and hospitality at 3%.
- Map activity: participants said most economic development should take place near the West Davis Corridor exit on 3000 W and Antelope dr., along Antelope dr. between 1000 W and 2000 W, north of 700 S, and between 2000 W and 3000 W,

**Meeting topic:** Housing

**Date:** February 28, 2019

**# people in attendance:** 21

**Guest speakers:** Ryan Thurgood

**Types of activities:** Participants filled out pie-charts to indicate which residential types they preferred in the City, colored on maps designating high, medium, and low, and took clicker surveys

**Summary of findings:**

- Pie chart: As an average between the participants, Single Family—Large Lot should to consist of 36% of all of the City's residential development, Single Family—Starter at 27%, Patio Home at 10%, duplex at 6%, townhomes at 11%, low-rise apartments at 5%, and mid-rise apartments at close to 3%. This data was also presented as: participants generally believed that 73% of residential land should consist of Single Family Detached, 19% Single Family Attached, and 8% Multi-family dwellings.
- Clicker Survey – Which image do you consider to be high density: 44% said 1-3 story apartments are high density. 34 percent said townhomes are and 9% said duplexes are high density.
- Clicker Survey – When is the housing not appropriate to be located anywhere in Syracuse: The 56% said mid-rise (4 story) and above apartments are not appropriate, 29% of people said no apartments period, 12% said townhomes are not ok, and 3% felt nothing but single family is appropriate.
- Map Activity: Single family was drawn freely in the city, townhome density housing was drawn only along Antelope, along 193, and concentrated next to the future West Davis Corridor with an emphasis on the planned on/off ramps at 2000 W and Antelope. Apartments were not drawn on the map of all participants but only about half. When it did appear, it was in nodes similar to the townhomes but slightly more restricted. The most overlap for preferred apartment location occurred on 193 between 2000 and 3000 W.

**Meeting topic:** Agriculture/Parks

**Date:** March 7, 2019

**# people in attendance:** 25

**Guest speakers:** Kresta Robinson

**Types of activities:** Asked the participants which type of open space is their number-one choice. Clicker activity.

**Summary of findings:**

- Passive open spaces was the most popular (52% voted this), active open spaces were second (39% voted this), the least popular was gathering open spaces.
- In another clicker activity participants were asked how many acres of city park per 1000 residents is best. 44% of participants wanted 4 acres per 1k residents, and 28% of participants wanted 6 acres per 1k residents.



- Participants were asked if it is important to improve the spaces we already have, or if more land should be bought. This was ranked from 1 to 5. 1 representing improving existing land and 5 representing acquiring new land. 36% of participants voted a “3” ranking and 32% of participants voted a “4” ranking. This result means that 68% of participants voted for either “3” or “4”.
- Participants were asked how this should be paid for. On a scale of 1 to 5, with 1 being to budget over time and 5 being to bond now, 32% of participants voted “3” and “4” receiving 24% and “1” receiving 20%. This result means that a plurality of participants voted a “3”, which is somewhat in the middle between wanting to budget over time and bond now with a slight leaning towards bonding.
- Participants were asked what the right mix of activity spaces in parks are. On a scale of 1 to 5, 1 being passive and 5 being active, 44% of participants voted a “4”, 32% voted “3” and 24% voted “2”. A plurality voted for “4”, which means a plurality of the participants wanted more of an “active mix” of spaces in parks.

**Meeting topic:** Wrap-up/General Plan Map

**Date:** March 14, 2019

**# people in attendance:** 22

**Guest speakers:** n/a

**Types of activities:** Groups collectively made a general plan using a map of the City. Participants were asked what the best strategy for growth was on a clicker survey.

**Summary of findings:**

- Clicker survey: What do you think is the best strategy for growth moving forward? The scale was 1 -5 with a ‘1’ as ‘heavy regulation/slow it down’ and 5 was ‘strategize/embrace it’. 30% chose a 4, 26% chose 5, 26% chose 3, 15% chose 2, and 4% chose 1.
- Map Activity: Participants drew on one large map per table. There were 7 groups. They were able to draw using six color for low density housing, medium density housing, high density, open space, industrial, and commercial. The maps have been scanned.



# Kickoff Meeting

January 24, 2019

Syracuse City Vision 2050 Meeting  
Visitor's Roster

32

January 24, 2019

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Jeff Lee	2499 S. Melanie Ln. Syracuse, Utah	801 309-1293	Builditbetter007@gmail.com
Chuck Beickel	1538 W 870 S	801-589-4337	cbeick@gmail.com
ERIC HOFFMAN	3357 S 1000 W <del>1000 W</del>	801 698 2955	hoffm936@msn.com
CHRISTIE HOFFMAN	11	801 698 7365	csphoffman@msn.com
Cody Shumway	1918 S 1485 W	760-490-4154	CodyShumway@hotmail.com
Mike McBride	7453 BRVOKSHIRE DR	801-725-1548	pleaeagle24@hotmail.com
Karina Waite	2175 W. 1700 S.	801-695-5402	KLWaite75@gmail.com
KAYLEE TAYLOR	915 S 1810 W	801-300-9354	Kaylee.Taylor.hutte@gmail.com
Maile Stevenson	2308 W 900 N Layton	801-540-7900	mstevenson9dsdmail.net
Lisa Bingham	614 W 2225 S SR	801-725-2300	lisa.w.bingham@gmail.com
Rulon C. Gardner	1000 E. 400 S.	801-699-1879	Rulon@rcgardner.com
Shane Stewart	2483 S. 1520 W.	801-549-8659	SStewart@dmbr.com
Jenna Echols	2309 S. 950 W	801-678-2241	jennaechols12@gmail.com
Bryce Spafford	3213 S 750 W	801-725-5998	BryceSpafford15@gmail.com
Josh Limb	959 Killarney Drive	385-298-5679	joshualimb@yahoo.com
Madison Waller	2088 S. 1300 W.	385-209-4498	Maddiewaller24@gmail.com
Bruce Staley	2738 S. 1000 W	801 931 8781	blstaley76@gmail.com
Seth Teague	2032 W 1100 S	951-515-6423	sethteague02@gmail.com
Barry Conover	3559 Augusta Dr	801-820-5049	bconover4763@comcast.net
GRANT THORSON	1241 S 4350 W	801-678-5828	GRANTTHORSON@HOTMAIL.COM

## Syracuse City Vision 2050 Meeting Visitor's Roster

January 24, 2019

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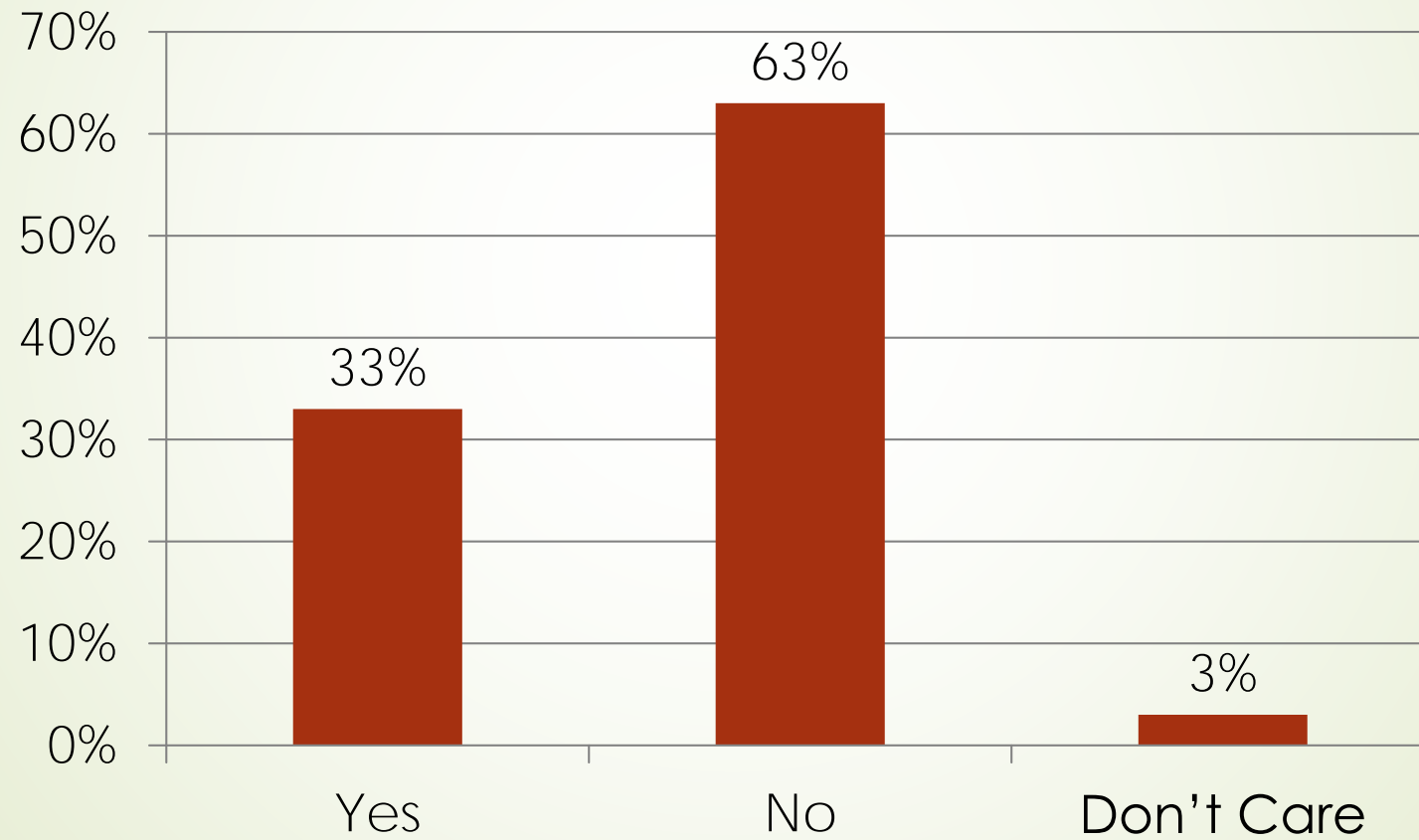


Western  
33% Said Yes





# Western Theme



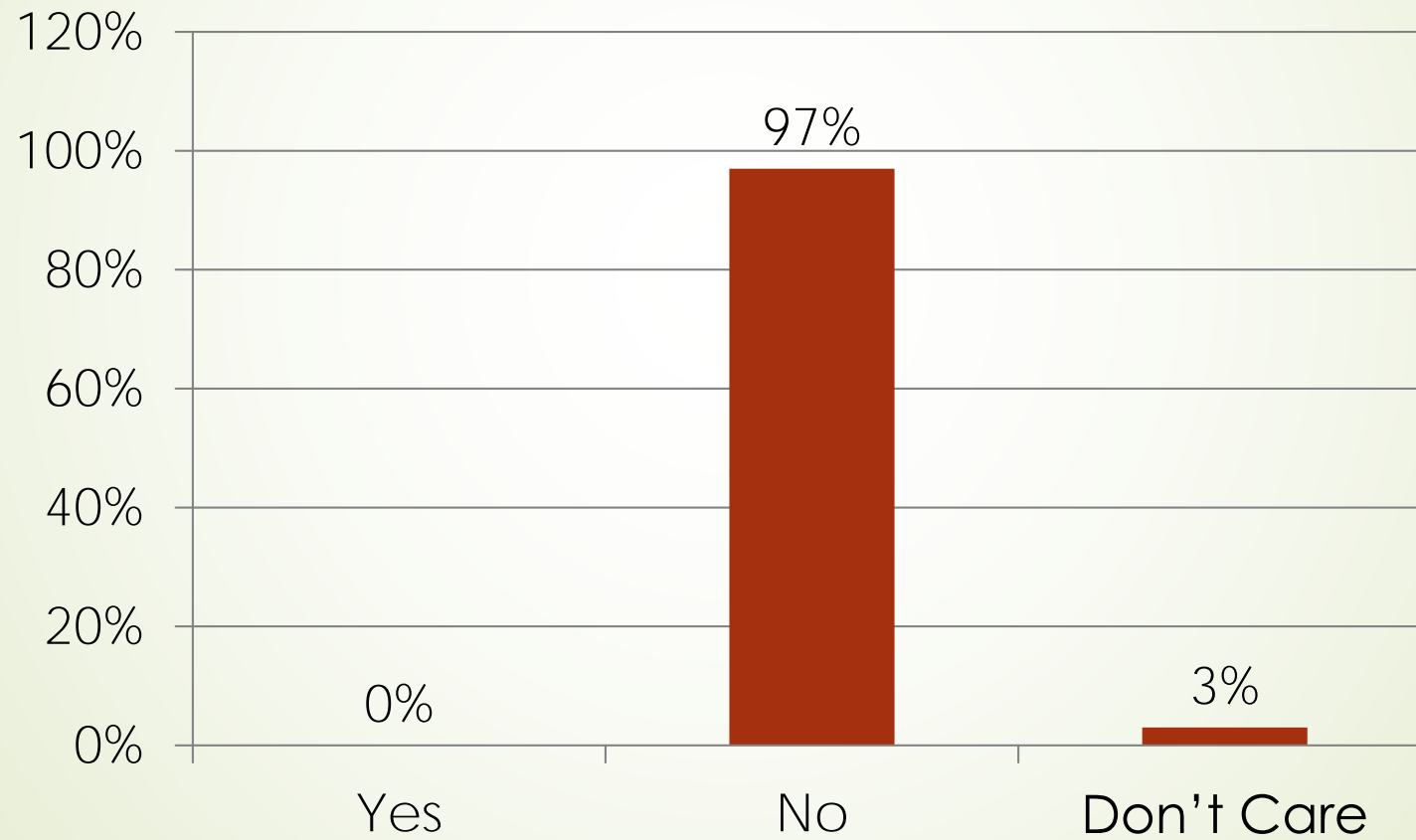


Santa Fe  
0% Said Yes





# Santa Fe Theme





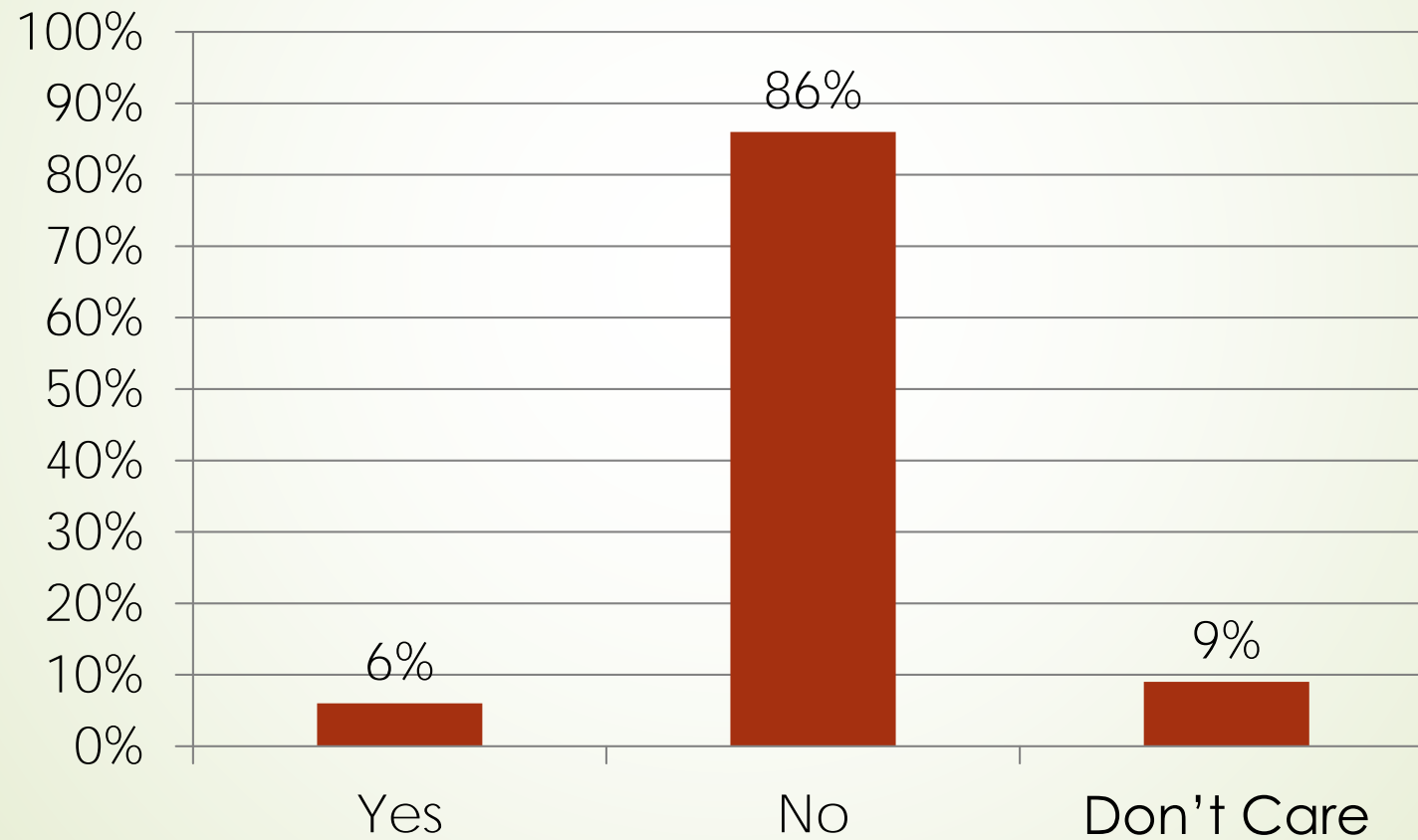


Victorian  
6% Said Yes





# Victorian Theme





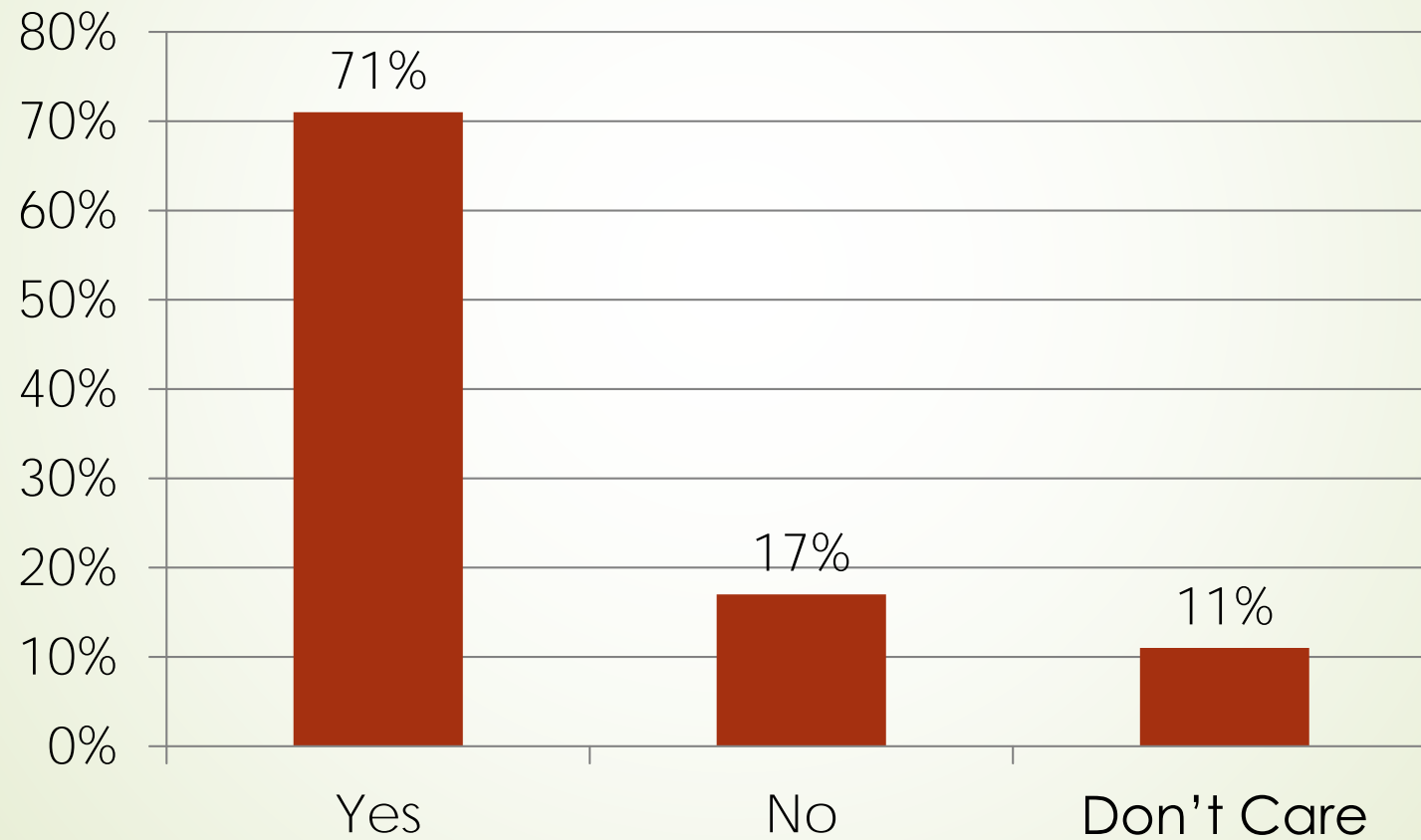


Craftsman  
71% Said Yes





# Craftsman Theme





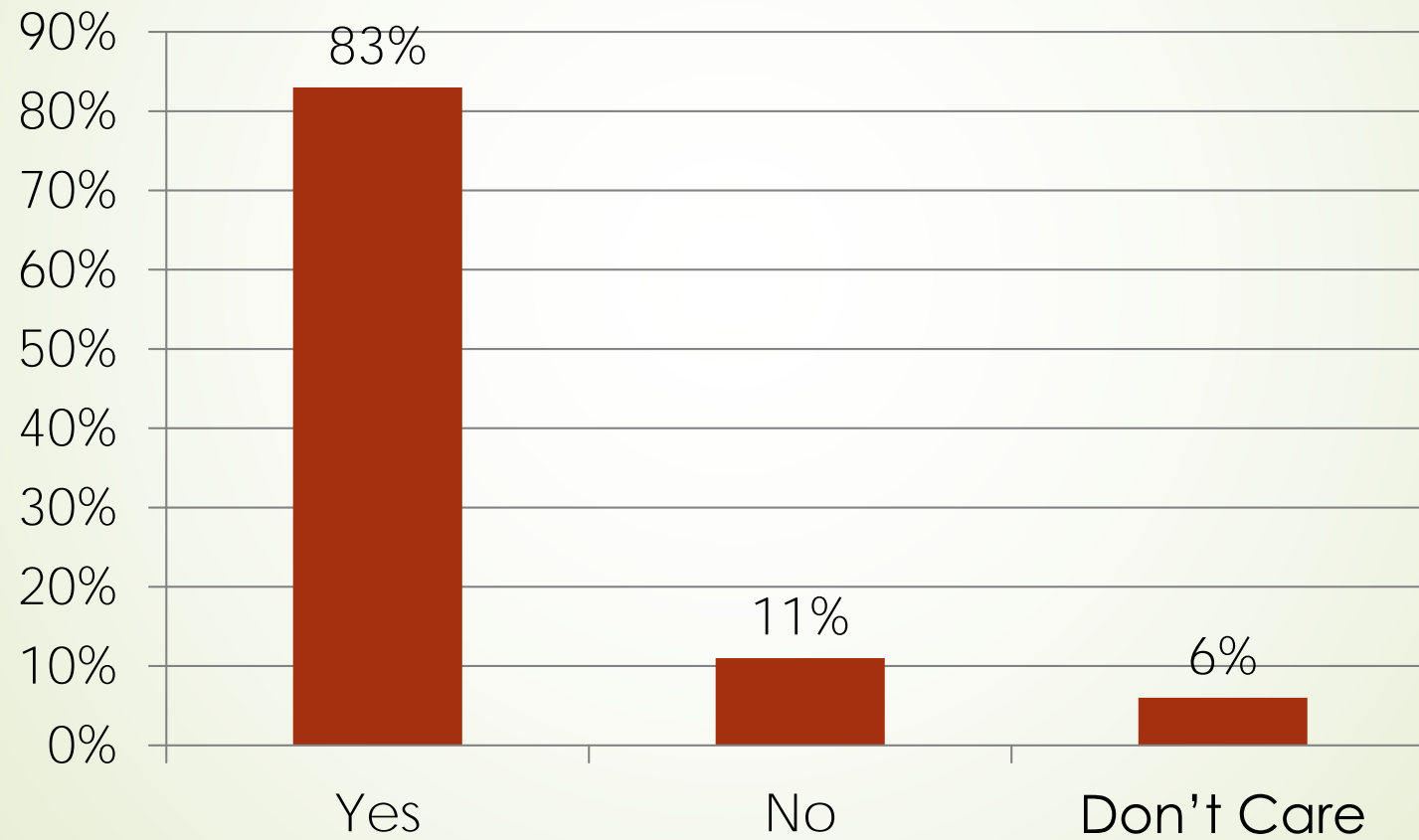


Farm  
83% Said Yes





# Farm Theme





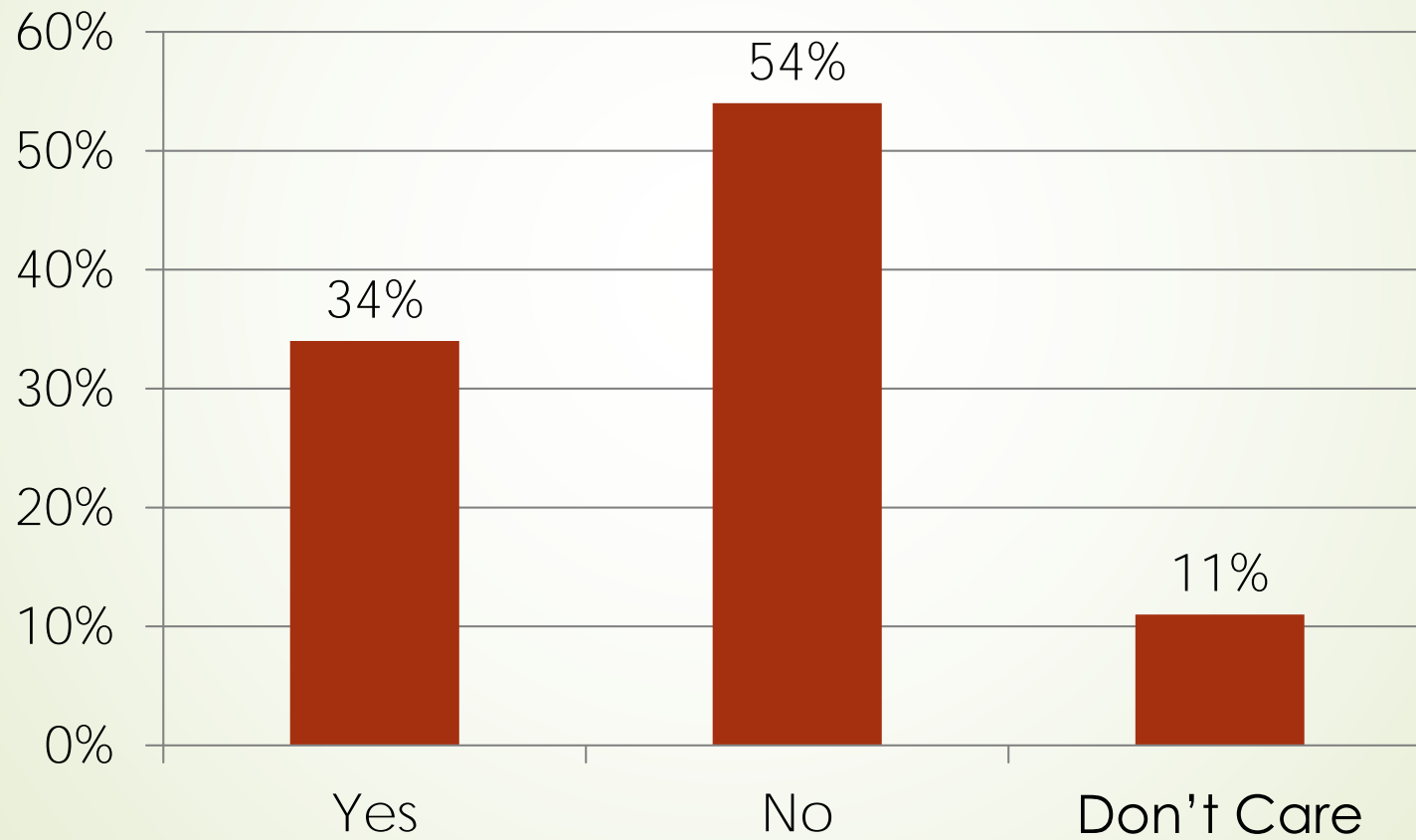


Modern  
34% Said Yes





# Modern Theme





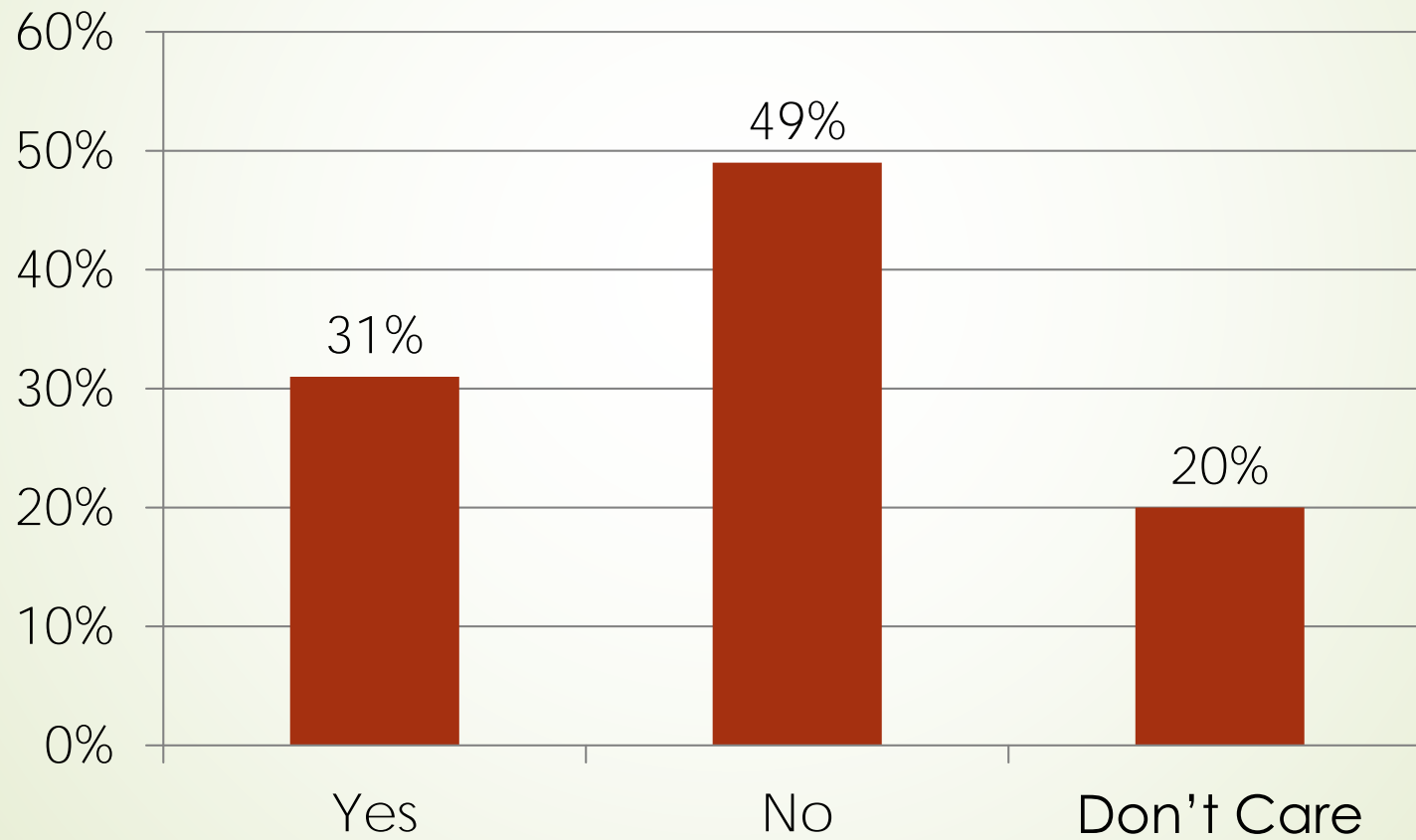


Mountain  
31% Said Yes





# Mountain Theme

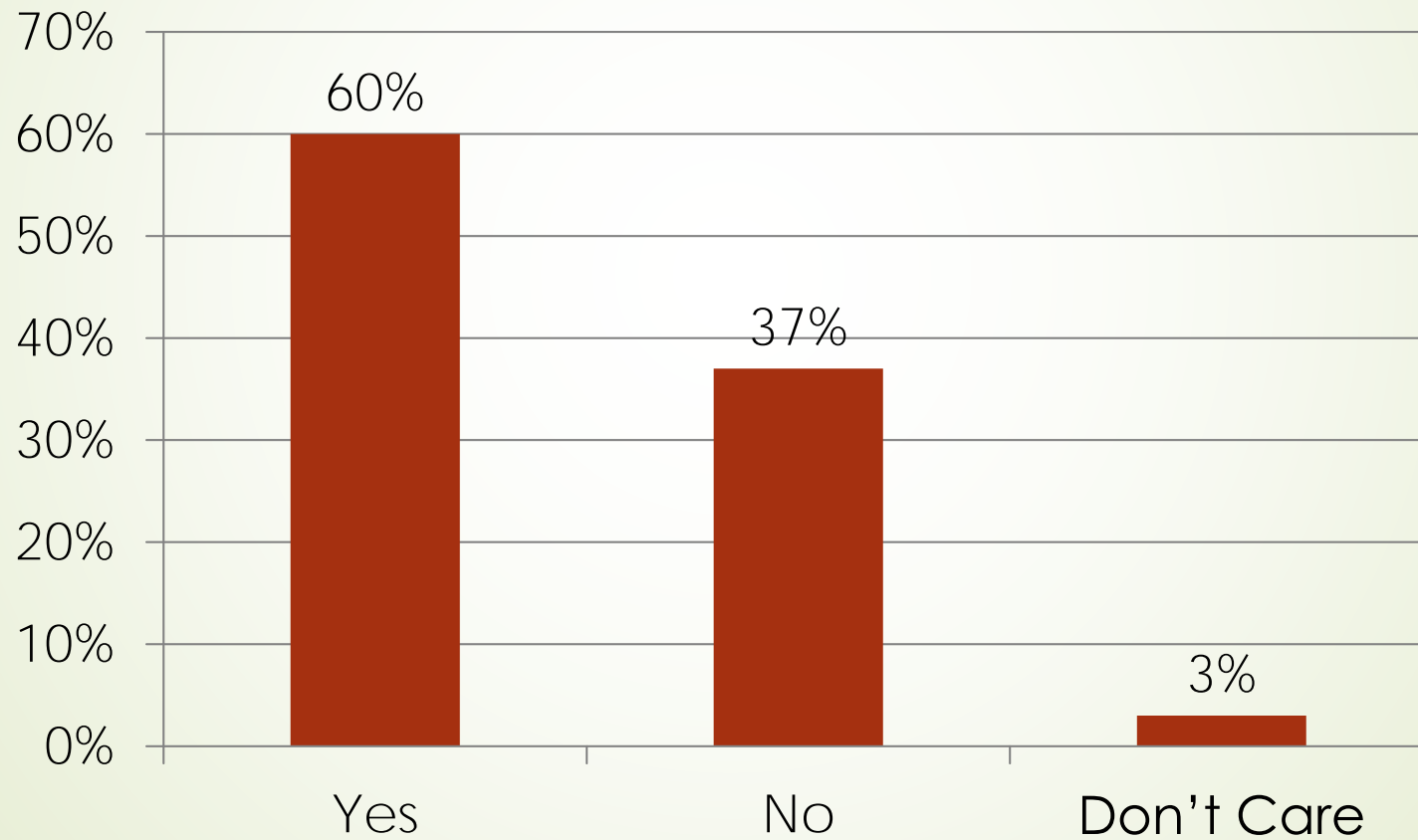




Old Main Street  
60% Said Yes



# Old Main Street Theme





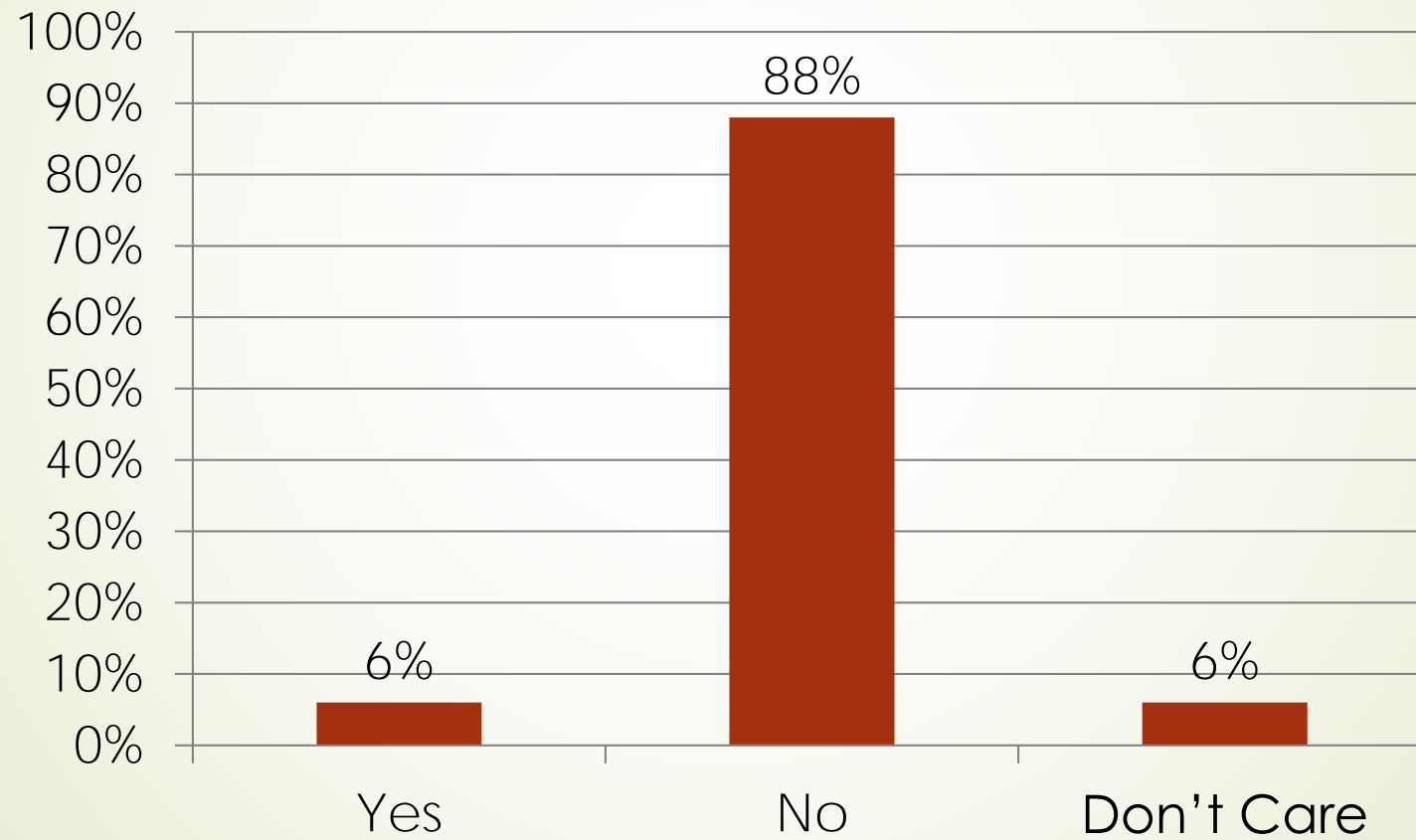


Southern  
6% Said Yes





# Southern Theme





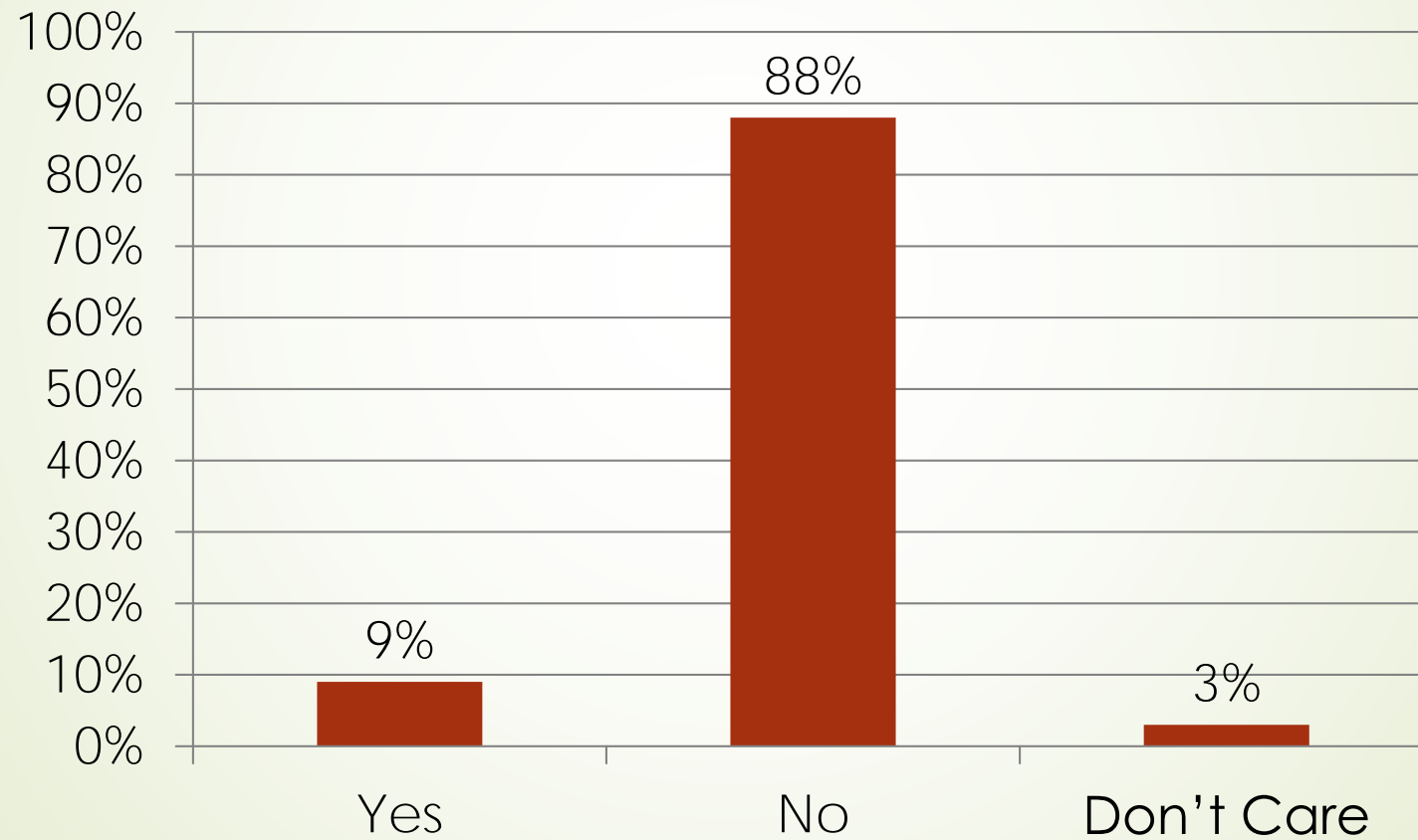


Highway Strip Commercial  
9% Said Yes





# Highway Strip Commercial Theme





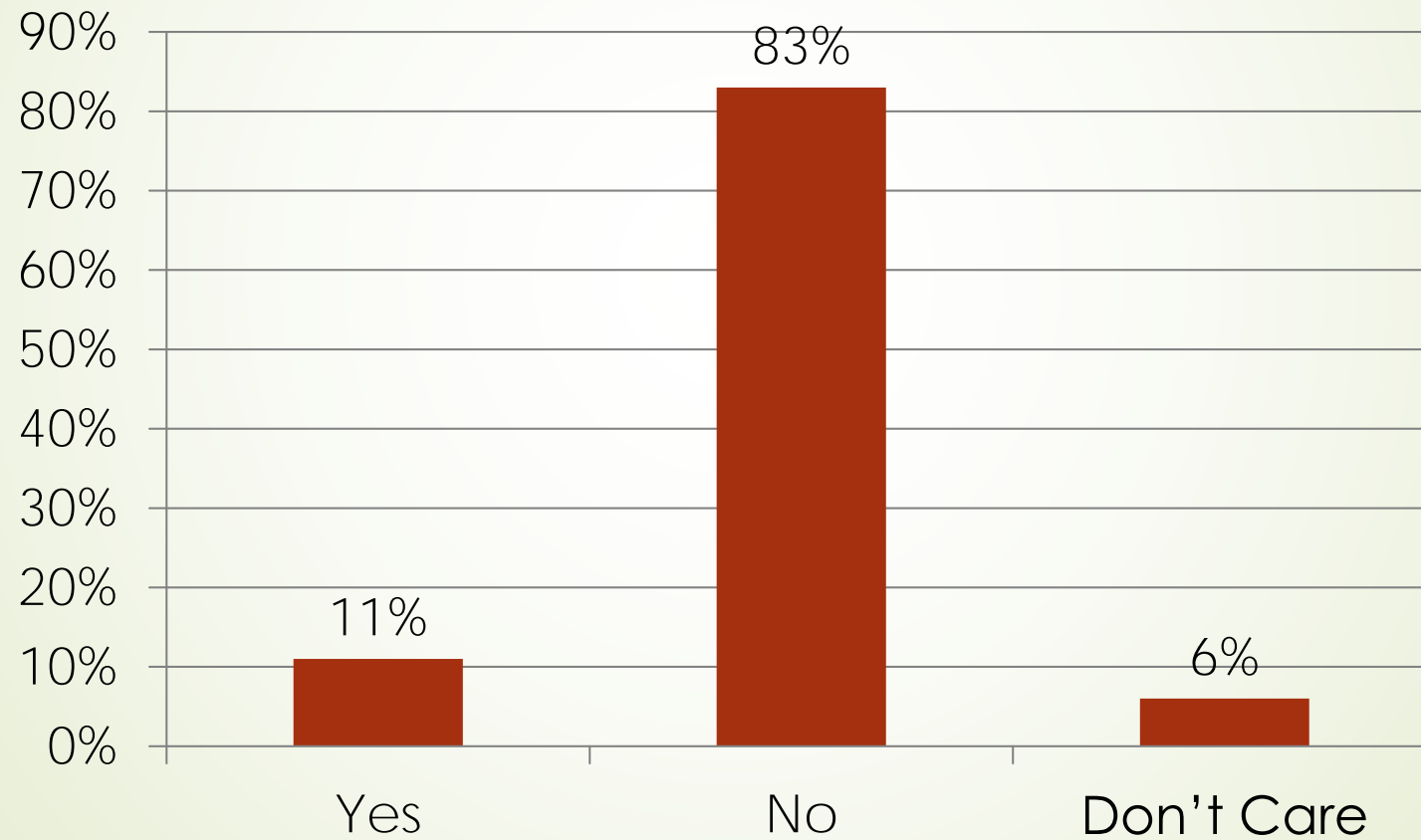


Swiss  
11% Said Yes





# Swiss Theme





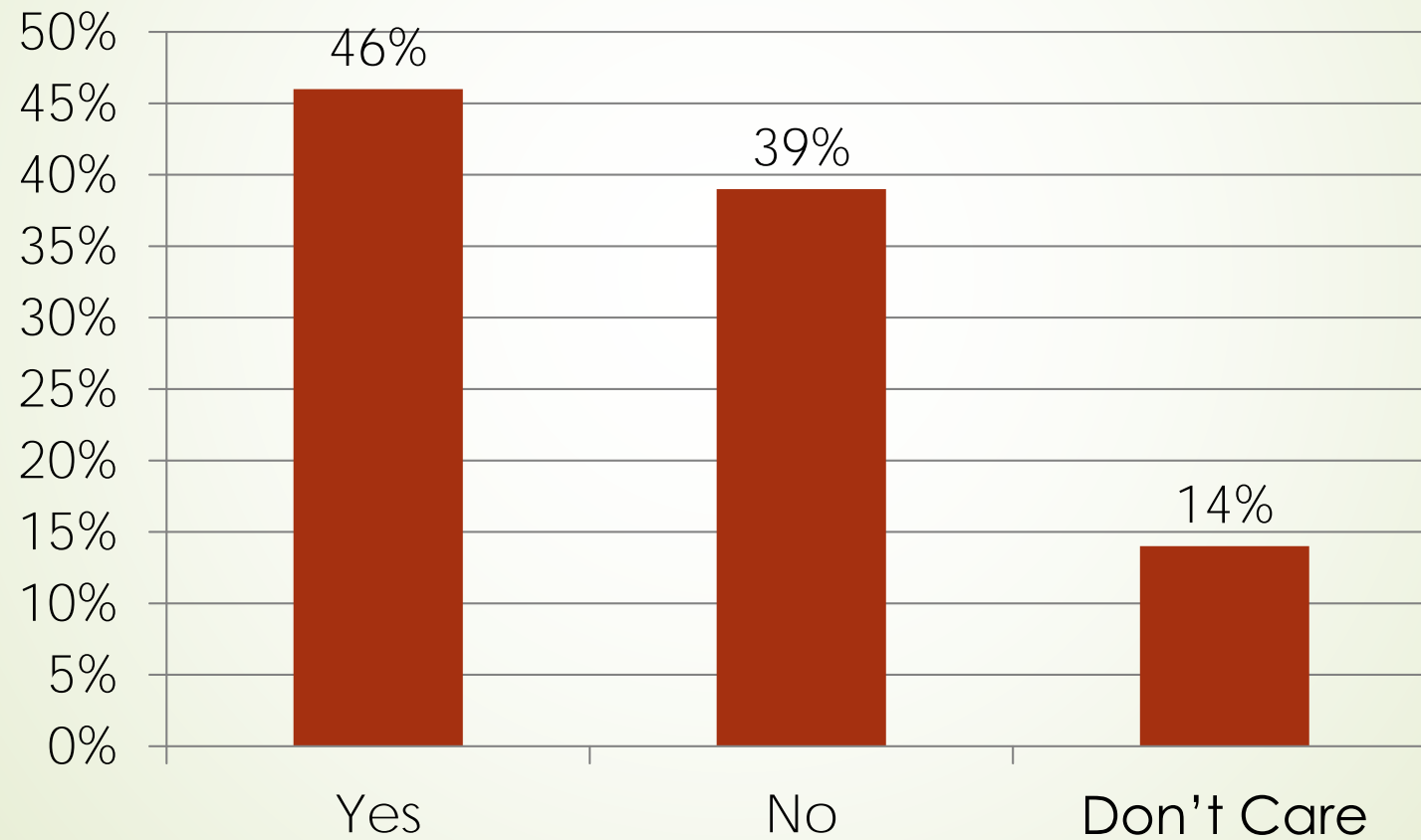


Traditional Neighborhood  
46% Said Yes

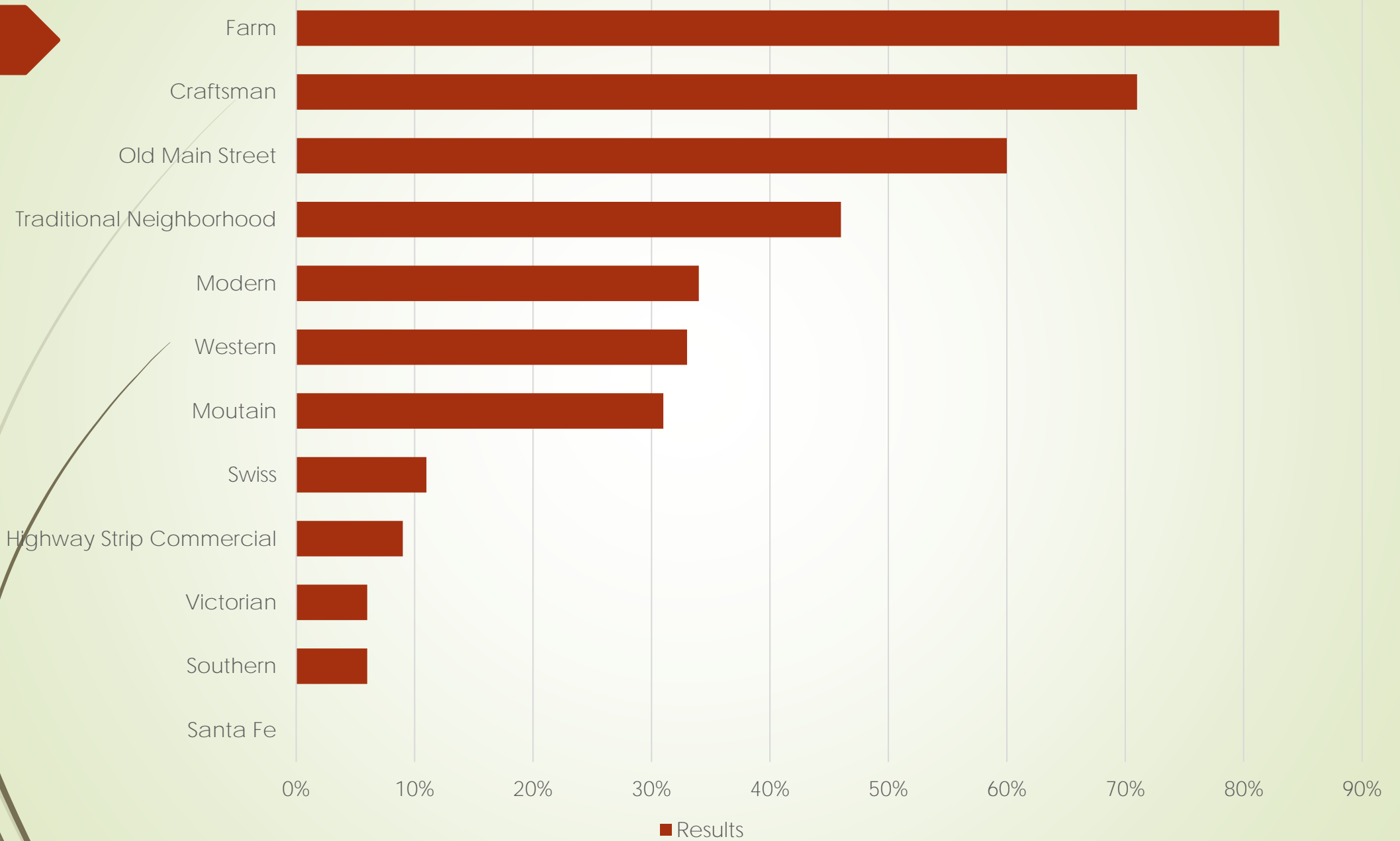




# Traditional Neighborhood Theme



# Results



## Strengths

### Strong Community

great neighborhoods, sense of community, community feel, small feel, unity, people

### Open Space

rural, country flair

### Recreation

facilities, well-maintained

### Culture

great history, tradition

### Family Friendly

safe for families, fun family activities

### Other

Strong administration

City staff and elected officials

Close to conveniences, convenient

Good suburb vibe

Relative affluence of citizens

## Weaknesses

### Traffic

morning traffic, not enough left-turn signals, West Davis Corridor, roads, far west, access to Syracuse

### Schools

no school tie-back/connection to city, not all children that live in Syracuse go to Syracuse schools and do not feel part of the city (booed at parades)

### Businesses

lack of variety, businesses chased away, poor tax base

### Housing Prices

affordable housing, high housing prices, limited room for expansion

### Employment

not enough jobs for teens, employment opportunities, citizens leave town for employment and shopping

### Other

Easily swayed, flexibility, changing visions

Old thinking, resistant to change

Sustainable tax/economic base

Gathering place

Growth

Poor design

Syracuse Arts Academy

Young

A Plan

Water

## Opportunities

### Growth

needs planning and structure, commercial growth, development, increase tax base

### Open Space

open land, land availability

### Accessibility

freeway access, short commute to Salt Lake City and Hill Air Force Base

### Tourism

tourist transit to Antelope Island

### Town Center

businesses capable of job creation, unique, park parking for activities, main street lifestyle center

### Other

Technology

Safe Living

Need more large animal properties

Ability to change the plan in the future

Unique

Relatively low price of land

Youth Activities

## Threats

### Growth

overgrowth and lack of open space, rapidly growing population, too much growth, too much commercialism, deterioration from uncontrolled growth, population growth

### Poor Planning

not properly planning for the future, potential infrastructure insufficiency, bad plan

### Roads

West Davis Corridor, traffic, roundabouts, poor road maintenance

### Lack of Open Space

running out of land and open space

### Other

Developers and development pressure

Costs and budget

Crime is going up with population

Divisiveness (must be united)

Competition from other cities

Commercial

Losing small town feel

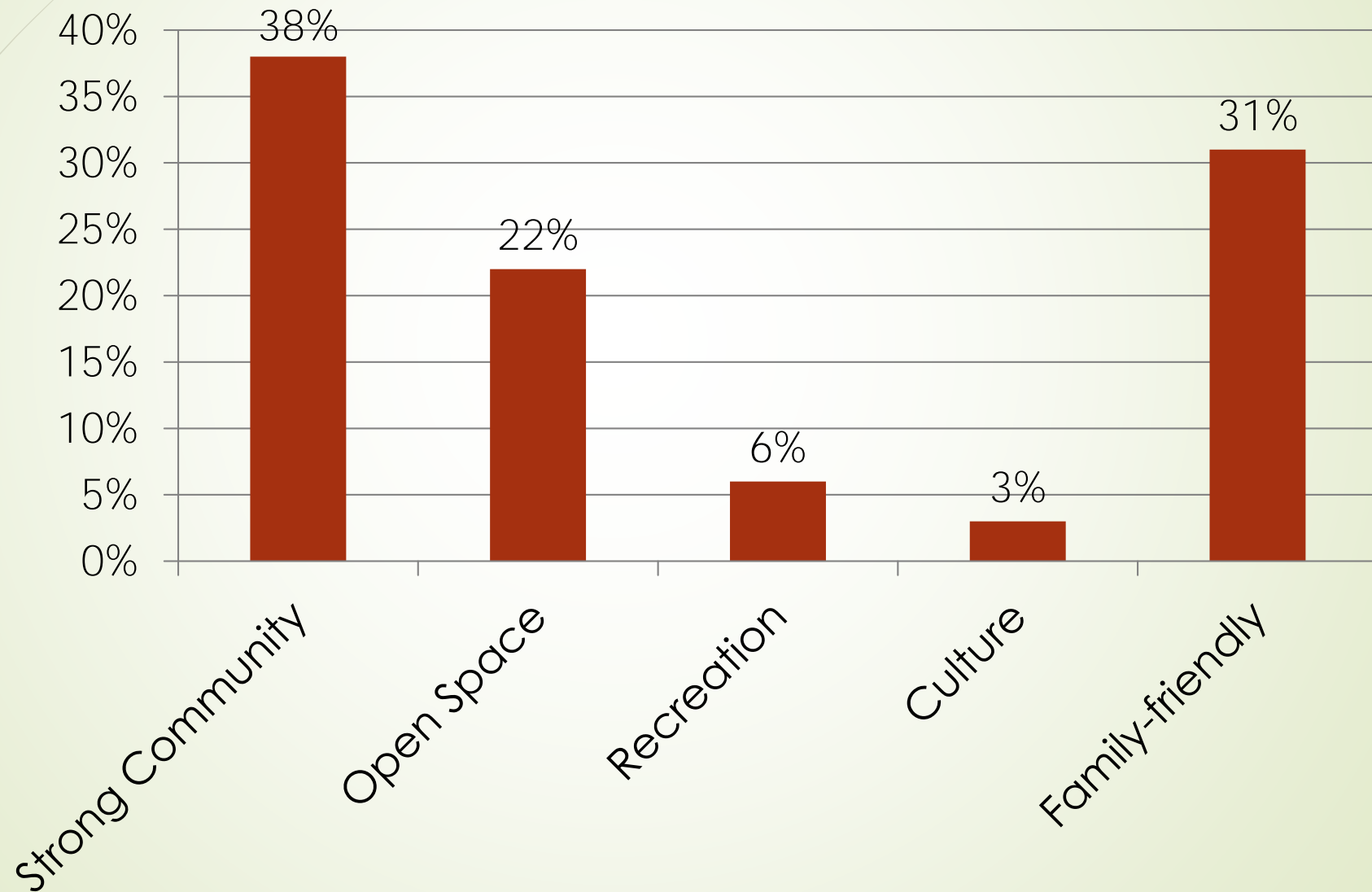
Wetlands create sinkholes

Where am I gonna live?

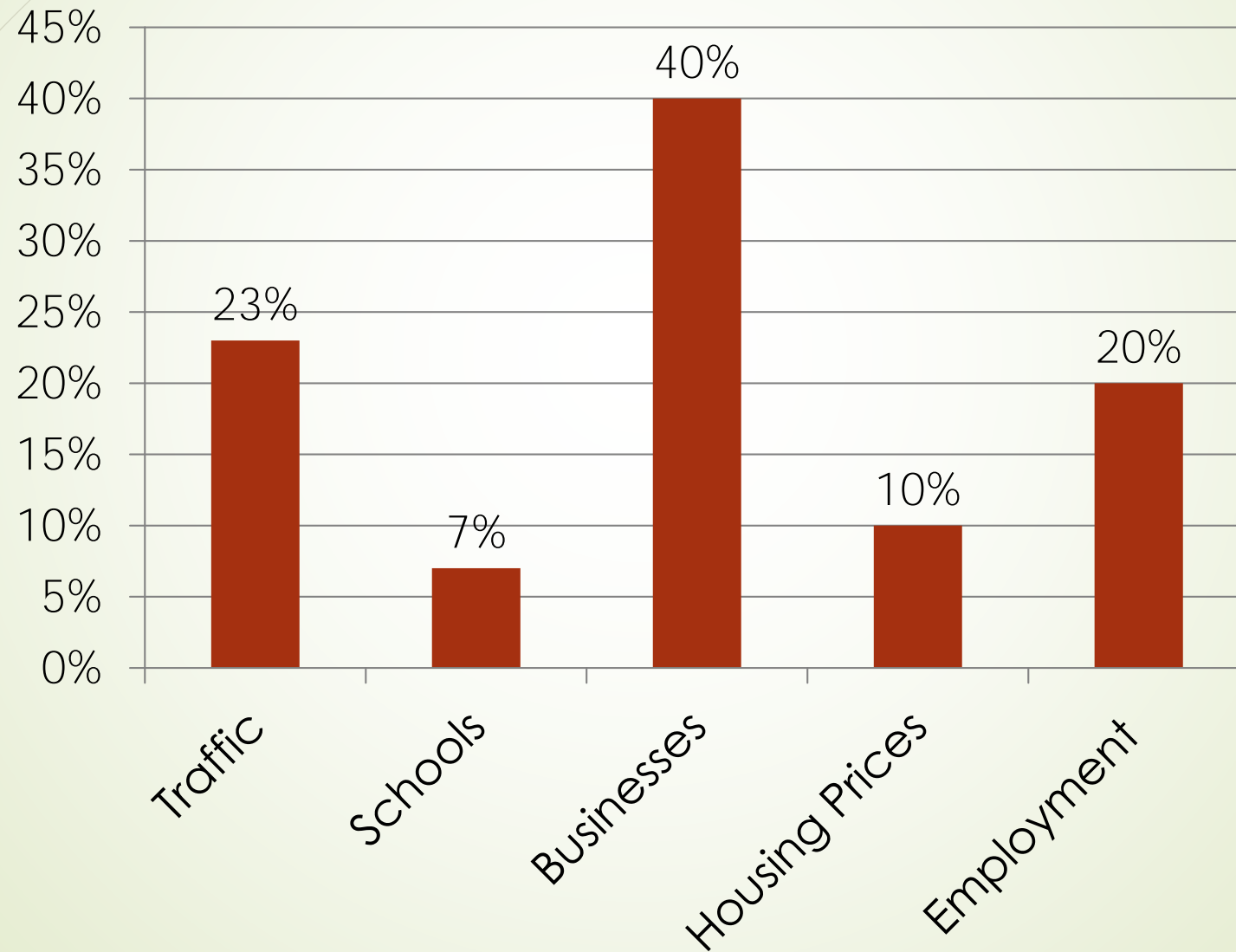
City Council

Pollution

# Strengths

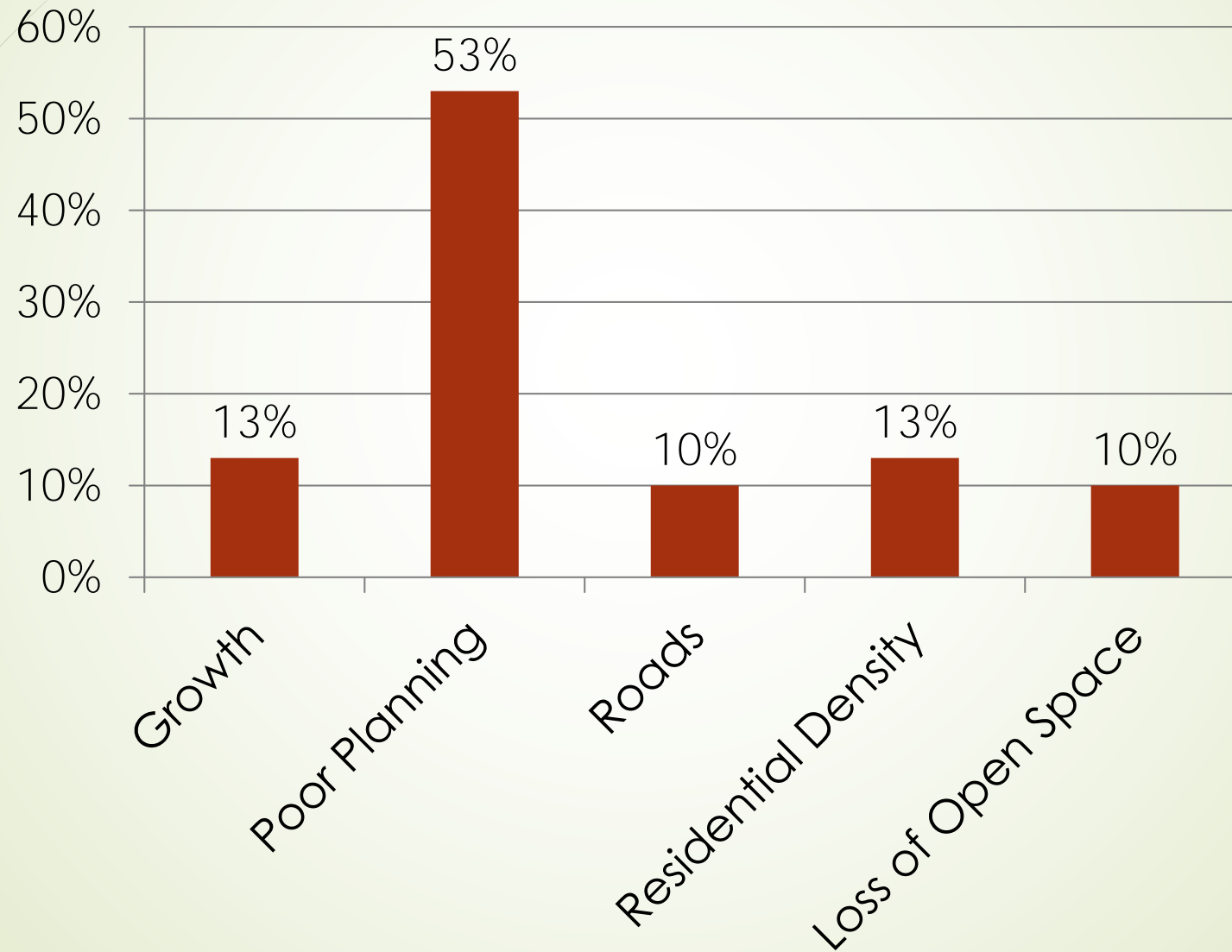


# Weaknesses

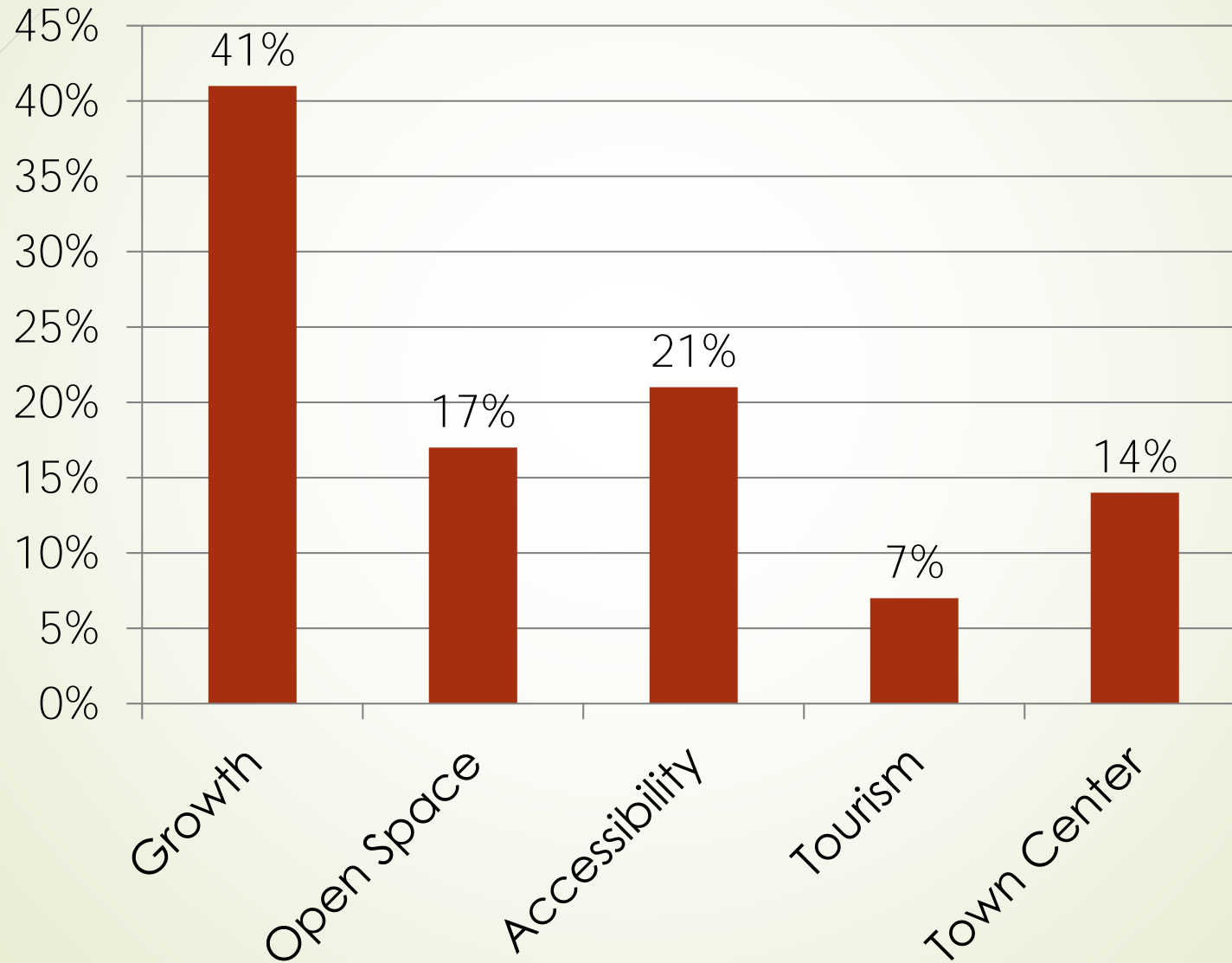




# Threats



# Opportunities





# Transportation

February 7, 2019



Syracuse Vision 2050 Meeting  
Visitor's Roster

February 7, 2019

NAME	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
ERIC <del>CHRISTIE</del> <sup>HEFFMAN</sup>	3357 S 1000 W	801 698 2955	heffm936@gmail.com
Teff Lee	2499 J. Melanie	801 309 1292	Build.it.better007@gmail.com
Seth Teague	2032 W 1100 S	951-515-6423	steaguees@co.org
Katie Bush	1081 Coventry	801 726 0522	katie.bush@c21everest.com
Jim Gibson	3337 S. Bluff Dr	801-726-7061	J.Gibson@jwd.com
David A. Cook	2434 W 1500 S	801 540 1711	dacook12@comcast.net
Madison Waller	2088 S 1300 W	385 209 4498	maddie.waller24@gmail.com
Jenna Echols	2369 S 950 W	801 678 2241	jennaechols12@gmail.com
Bruce Staley	2738 S. 1000 W	801 931 8781	b1staley76@gmail.com
Bryce Spafford	3213 S 750 W	801-725-5998	BryceSpafford15@gmail.com
Bonnie Bourgeois	3008 So 3000 W	801 510 6939	bbbourgeois@hotmail.com
Brent Bourgeois	3008 So 3000 W	801-564-2836	bdbourgeois@gmail.com
Brent Mer	741 W 3700 S	801-721-8516	
Grant Thorson	1241 S 4350 W	801-678-5829	GRANTTHORSON@HOTMAIL.COM
Keith Kennington	1177 S 1525 W	801-726-8889	keennington@gmail.com
DENNIS BUTLER	1751 W 1915 S	801 698 6000	DNGBUTLER@HOTMAIL.COM
Michael McBride	1453 BRUKSHIRE DR (3475 W)	801 725 1548	gleneagle96@hotmail.com
Josh Hughes	1789 S. MILLS LANE	801-940-6057	JOSHUA E HUGHES@gmail.com



February 7, 2019

[illegible]

Cars Only



Cars and People



Cars, People, & Bikes



Cars, People, & Bikes, and Looks Nice



A street you go to, not just through

1.

Paved Shoulder

2.

Paved Shoulder  
Curb/Gutter Sidewalk

3.

Paved Shoulder  
Curb/Gutter Sidewalk  
Bike Lanes  
Bus Stops  
Cross Walks

4.

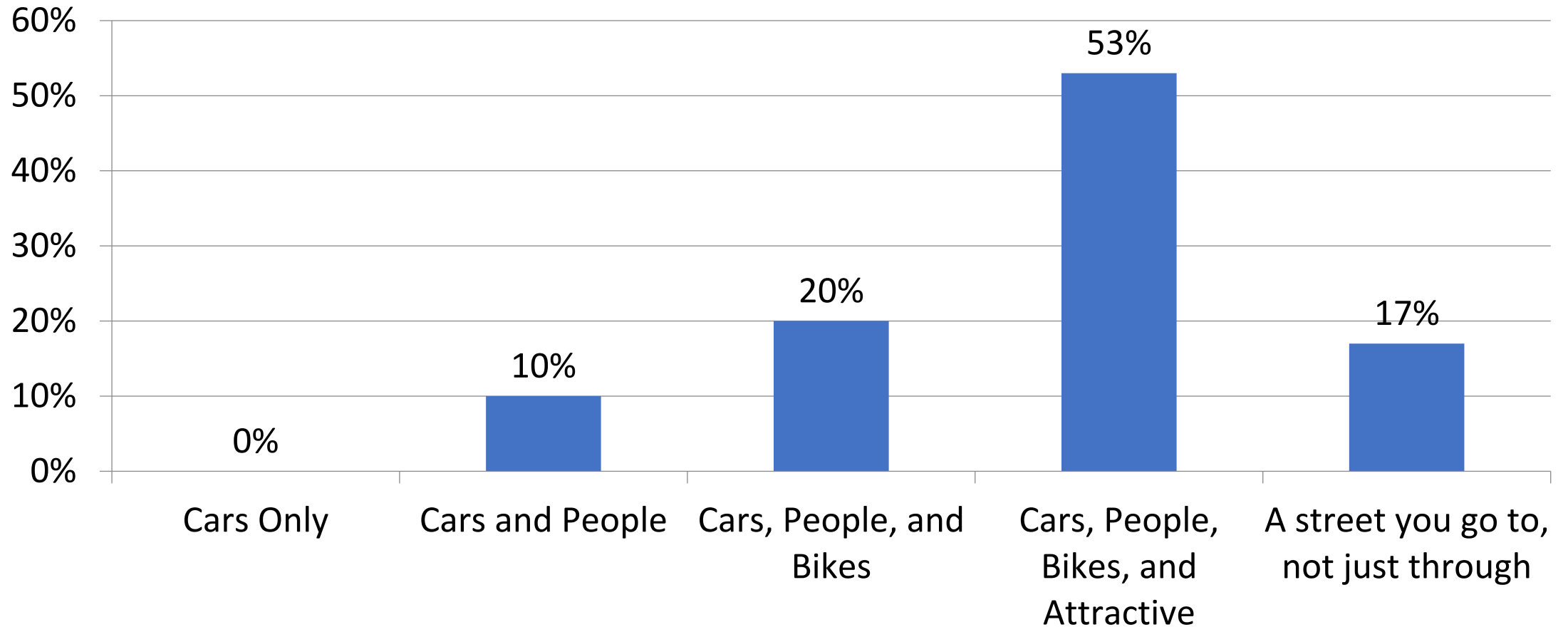
Paved Shoulder  
Curb/Gutter Sidewalk  
Bike Lanes  
Bus Stops  
Street Trees  
Banners or Hanging Flower Pots  
Decorative Light Poles

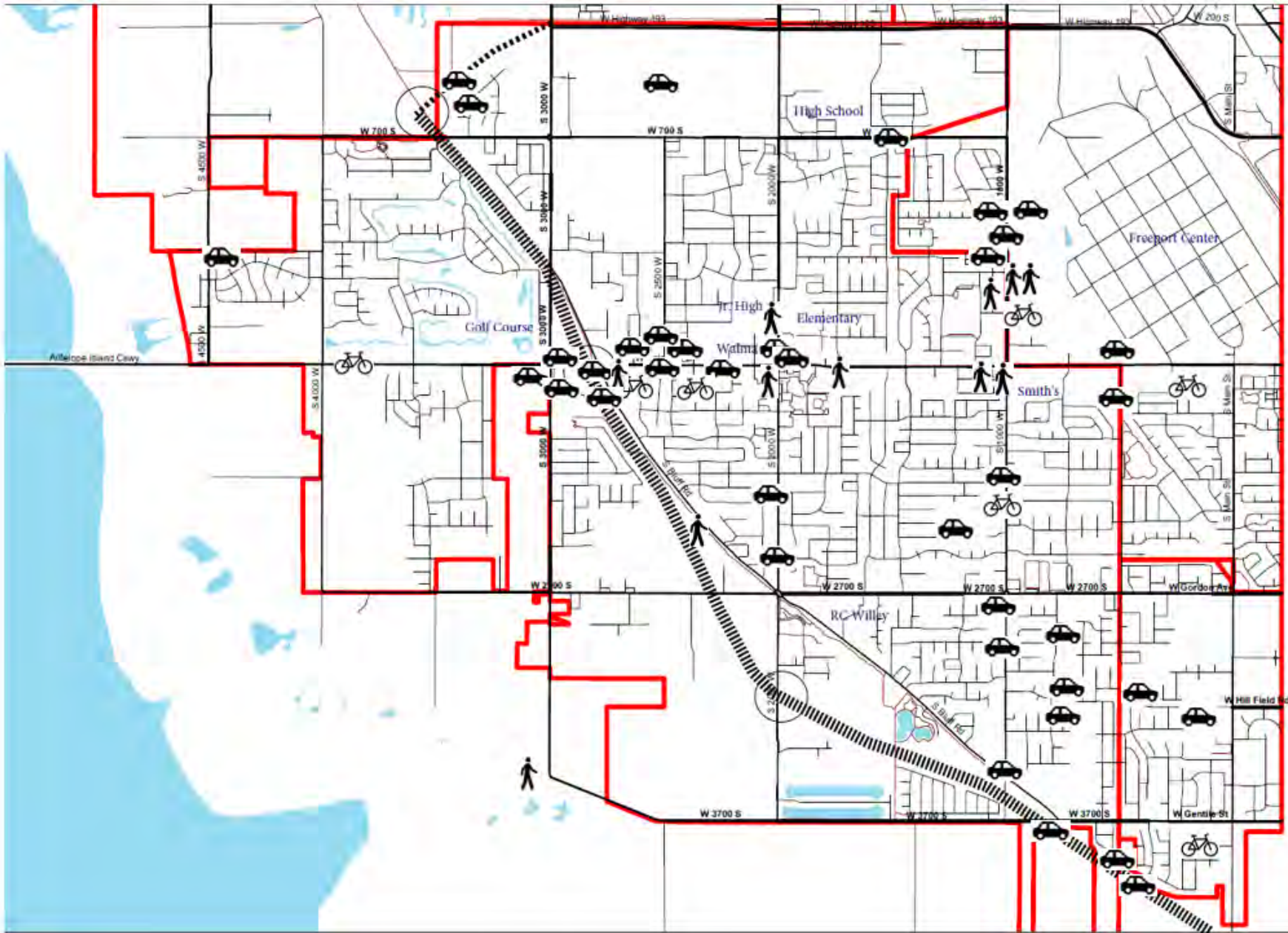
5.

Paved Shoulder  
Curb/Gutter Sidewalk  
Bike Lanes  
Bus Stops  
Street Trees  
Banners  
Planters  
Street Furniture  
On Street Parking  
Planted Medians  
Benches

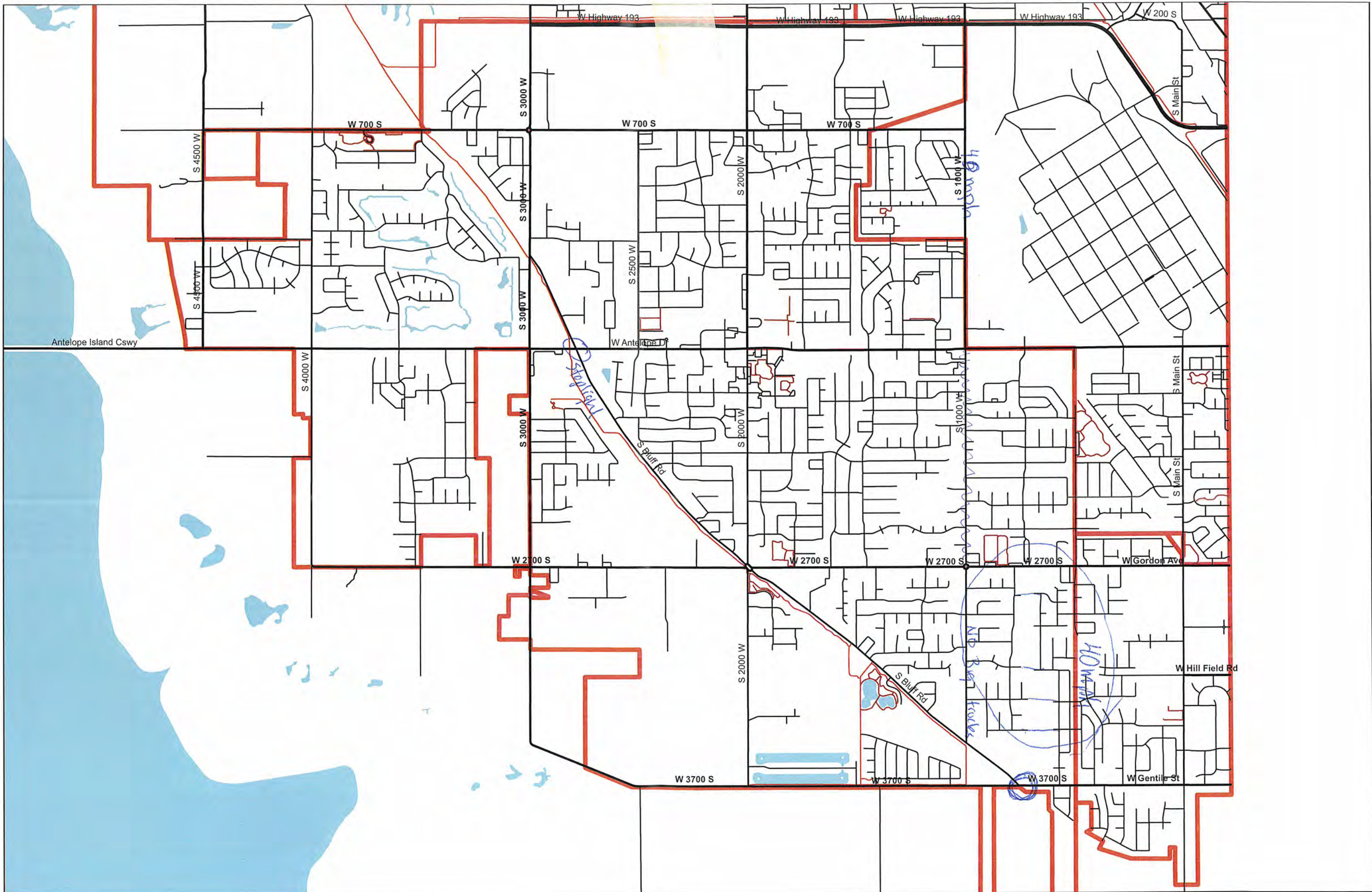


# What Type of Street do You Prefer?

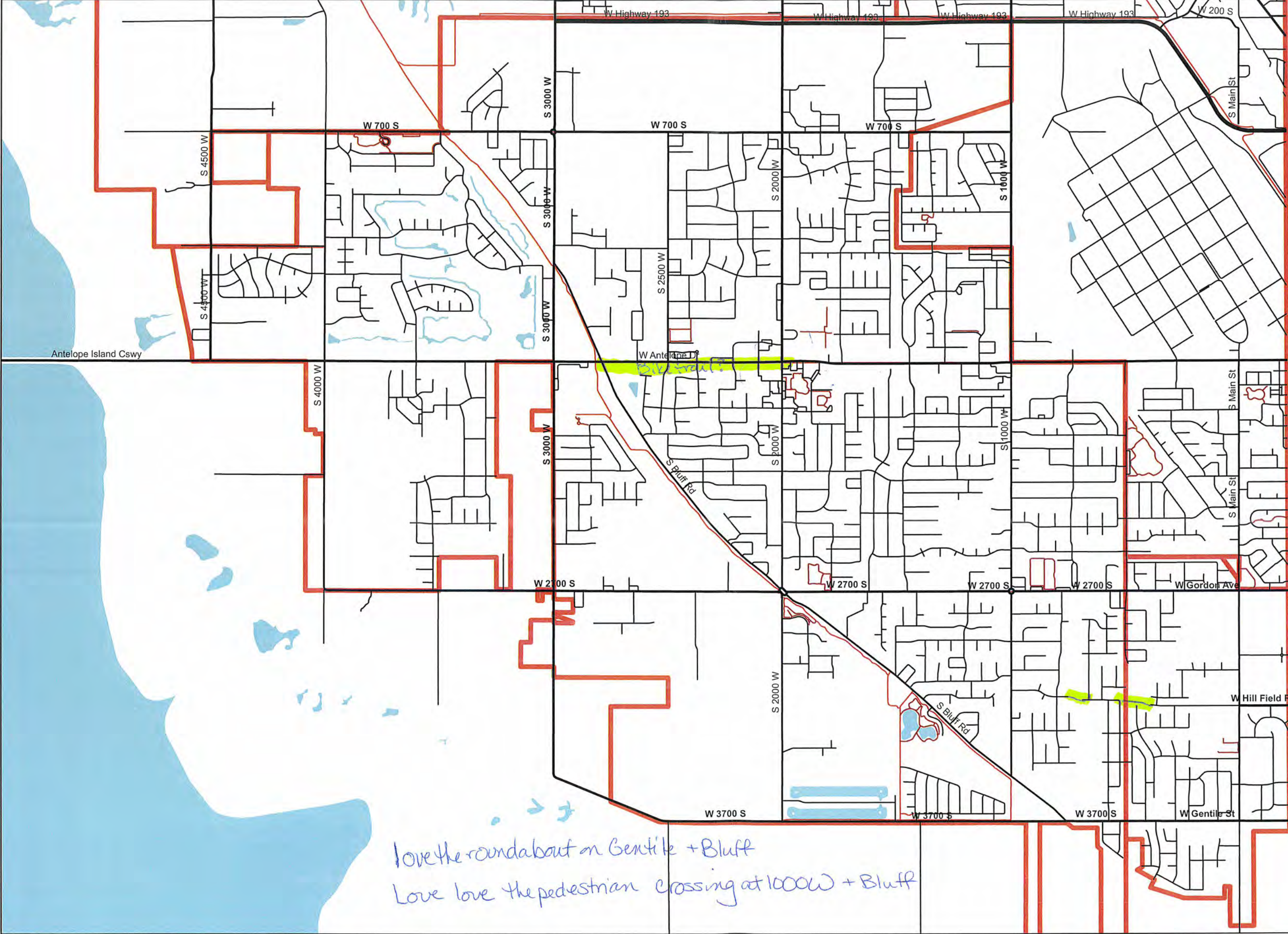










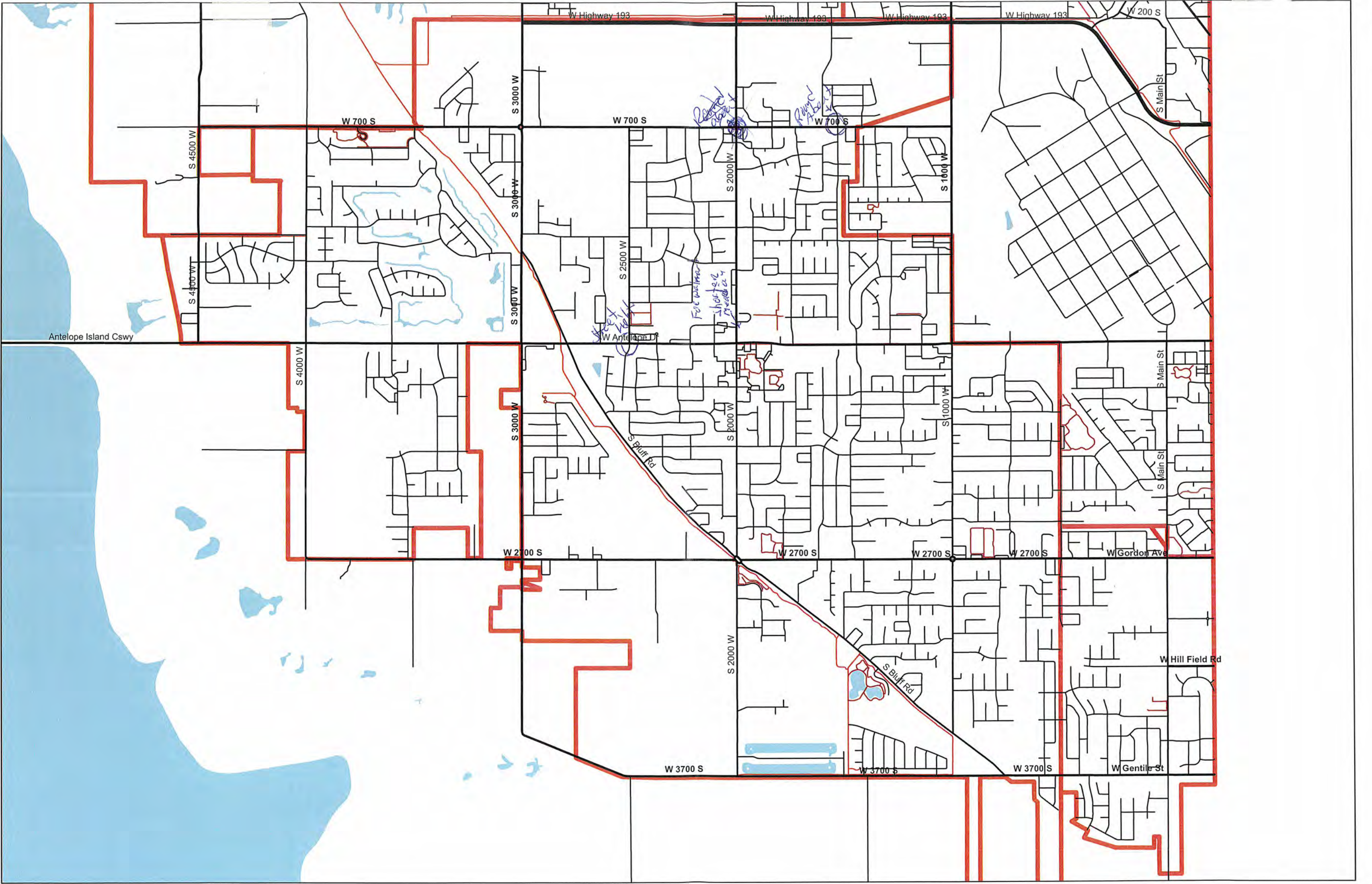


What about  
a bike trail  
into town  
center

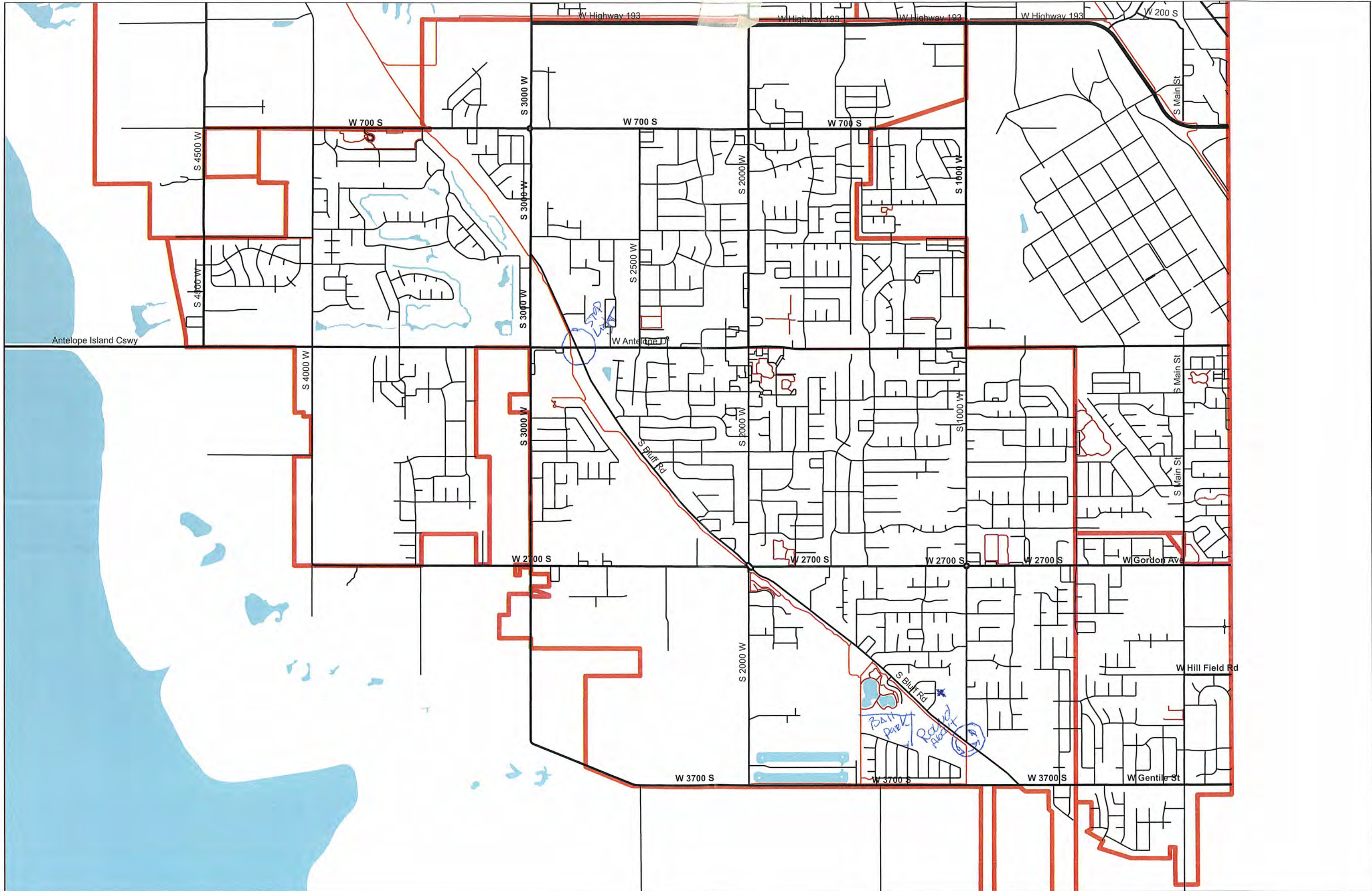
CONNECT HILLFIELD  
TO 1000

love the roundabout on Gentile + Bluff  
Love love the pedestrian crossing at 1000W + Bluff

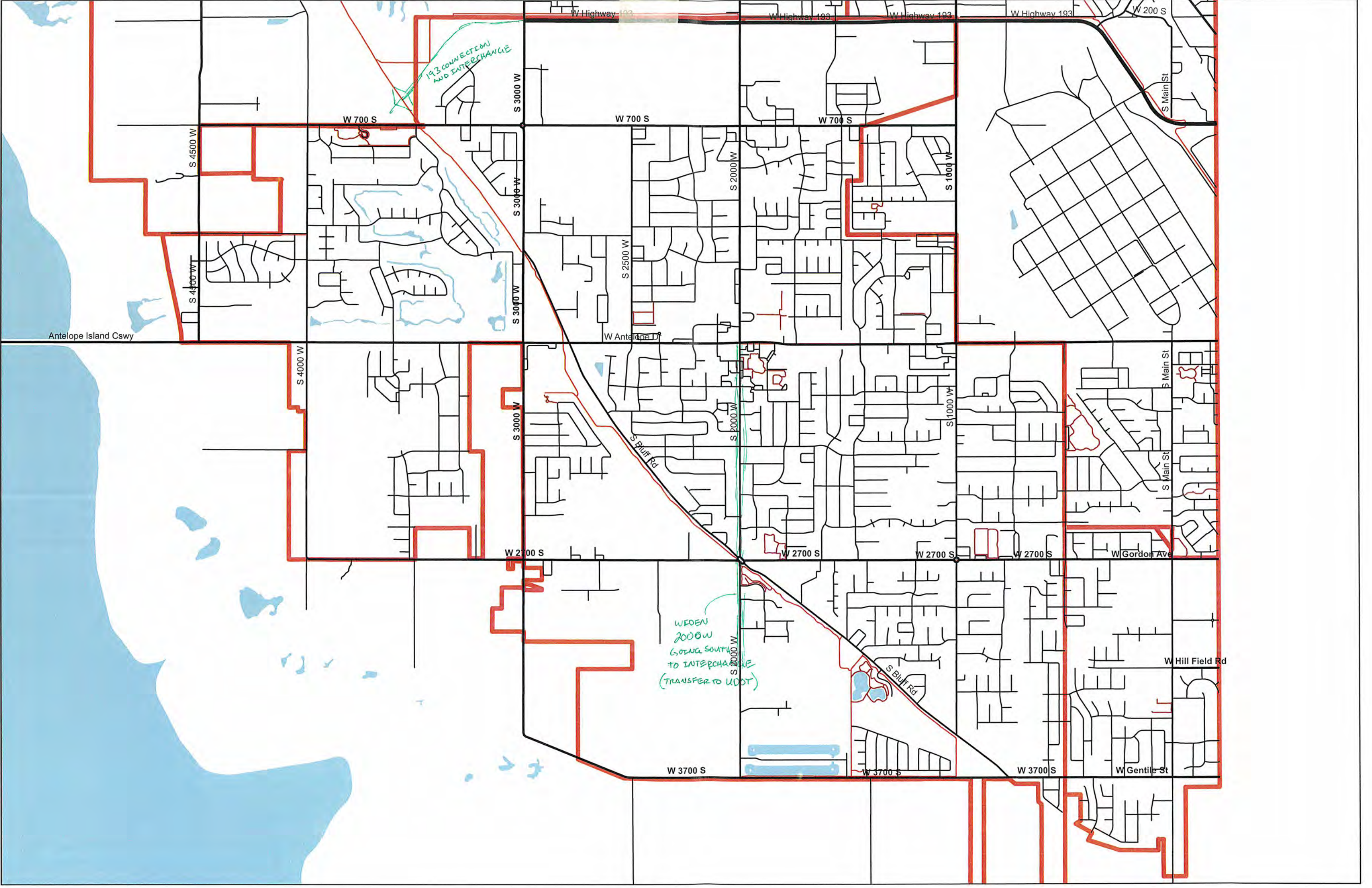












Antelope Island Cswy

W Highway 193

W Highway 193

W Highway 193

W Highway 193

W 200 S

S Main St

W 700 S

W 700 S

W 700 S

S 4500 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 2000 W

S 2500 W

W Antelope Dr

S Bluff Rd

S 2000 W

S 1000 W

S 1000 W

S Main St

S Main St

W 2700 S

W 2700 S

W 2700 S

W 2700 S

W Gordon Ave

W 3700 S

W 3700 S

W 3700 S

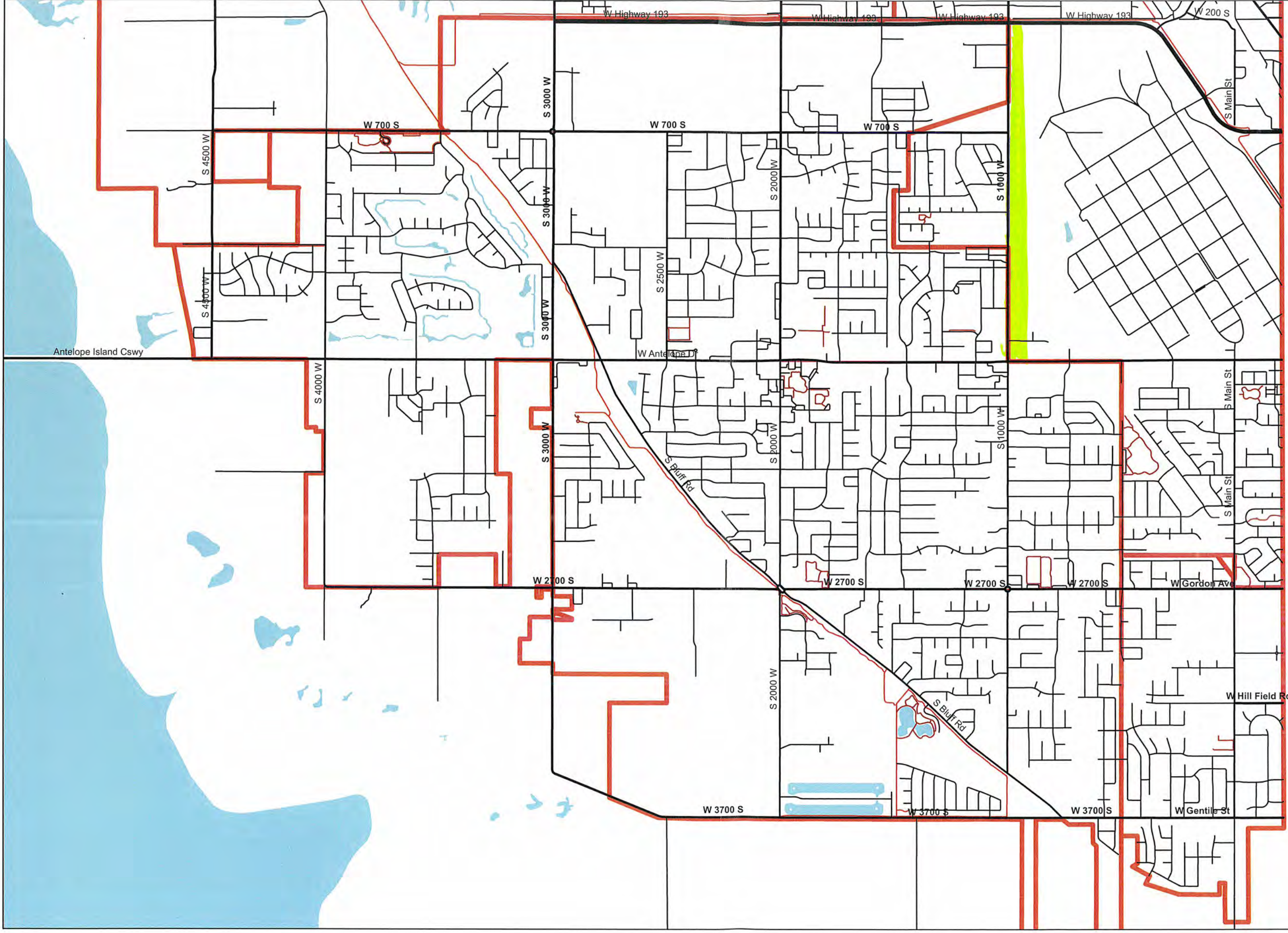
W Gentile St

W Hill Field Rd

WIDEN  
2000 W  
GOING SOUTH  
TO INTERCHANGE  
(TRANSFER TO UDOT)

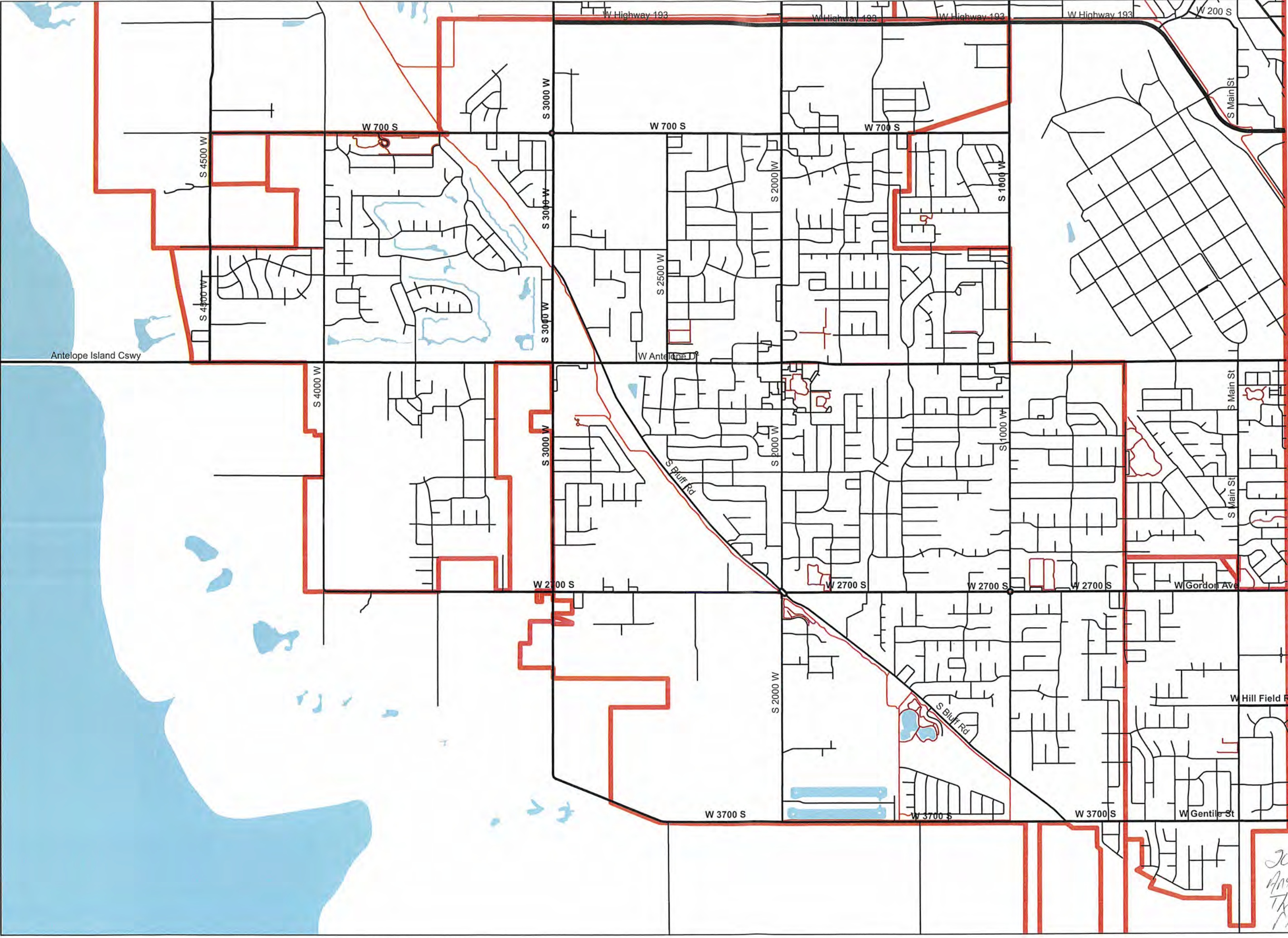
193 CONNECTION  
AND INTERCHANGE





*needs to be widened & crosswalks*

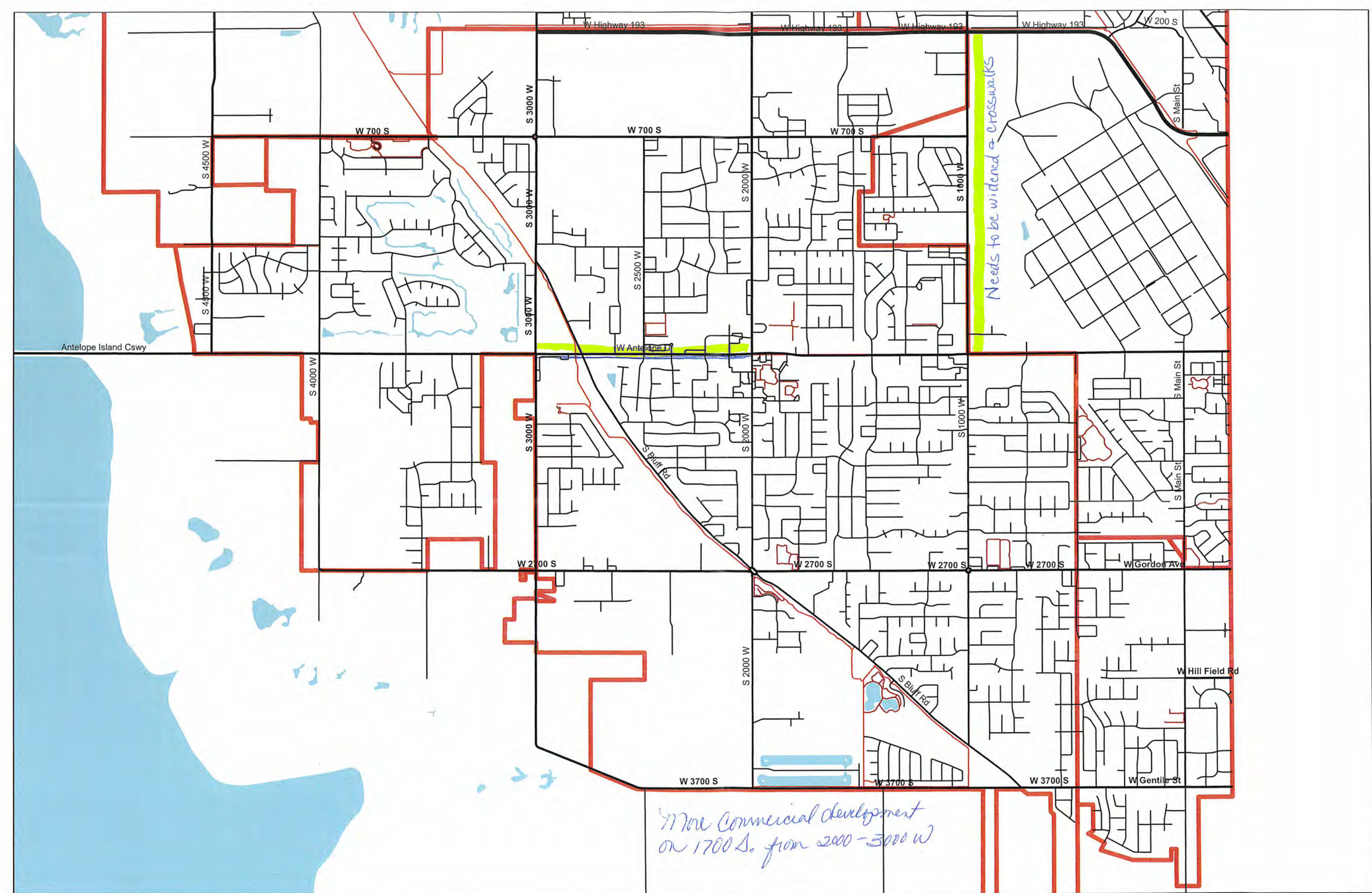




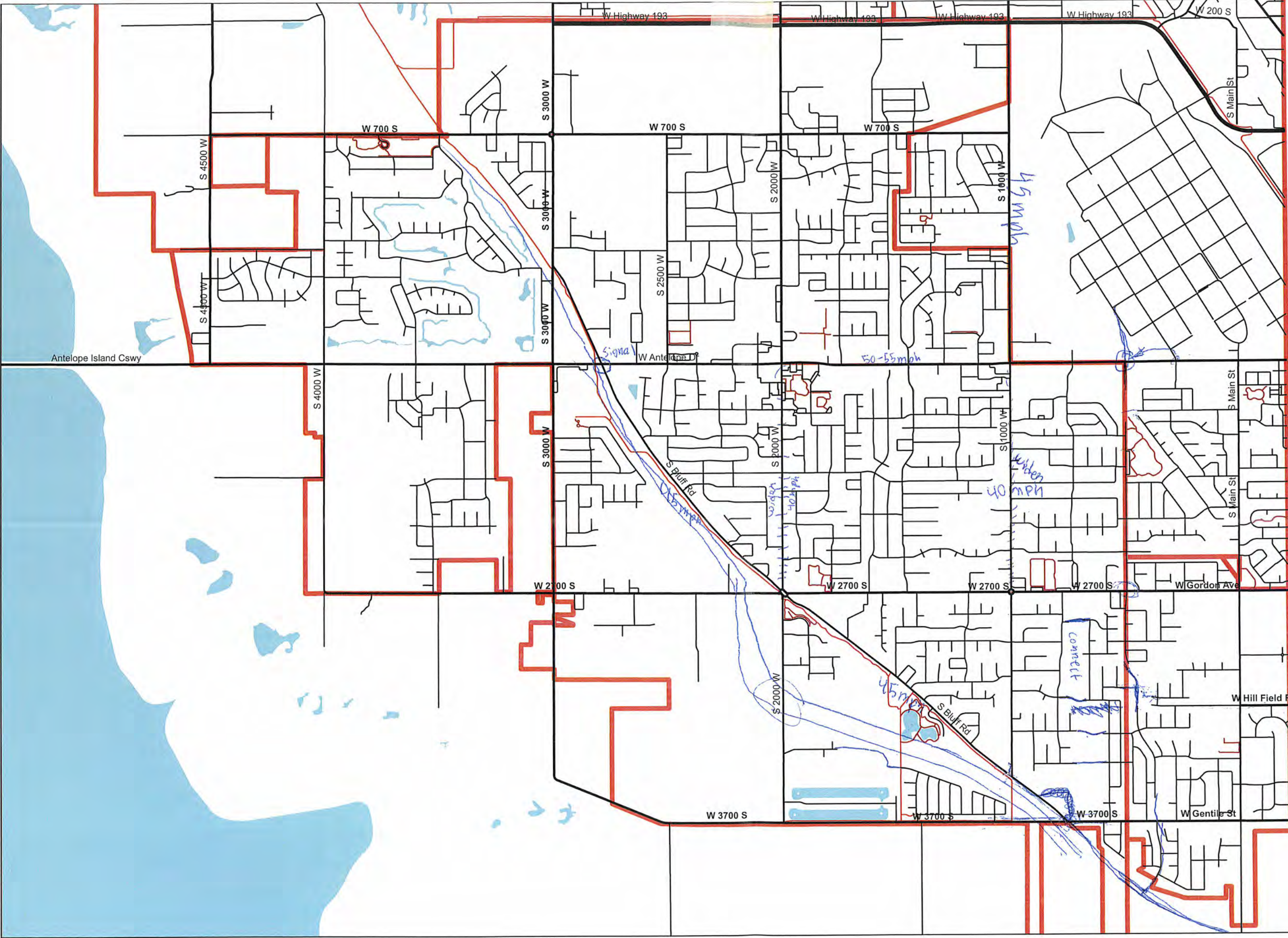
Small projects  
to beautify  
Antelope Drive to  
make a distinction  
from Clearfield.  
Let people know  
they are in  
Syracuse.

Our traffic  
would flow  
faster if we  
invested in  
overhead street  
crossings with  
a moving floor  
with power backup  
at our schools  
and at 1000 West  
and Antelope  
Area. Also,  
3000 West and  
Antelope Area.  
These are high  
risk areas.





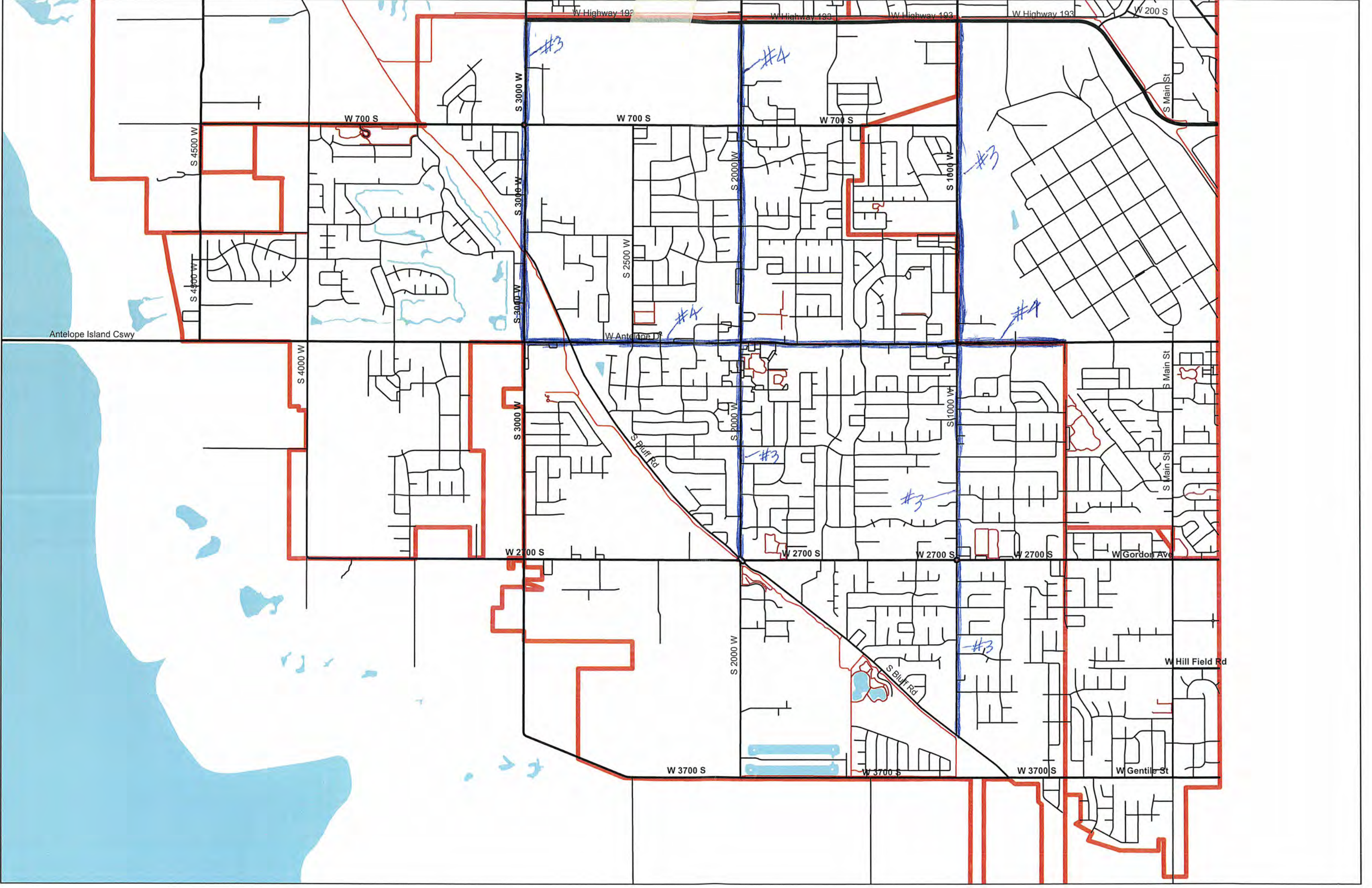




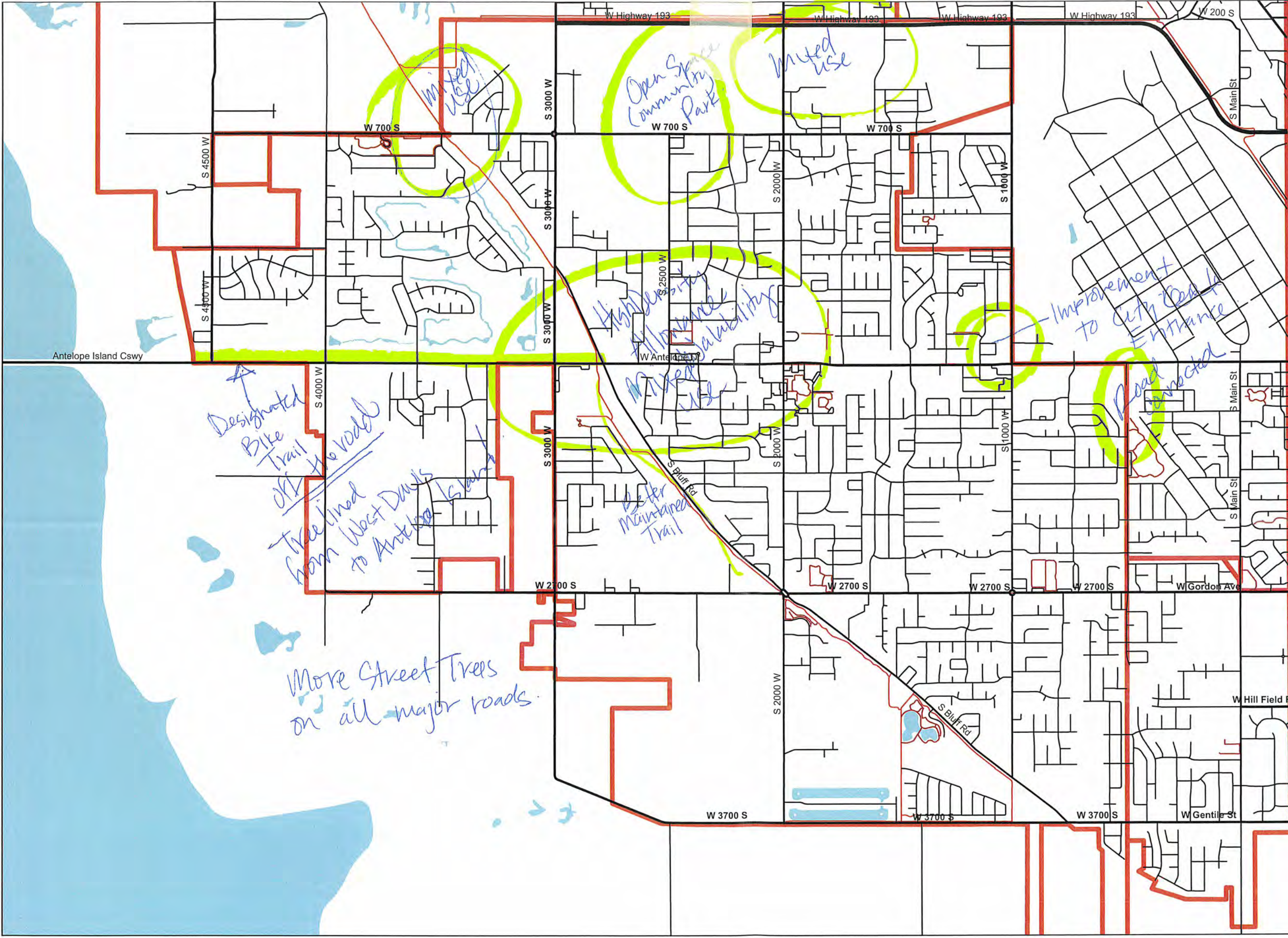
No thru  
trns  
anywhere  
I don't care  
if they  
are efficient

I like  
Roundabouts









Antelope Island Cswy

W Highway 193

W Highway 193

W Highway 193

W Highway 193

W 200 S

S 4500 W

W 700 S

S 3000 W

W 700 S

W 700 S

S Main St

S 4500 W

S 3000 W

S 3000 W

S 3000 W

S 2500 W

W Antelope Dr

S 2000 W

S 1000 W

S 4000 W

S 3000 W

S 2000 W

S 1000 W

S Main St

S Main St

W 2700 S

W 2700 S

W 2700 S

W 2700 S

W Gordon Ave

S 2000 W

S Bluff Rd

W Hill Field Rd

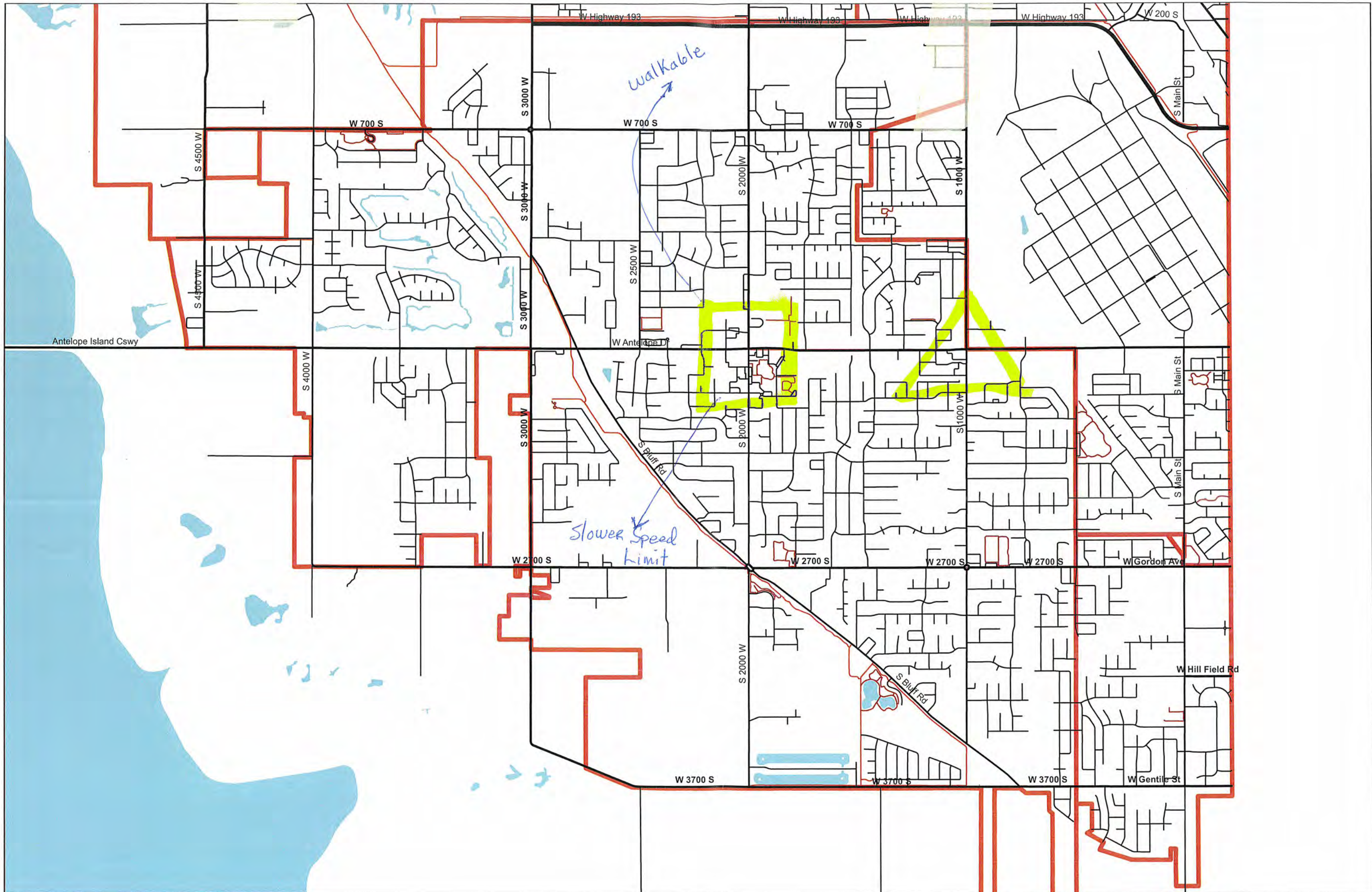
W 3700 S

W 3700 S

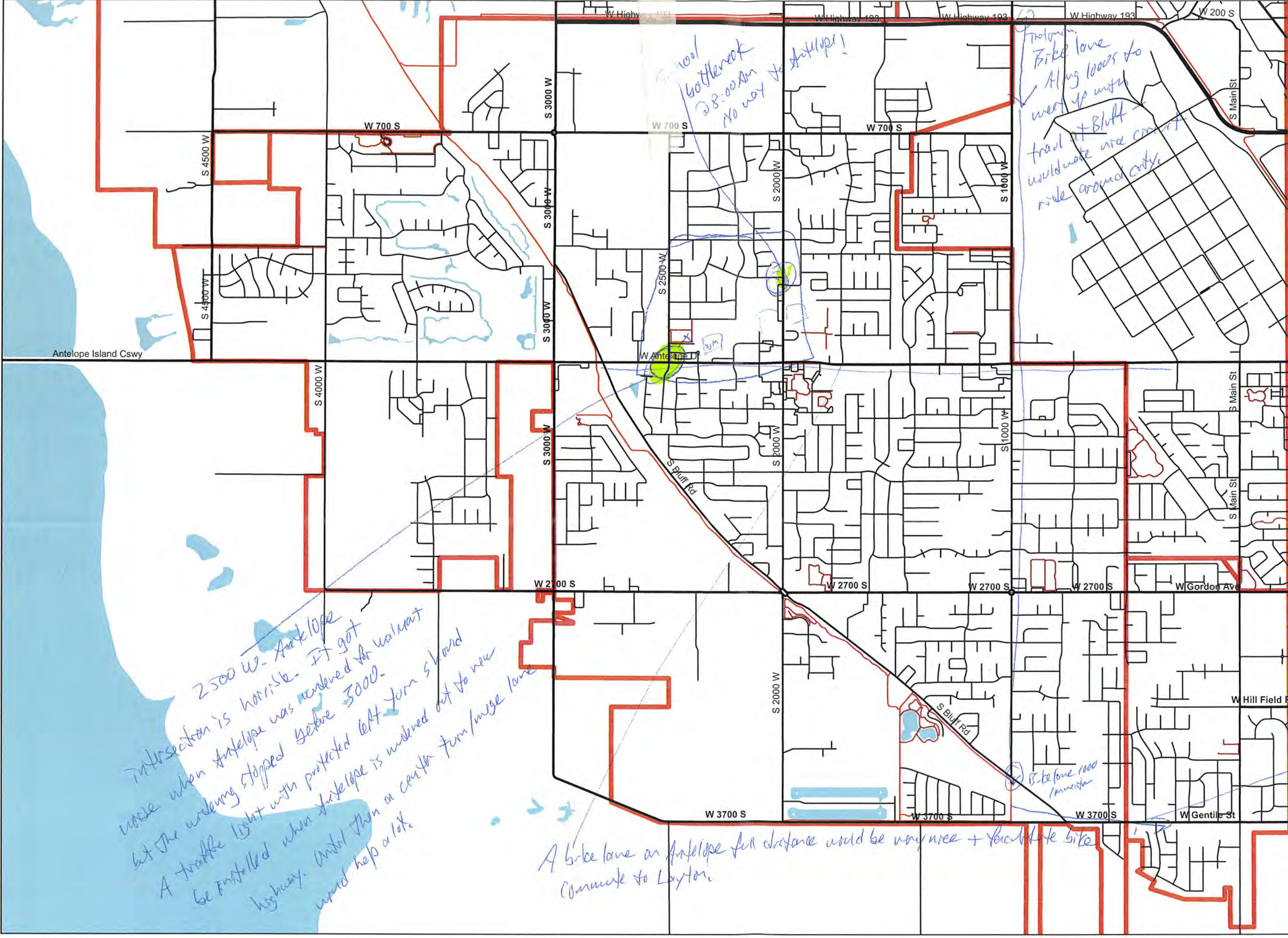
W 3700 S

W Gentile St





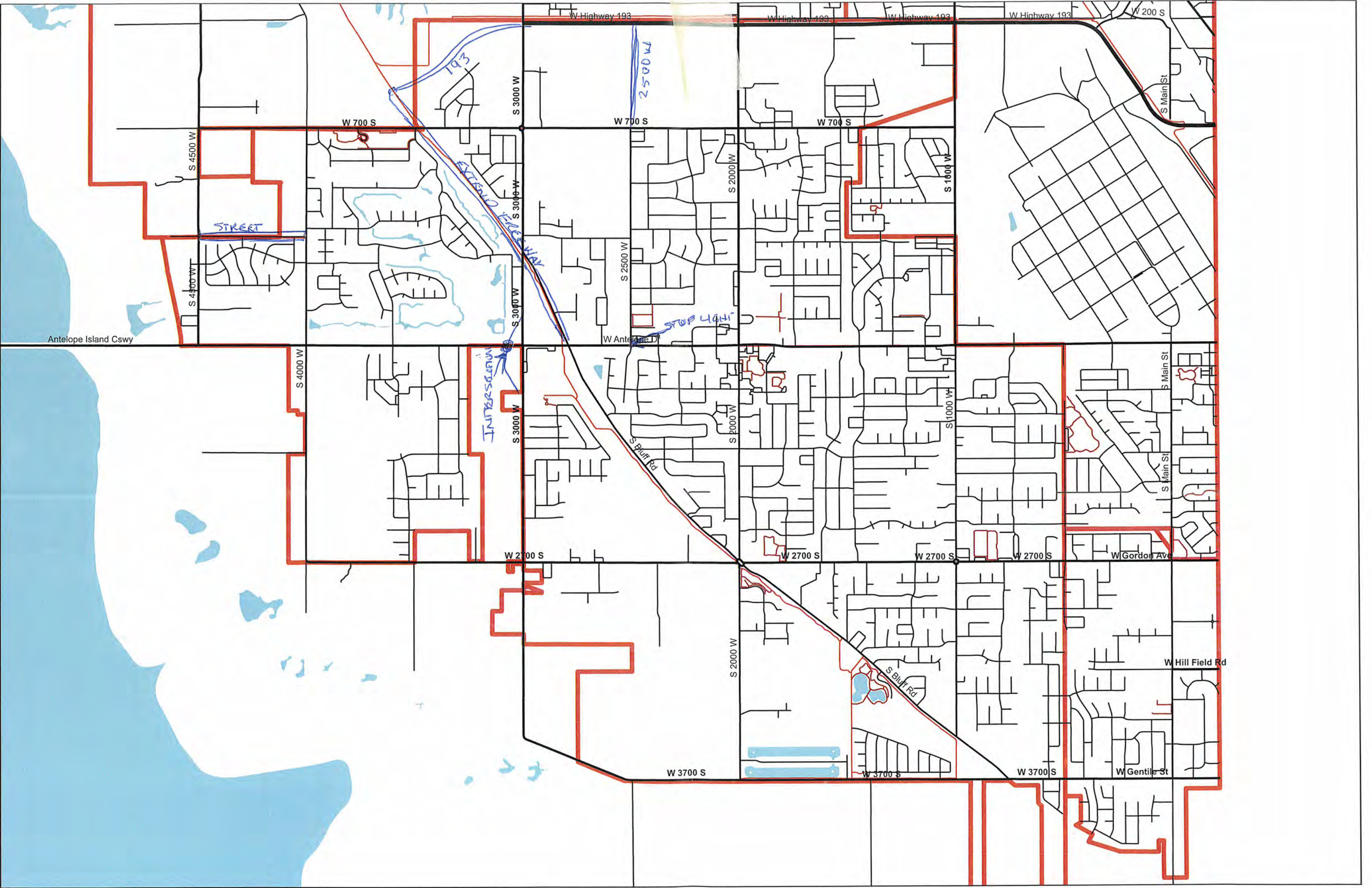




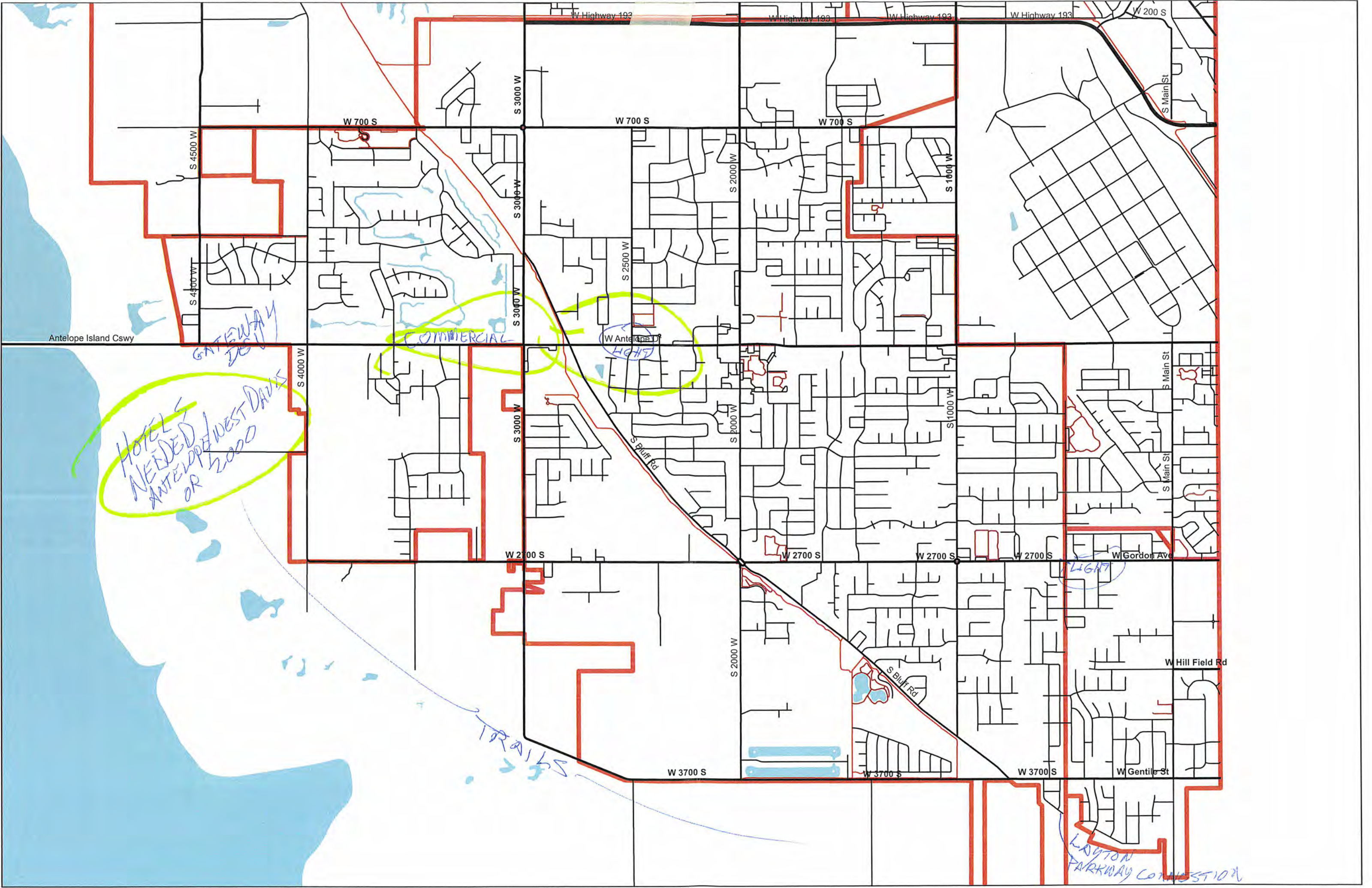
David St. Cook  
801 540 1711  
darook is dreamcast.net

Bike lane corridor  
No trail + gauge up  
Gentle









Antelope Island Cswy

GATEWAY

HOTELS NEEDED ANTELOPE WEST DAVIS OR 2000

COMMERCIAL

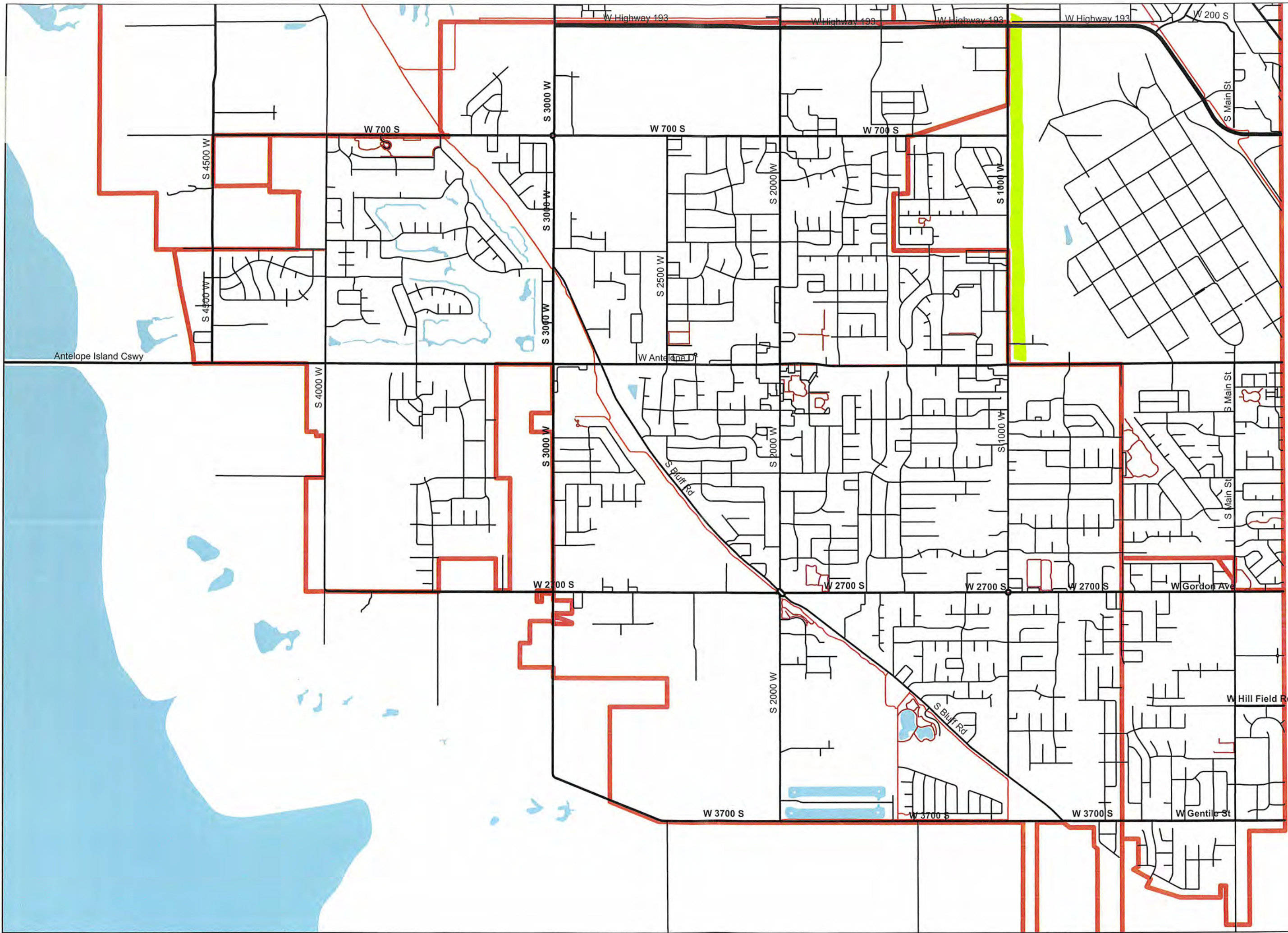
W Antelope Dr  
LIGHT

TRAILS

LIGHT

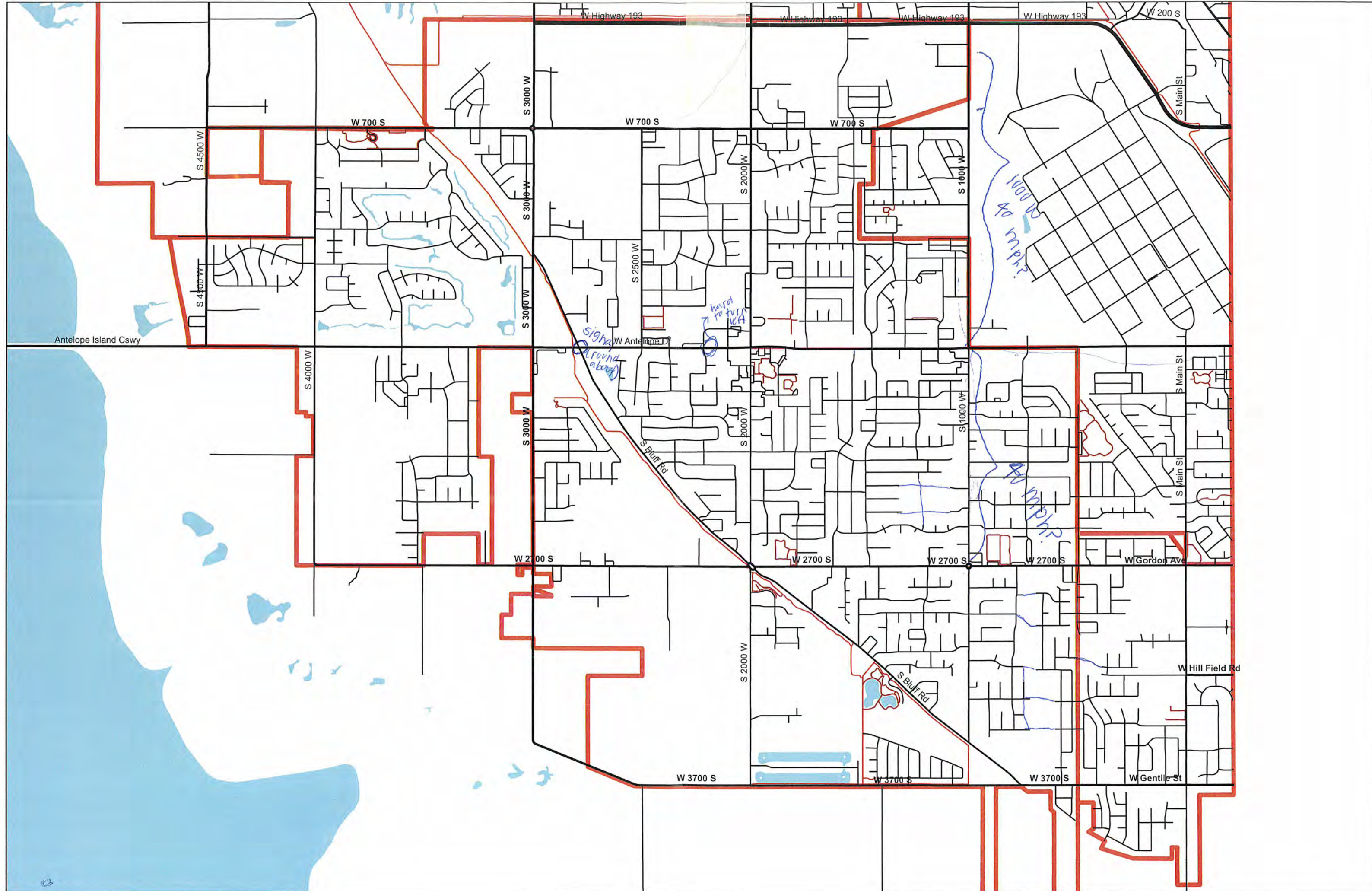
LADYTON PARKWAY CONNECTION





One thousand West North of Antelope on 1700 & needs drastic improvements, widening, crosswalks, better pavement - esthetics, if it is impossible to get out of driveway on 1000 or get onto the road creating major rush hours









# Economic Development

February 21, 2019 NO CLICKER SURVEYS



February 21, 2019

[illegible]



February 21, 2019

[illegible]

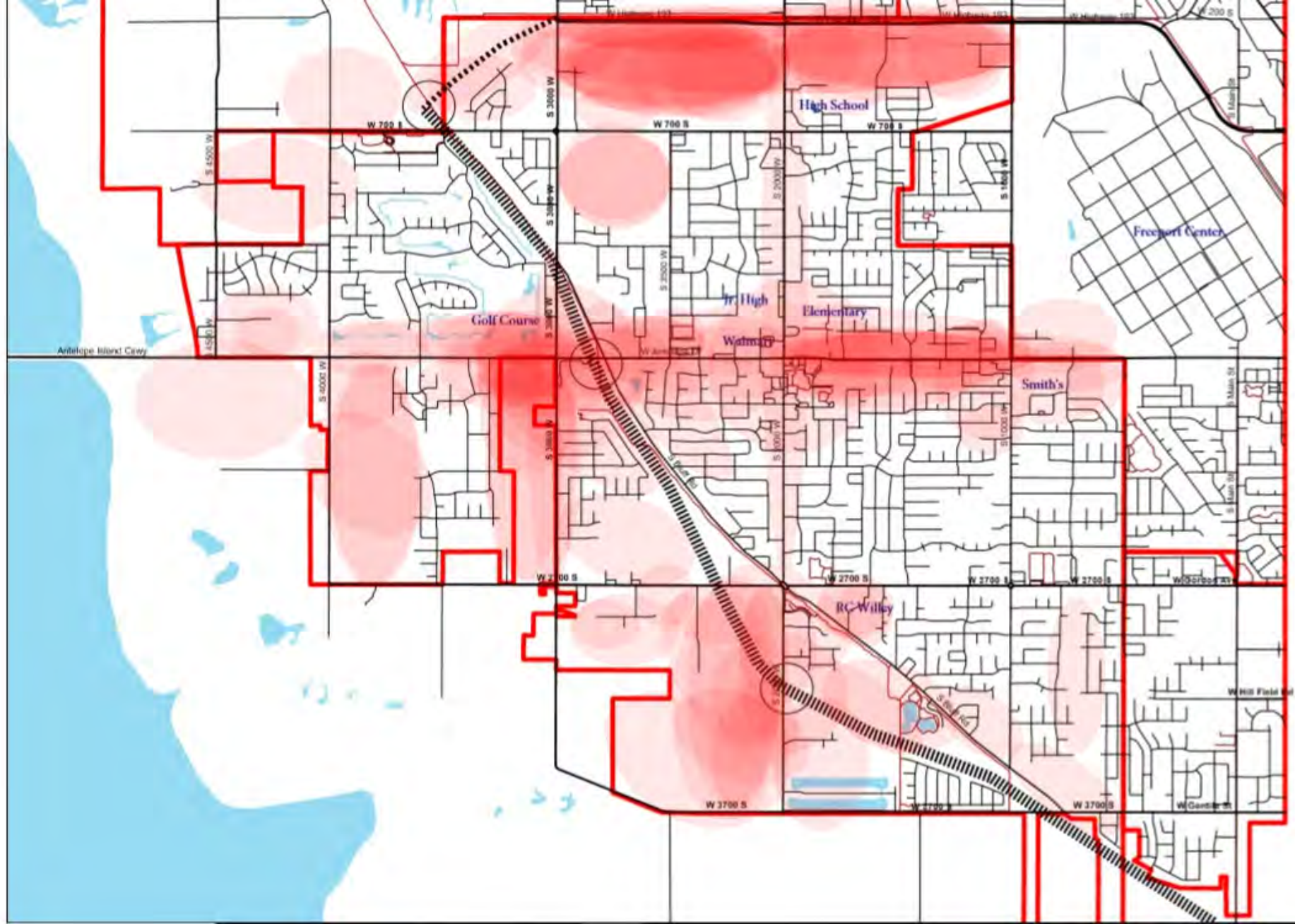


## Syracuse Vision 2050 Meeting Visitor's Roster

February 21, 2019

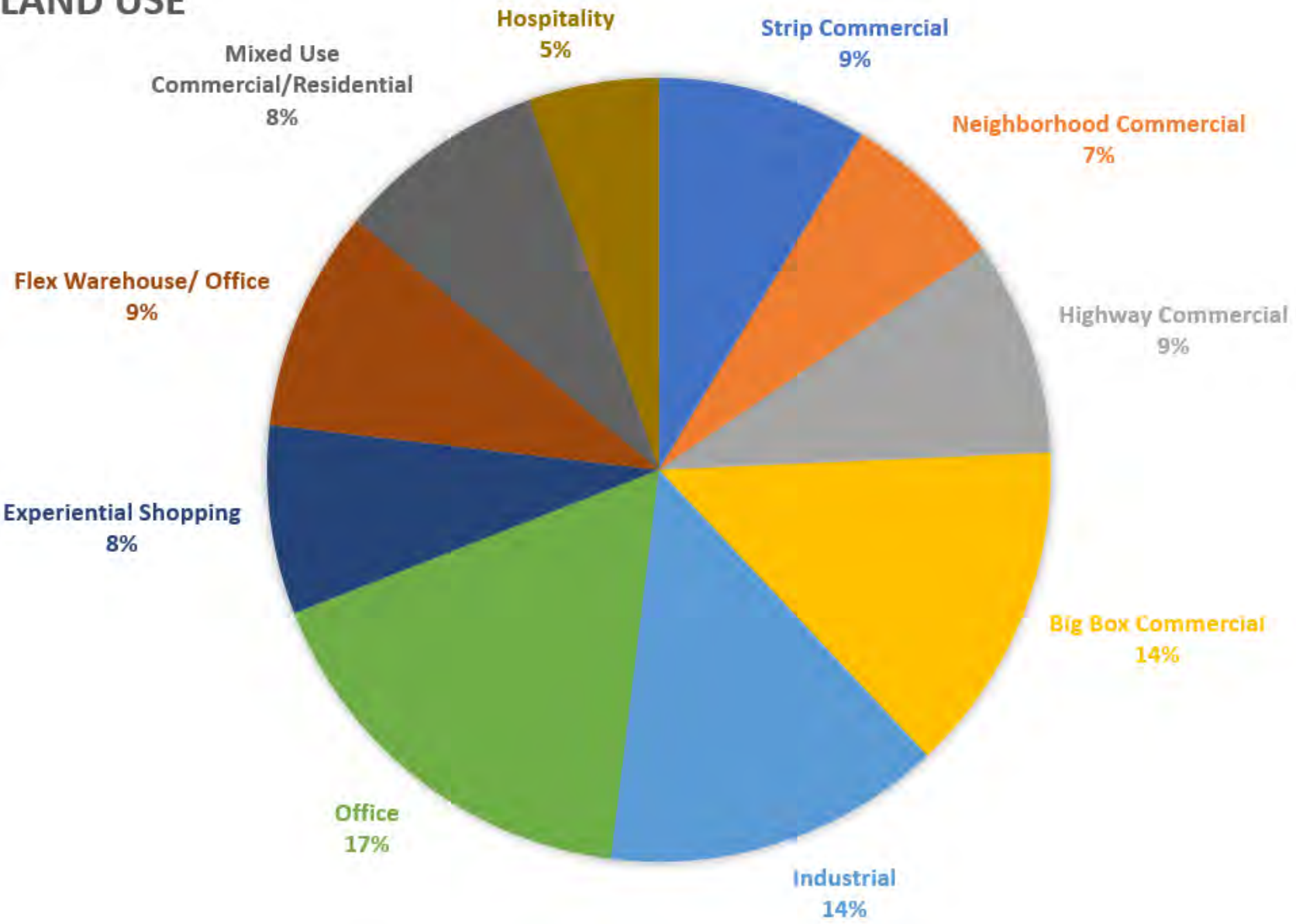
[illegible]







# AVERAGE LAND USE

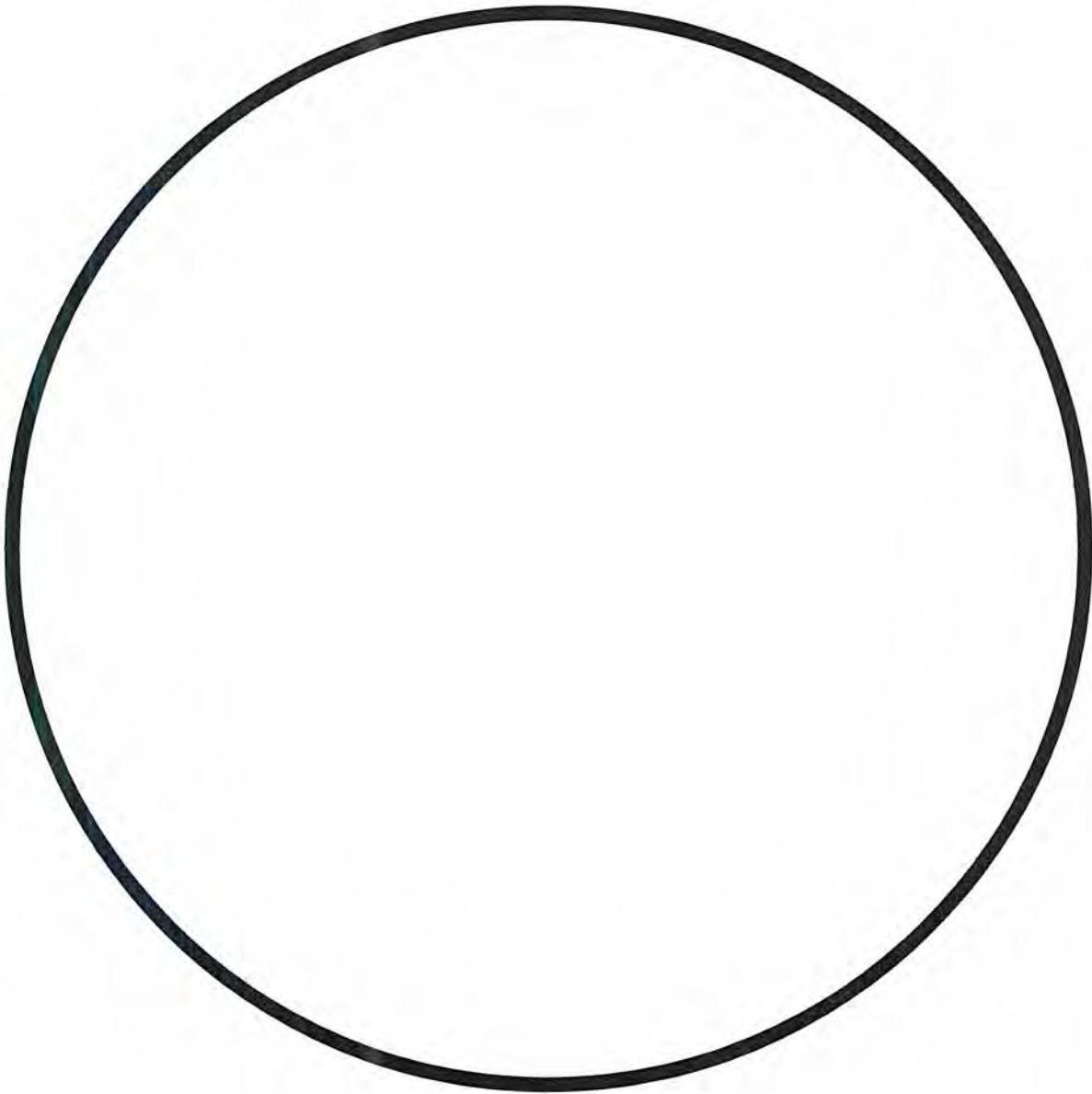




Type	%
Strip Commercial	0
Neighborhood Commercial	0
Highway Commercial	0
Big Box Commercial	1
Industrial	1
Office	2
Experiential Shopping	0
Flex Warehouse/Office	1
Mixed Use Commercial/Residential	0

Lowes, Home Depot, Costco  
Machine shops, molding, etc  
Medical, different services

Letting guys park/work out of their  
shop/storage.

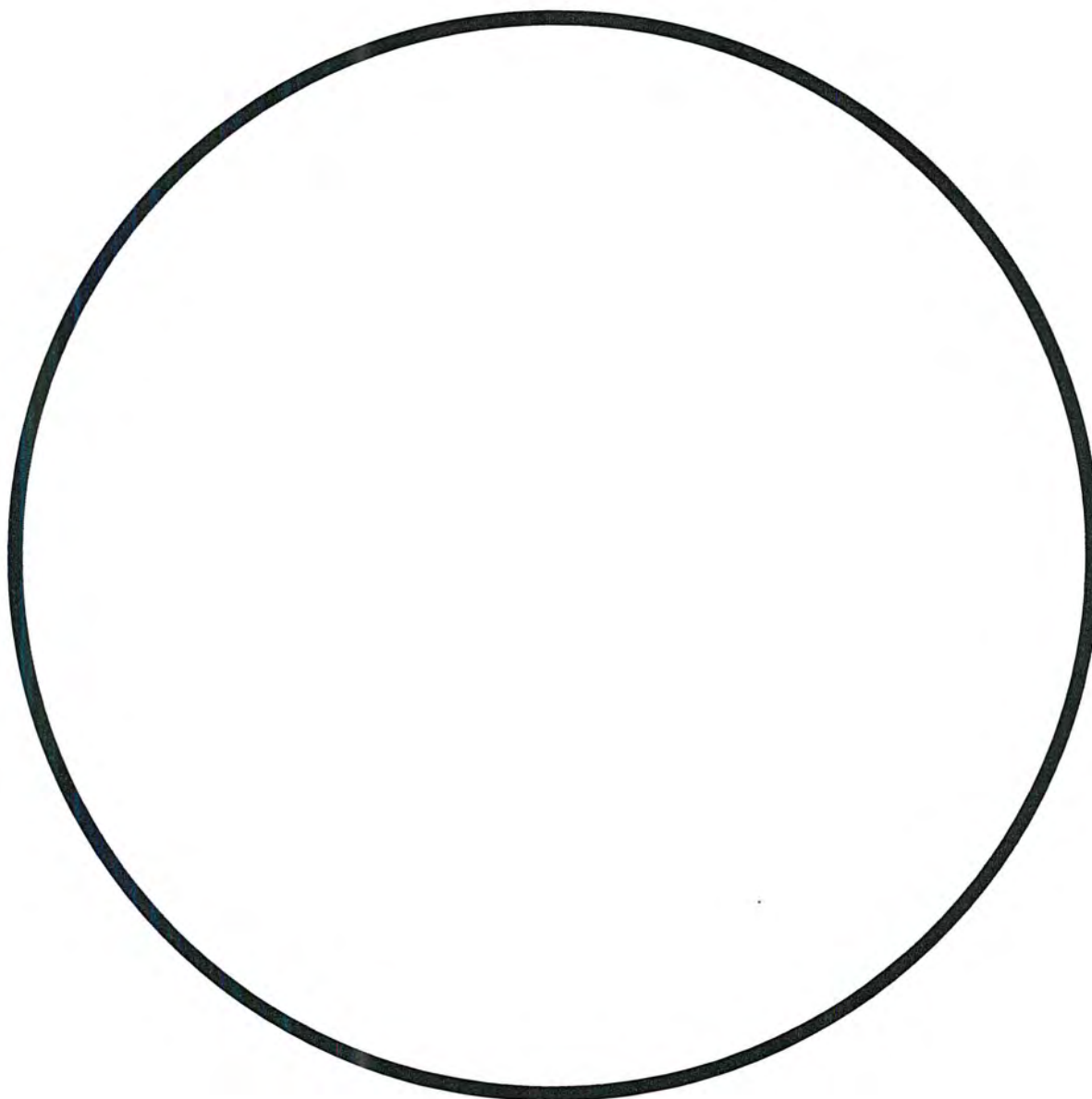




Type	%
Strip Commercial	12.5
Neighborhood Commercial	5
Highway Commercial	10
Big Box Commercial	25
Industrial	10
Office	5
Experiential Shopping	10
Flex Warehouse/Office	10
Mixed Use Commercial/Residential	12.5

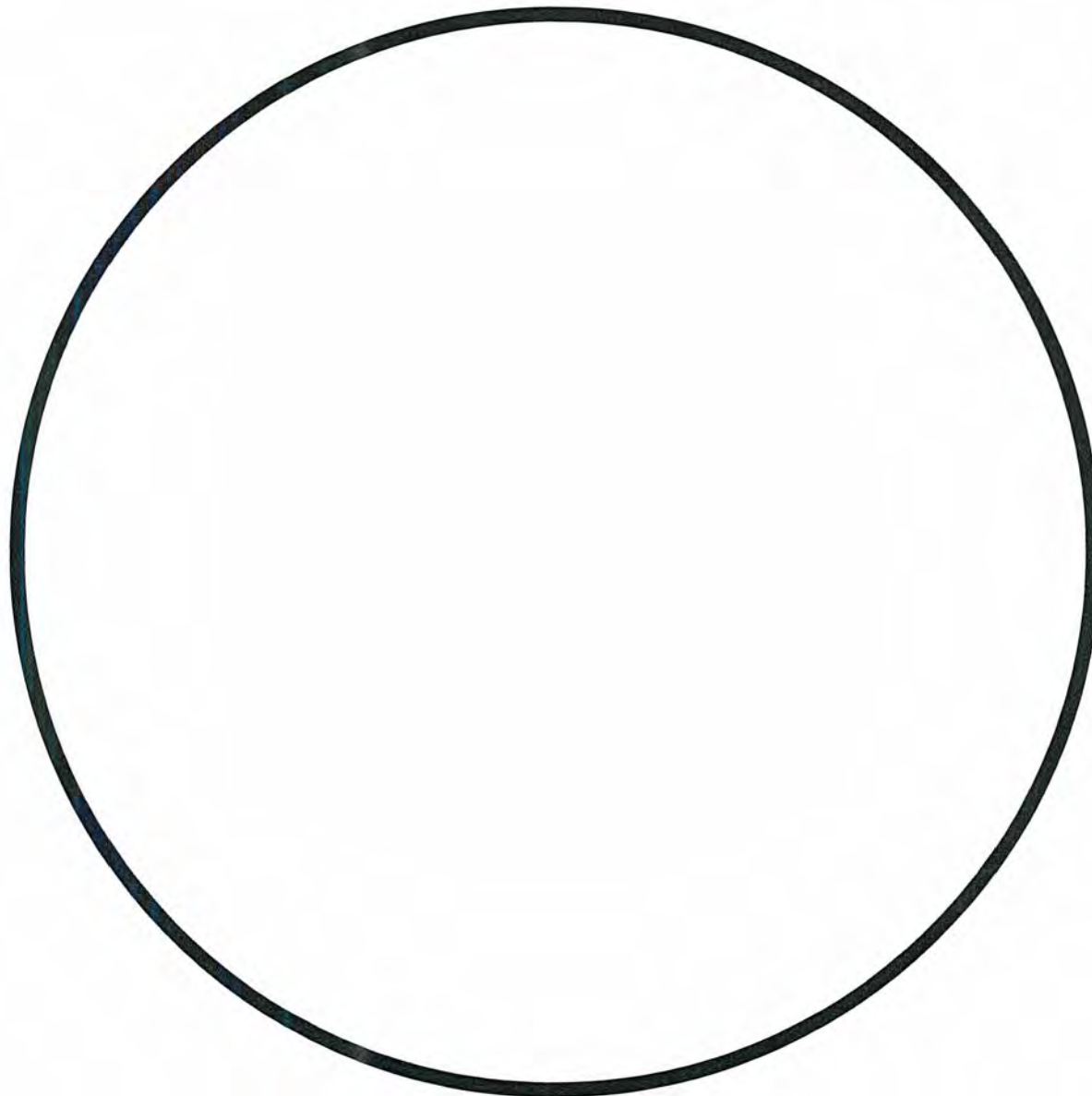
→ target, costco

= 105.1%



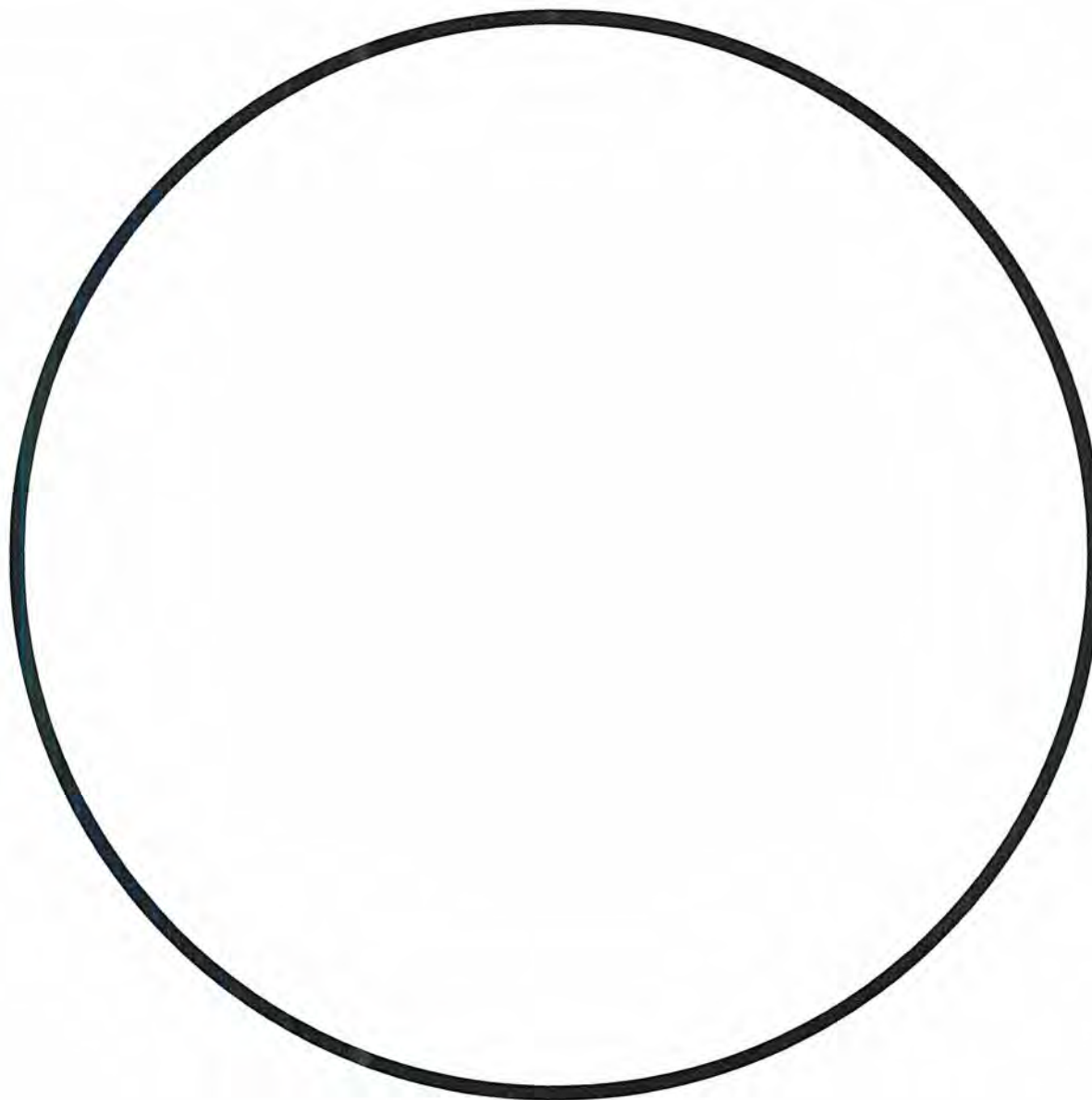


Type	%
Strip Commercial	10
Neighborhood Commercial	10
Highway Commercial	10
Big Box Commercial	10
Industrial	10
Office	20
Experiential Shopping	10
Flex Warehouse/Office	10
Mixed Use Commercial/Residential	10



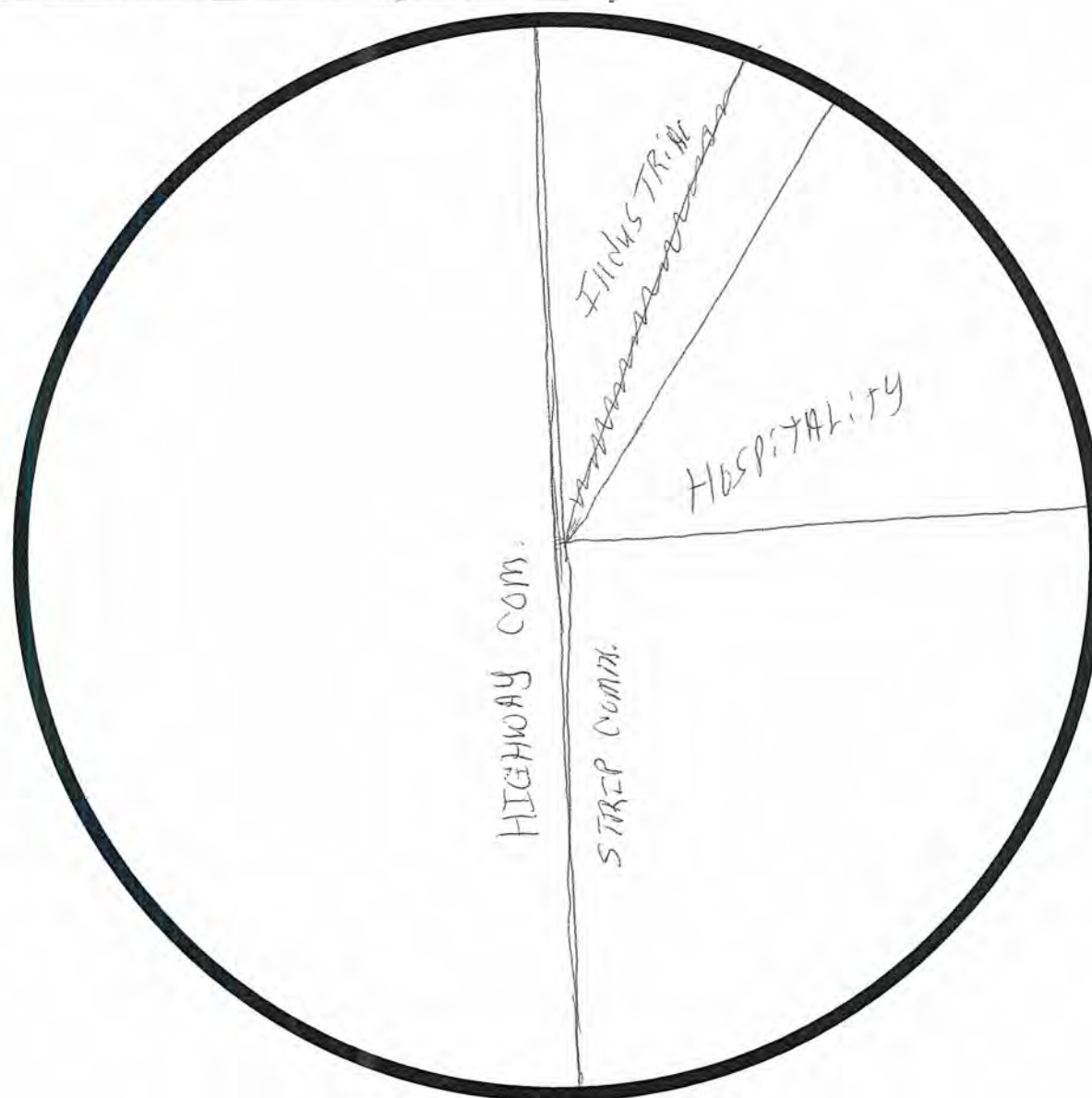


Type	%
Strip Commercial	10
Neighborhood Commercial	5
Highway Commercial	5
Big Box Commercial	20
Industrial	10
Office	10
Experiential Shopping	5
Flex Warehouse/Office	5
Mixed Use Commercial/Residential	30





Type	%
Strip Commercial	25%
Neighborhood Commercial	
Highway Commercial	50%
Big Box Commercial	
Industrial	12.5
Office	
Experiential Shopping	
Flex Warehouse/Office	
Mixed Use Commercial/Residential	
HOSPITALITY 12.5	

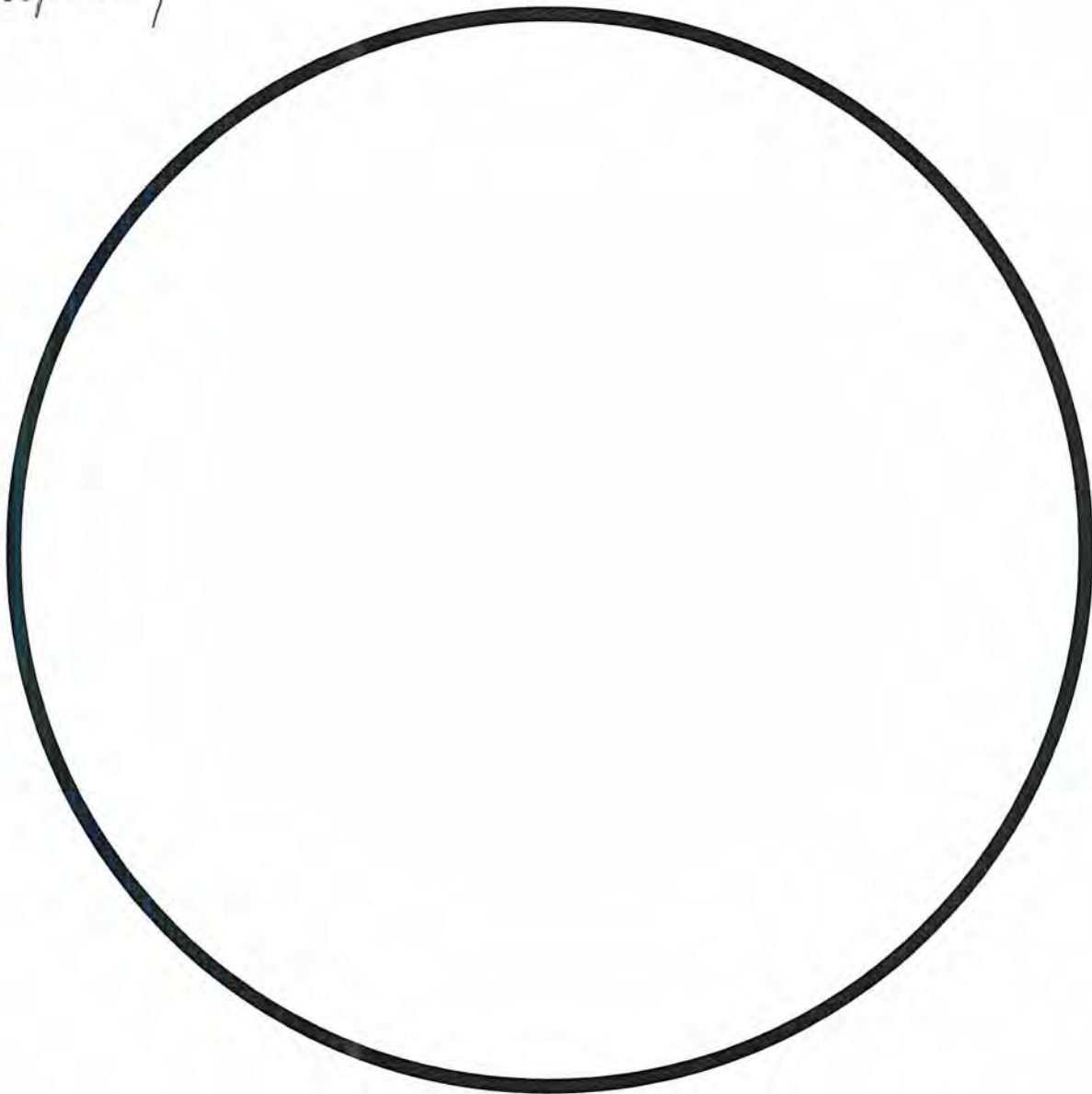




Type	%
Strip Commercial	
Neighborhood Commercial	10%
Highway Commercial	20%
Big Box Commercial	10%
Industrial	30%
Office	20%
Experiential Shopping	
Flex Warehouse/Office	
Mixed Use Commercial/Residential	

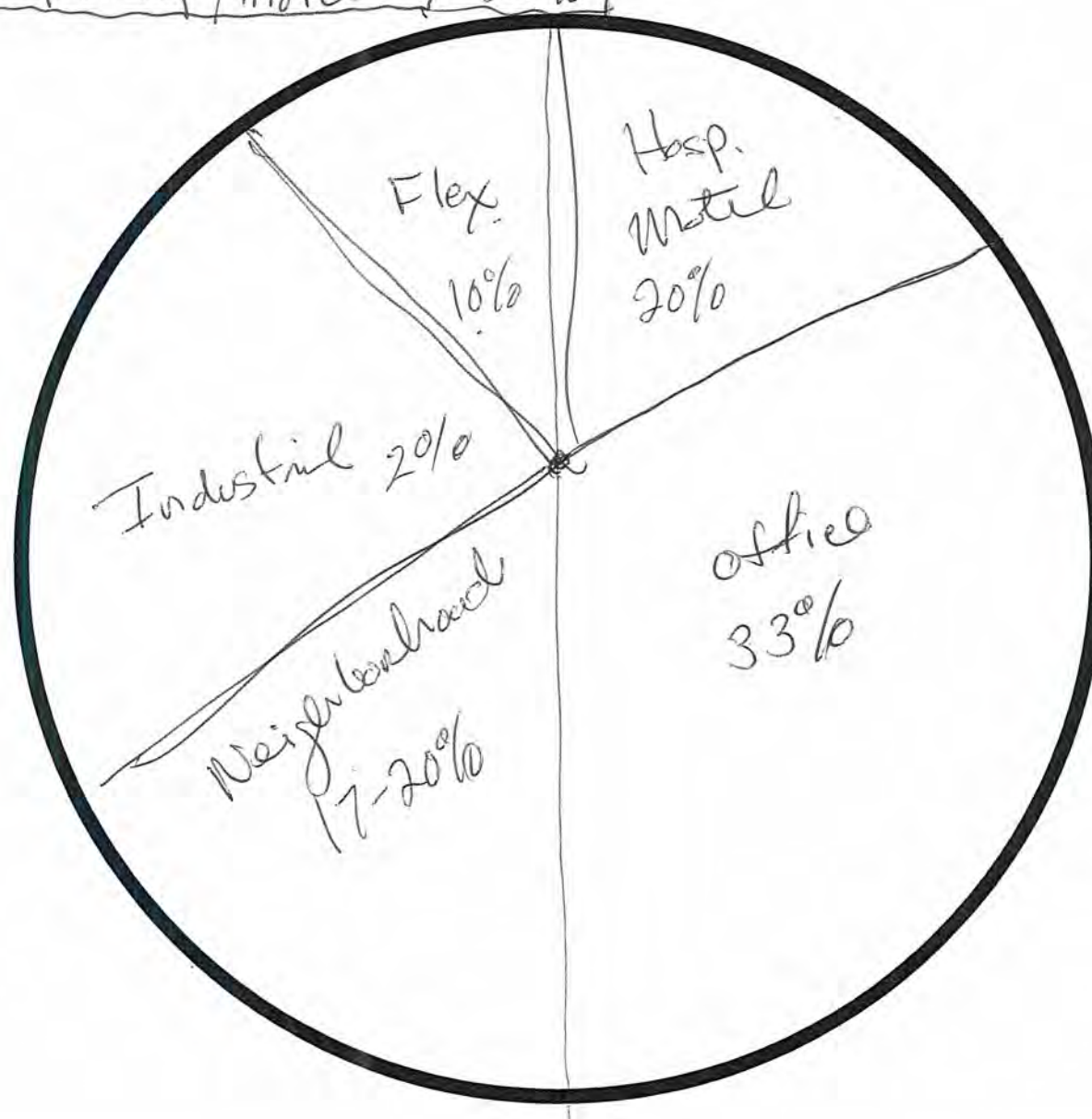
Hospitality

10%





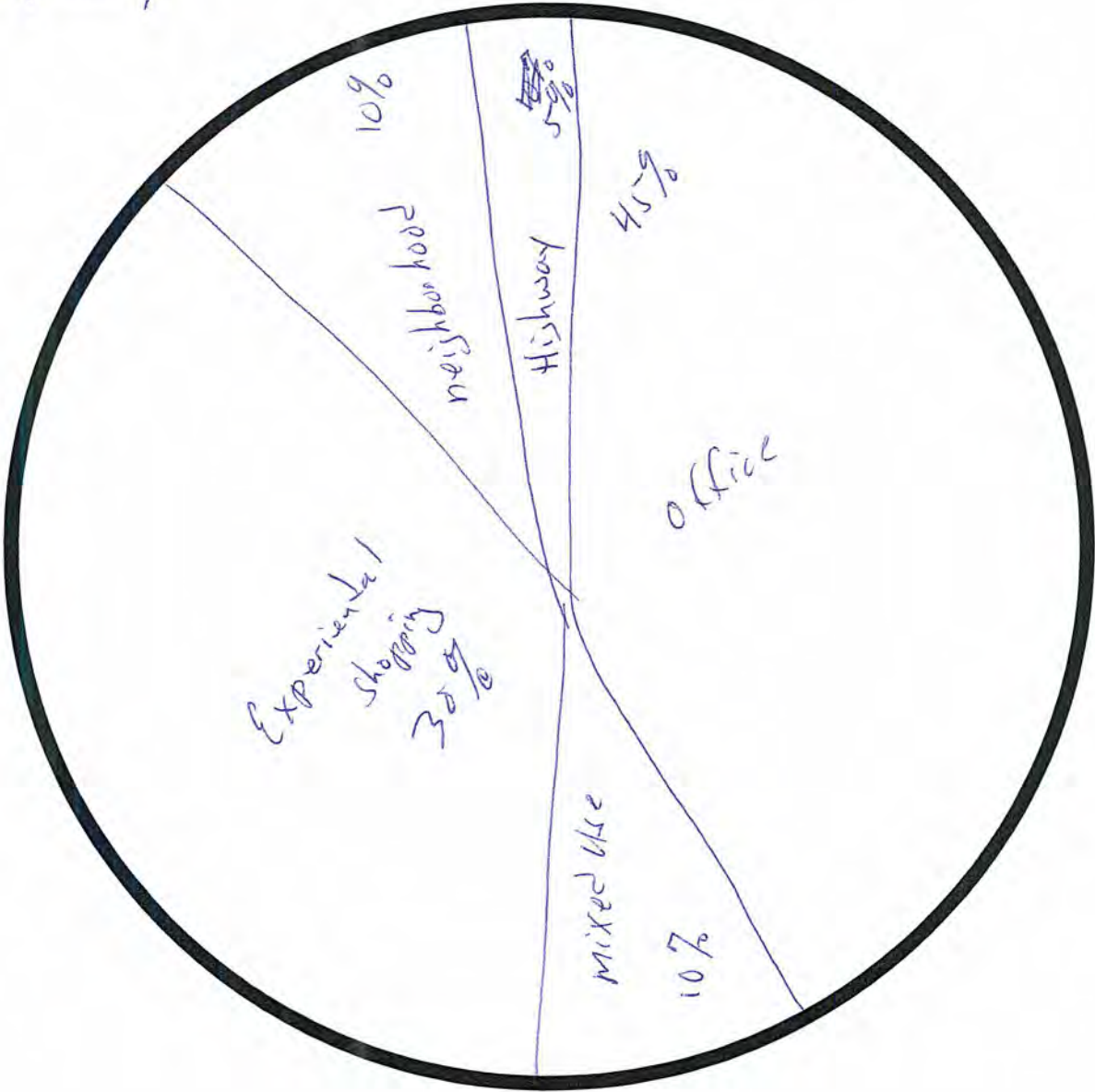
Type	%
Strip Commercial	
Neighborhood Commercial	17%
Highway Commercial	
Big Box Commercial	
Industrial	20%
Office	33%
Experiential Shopping	
Flex Warehouse/Office	10%
Mixed Use Commercial/Residential	
Hospitality / Motel	20%





Type	%
Strip Commercial	✓
Neighborhood Commercial	10
Highway Commercial	5
Big Box Commercial	✓
Industrial	✓
Office	45
Experiential Shopping	30
Flex Warehouse/Office	✓
Mixed Use Commercial/Residential	10

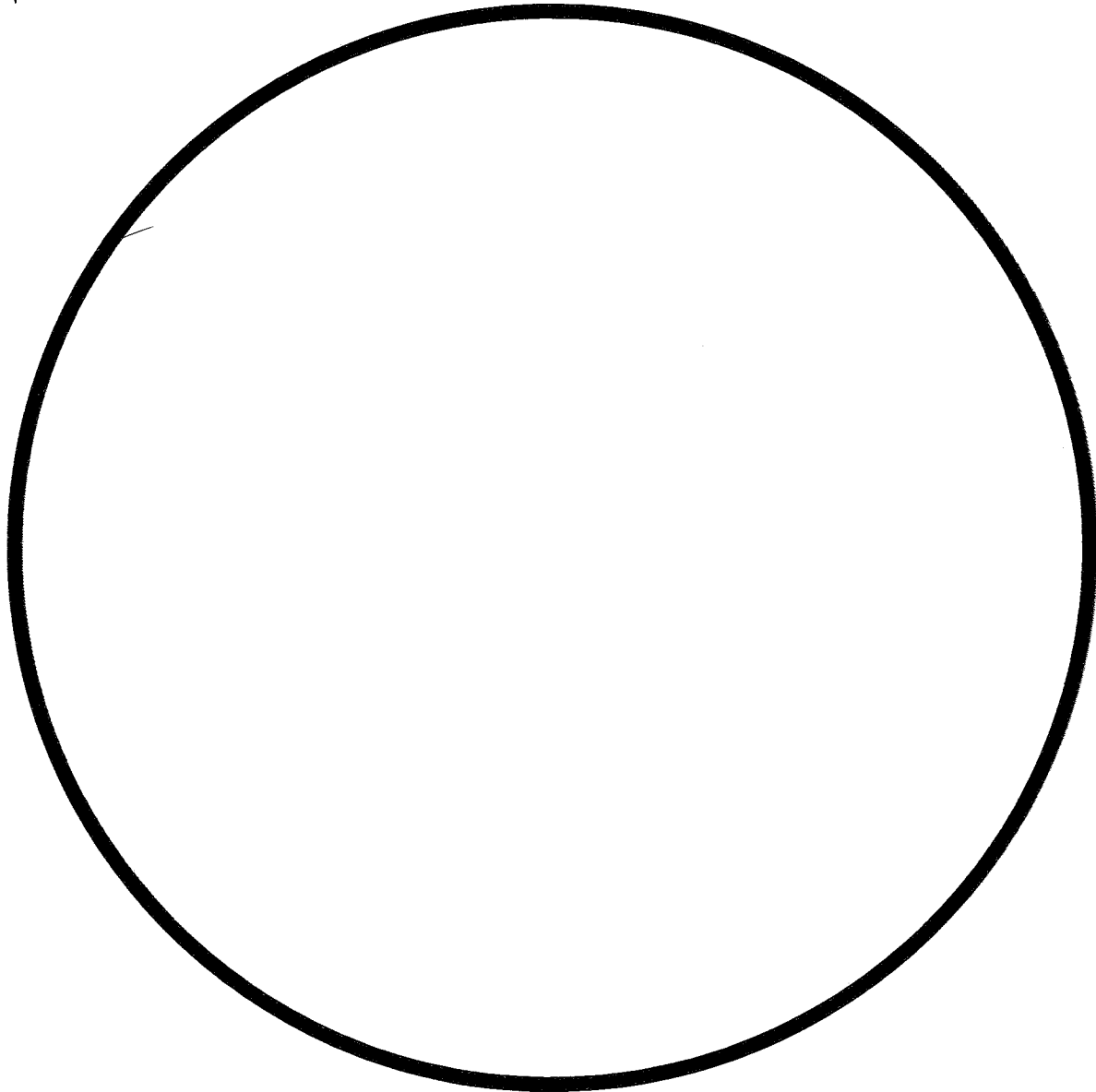
Hospitality.



Type	%
Strip Commercial	10
Neighborhood Commercial	5
Highway Commercial	<del>5</del> 7½
Big Box Commercial	<del>5</del> 7½
Industrial	10
Office	20
Experiential Shopping	10
Flex Warehouse/Office	10
Mixed Use Commercial/Residential	10

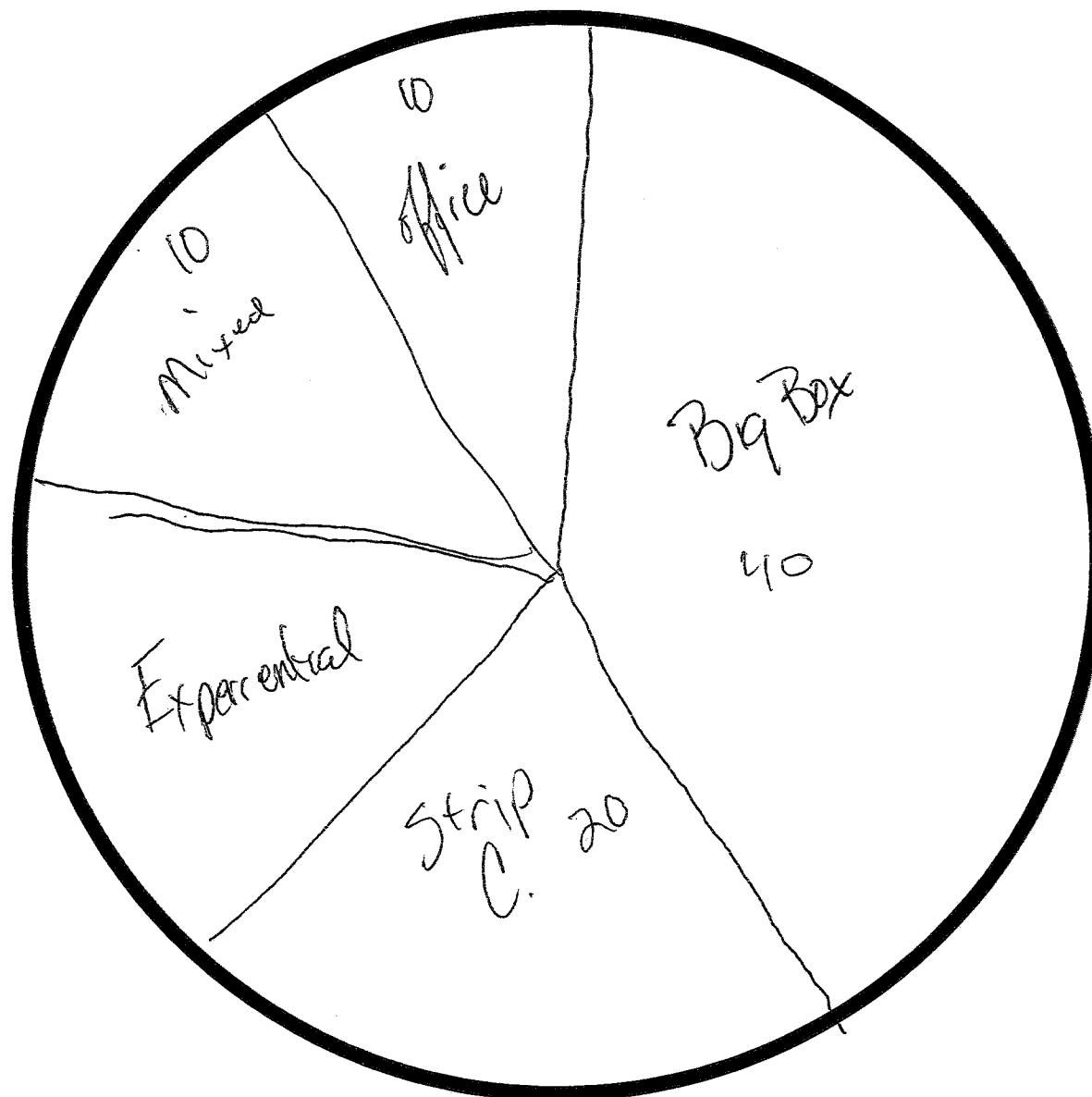
hospitality

10

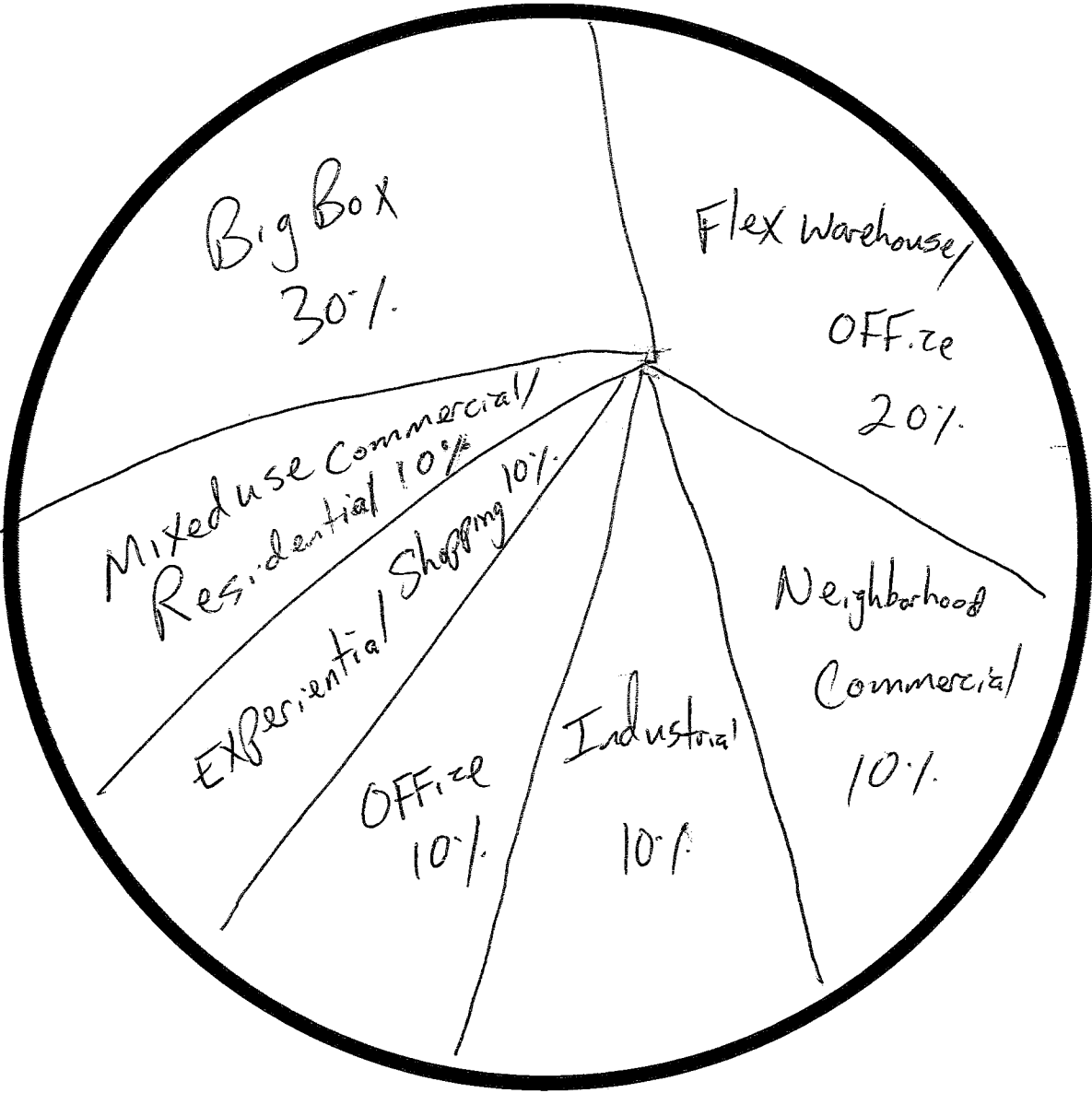




Type	%
Strip Commercial	<del>20</del> 10
Neighborhood Commercial	0
Highway Commercial	0
Big Box Commercial	<del>40</del> 40
Industrial	<del>5</del> 0
Office	10
Experiential Shopping	20
Flex Warehouse/Office	0 <del>10</del>
Mixed Use Commercial/Residential	10

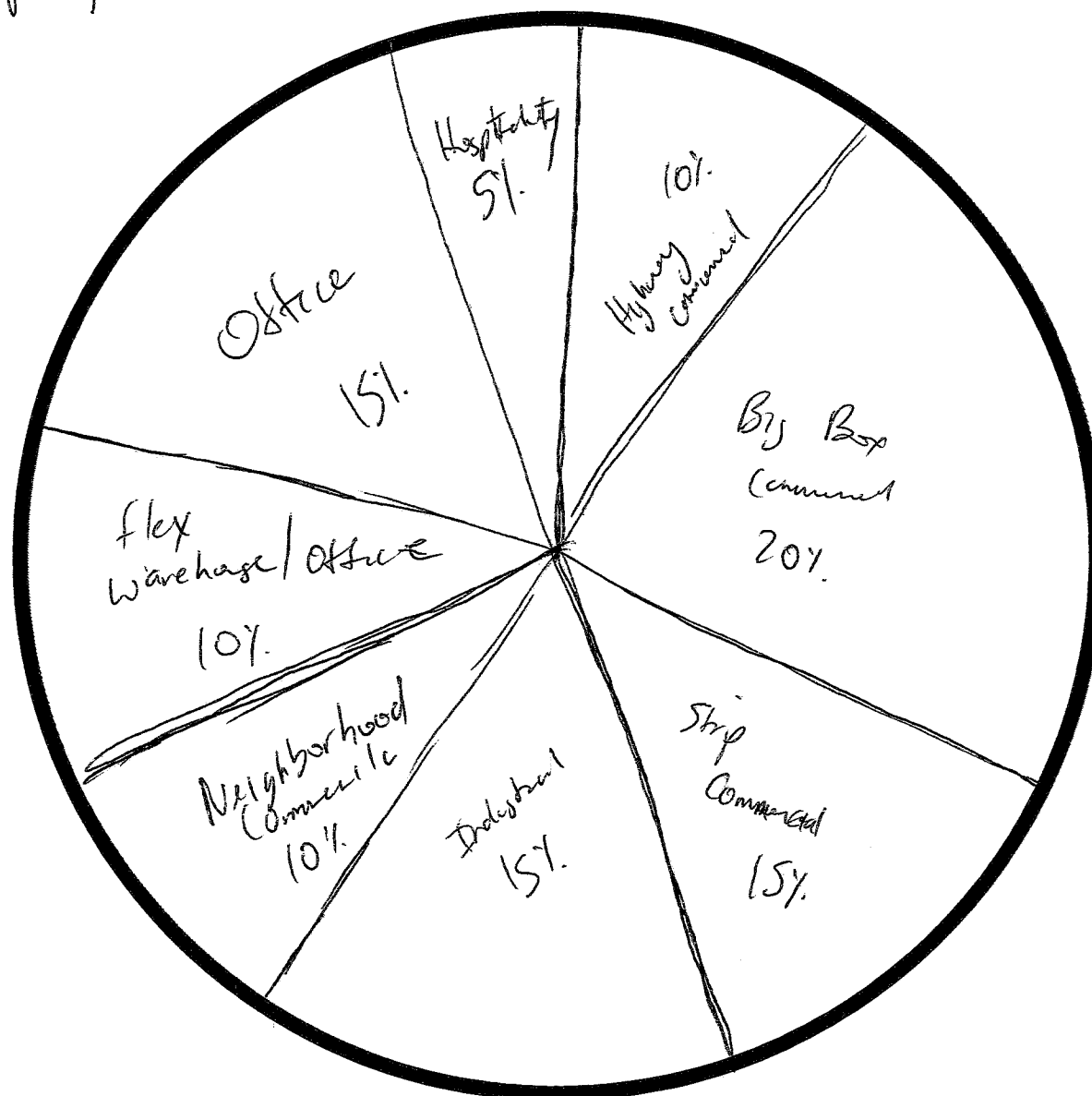


Type	%
Strip Commercial	0
Neighborhood Commercial	10
Highway Commercial	0
Big Box Commercial	<del>10</del> 30
Industrial	10
Office	<del>10</del> 20
Experiential Shopping	10
Flex Warehouse/Office	20
Mixed Use Commercial/Residential	10

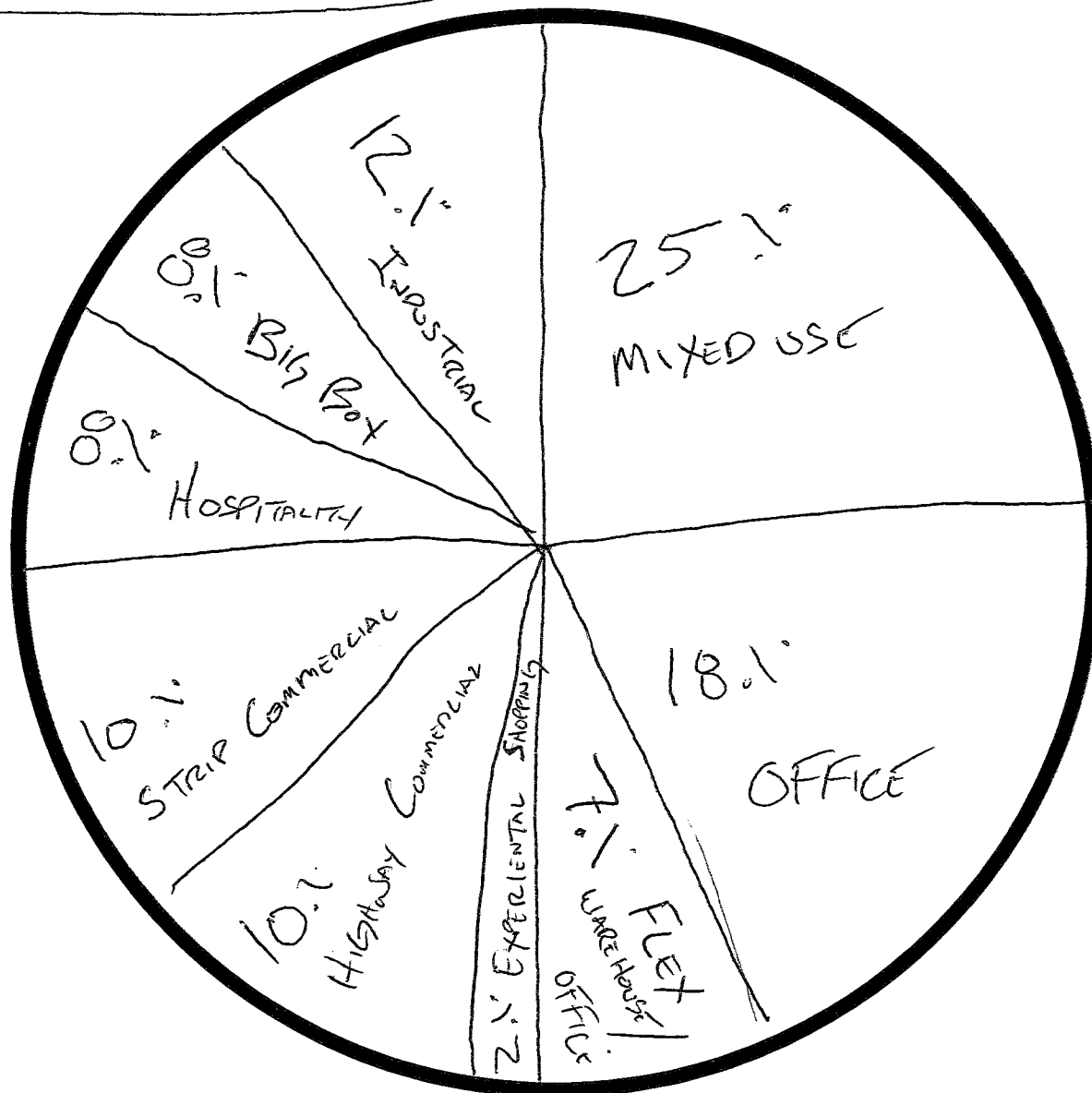




Type	%
Strip Commercial	15
Neighborhood Commercial	10%
Highway Commercial	10
Big Box Commercial	20
Industrial	15%
Office	15%
Experiential Shopping	0%
Flex Warehouse/Office	10%
Mixed Use Commercial/Residential	0%
Hospitality	5%

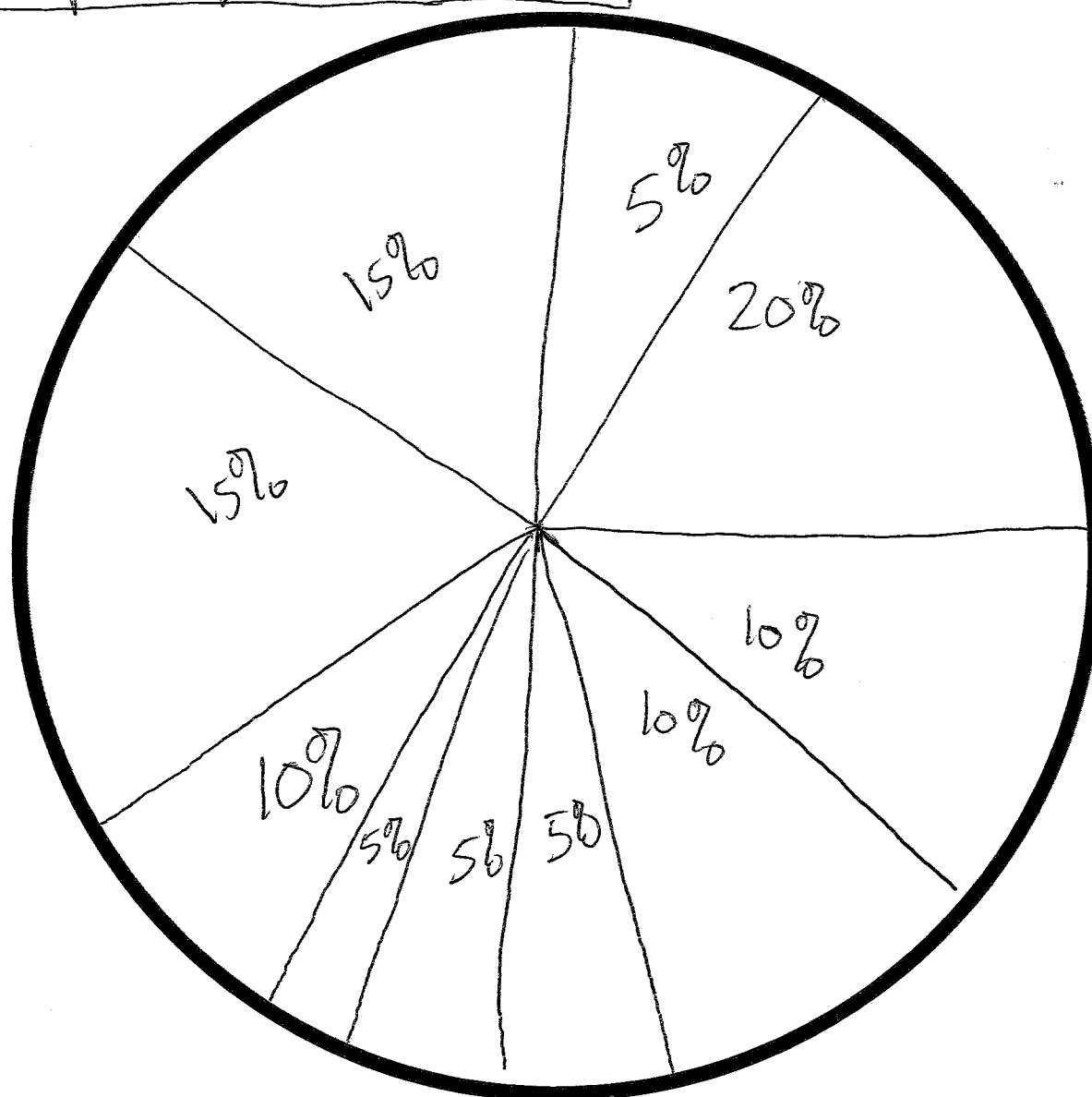


Type		
Strip Commercial	10	10
Neighborhood Commercial	0	0
Highway Commercial	10	10
Big Box Commercial	8	<del>8</del>
Industrial	12	<del>1</del>
Office	18	<del>8</del>
Experiential Shopping	2	2
Flex Warehouse/Office	7	<del>7</del>
Mixed Use Commercial/Residential	25	<del>25</del>
HOSPITALITY	8	<del>8</del>



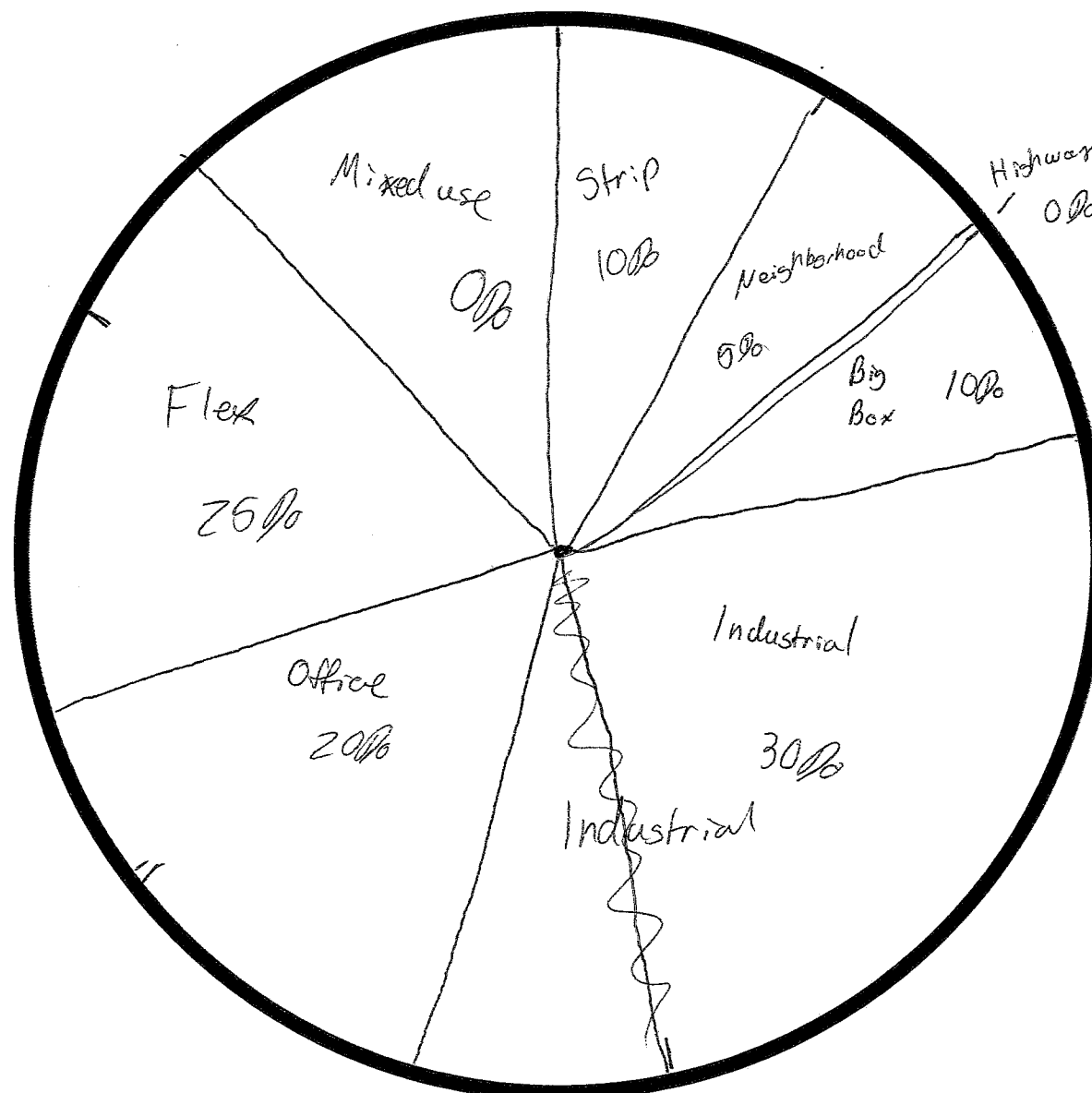


Type	%
Strip Commercial	5
Neighborhood Commercial	5
Highway Commercial	5
Big Box Commercial	5
Industrial	20
Office/ <del>Medical</del>	<del>5</del> 10
Experiential Shopping	10
Flex Warehouse/Office	10
Mixed Use Commercial/Residential	15
Hospitality	15



Type	%
Strip Commercial	10%
Neighborhood Commercial	5%
Highway Commercial	0
Big Box Commercial	10%
Industrial	30%
Office	20%
Experiential Shopping	0
Flex Warehouse/Office	25%
Mixed Use Commercial/Residential	0

Potentially be able to  
use new highway to isolate  
heavy traffic to West  
W of 2000W





Type	%
Strip Commercial	
Neighborhood Commercial	10
Highway Commercial	/
Big Box Commercial	20
Industrial	20
Office	20
Experiential Shopping	10
Flex Warehouse/Office	20
Mixed Use Commercial/Residential	

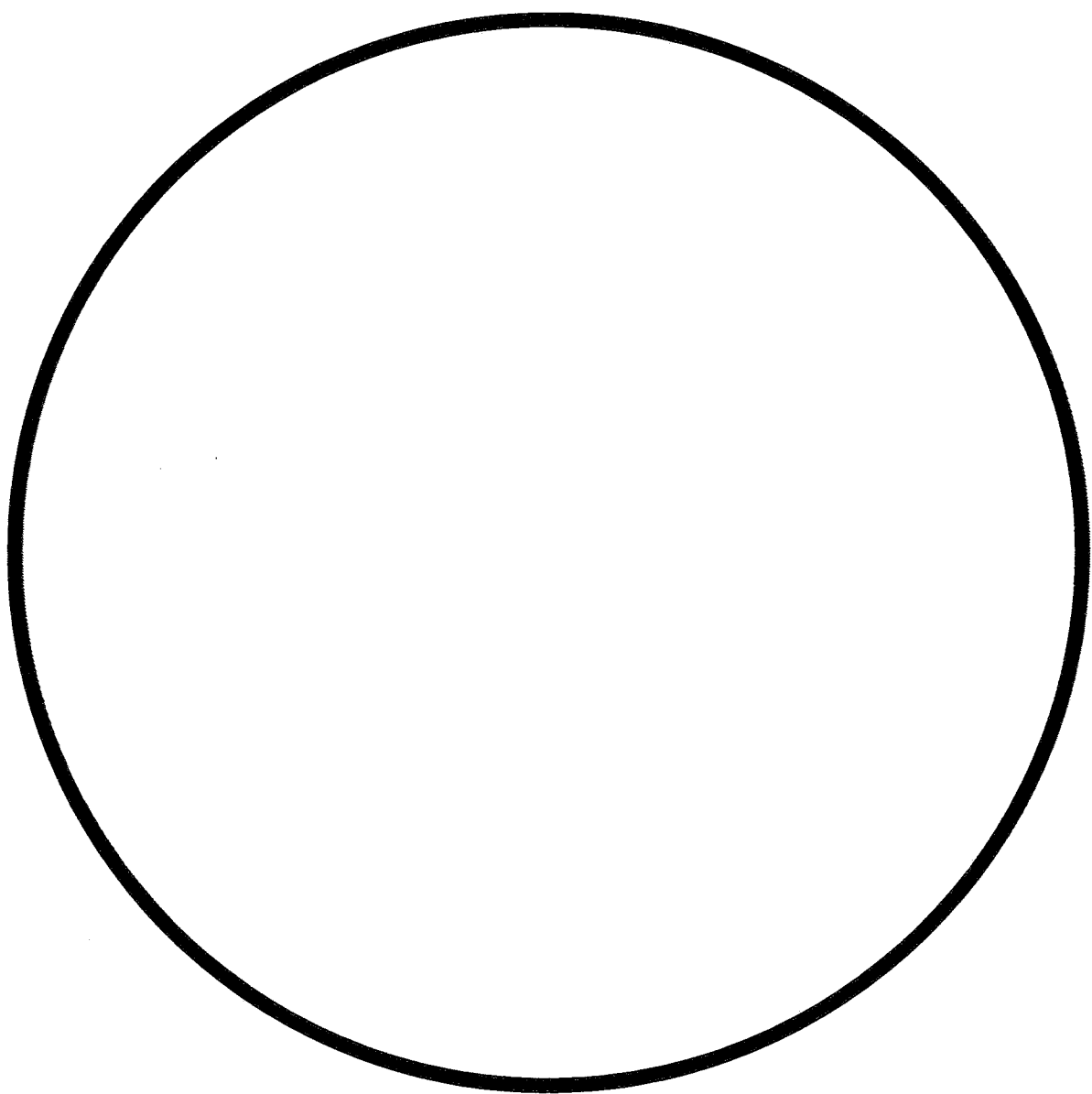
- keep our money here

- possibility to get other towns money

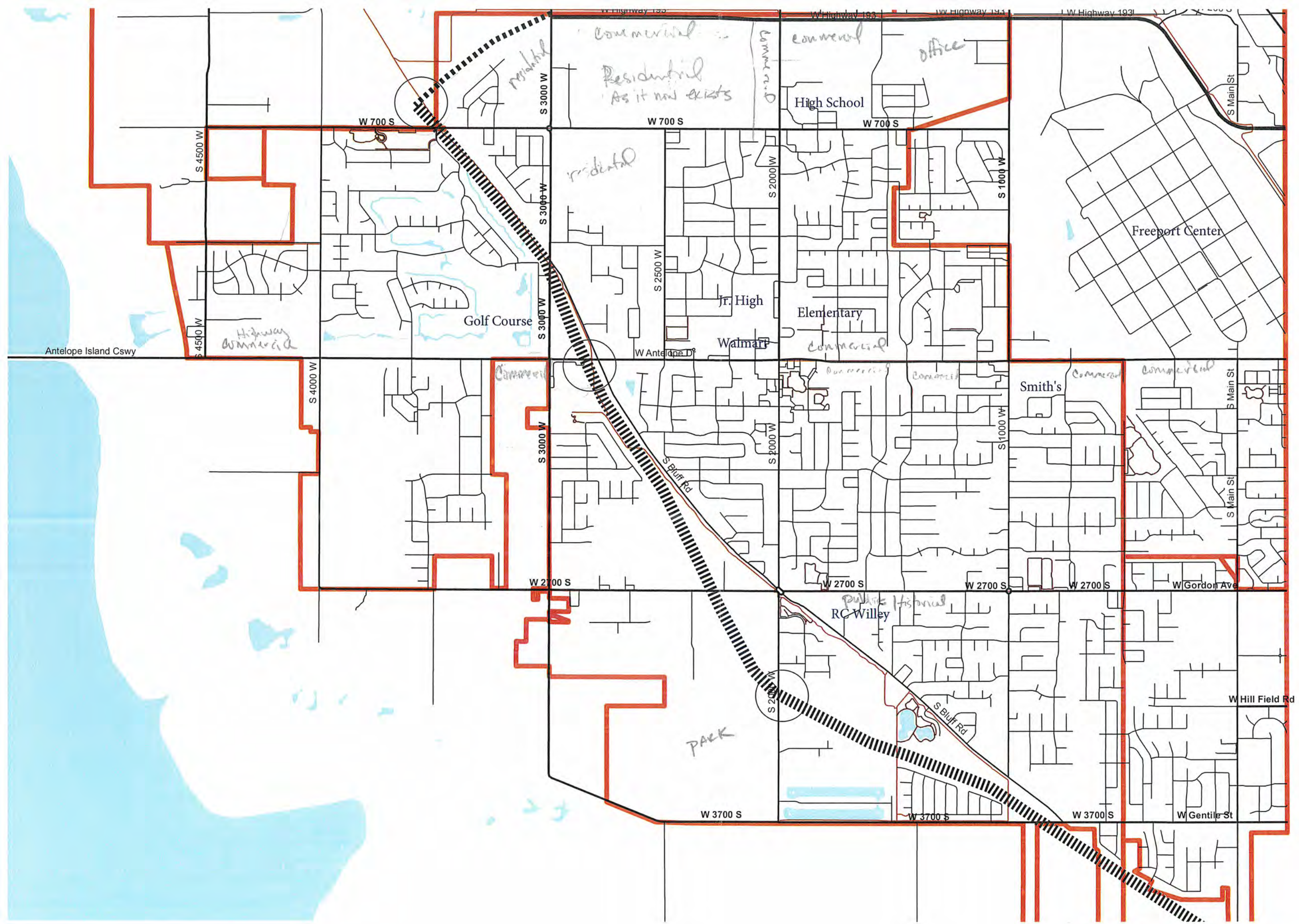
- Jobs  
services for our town - ability to get  
what we need  
here

- utilize bike path  
+ Antelope Island  
as destination

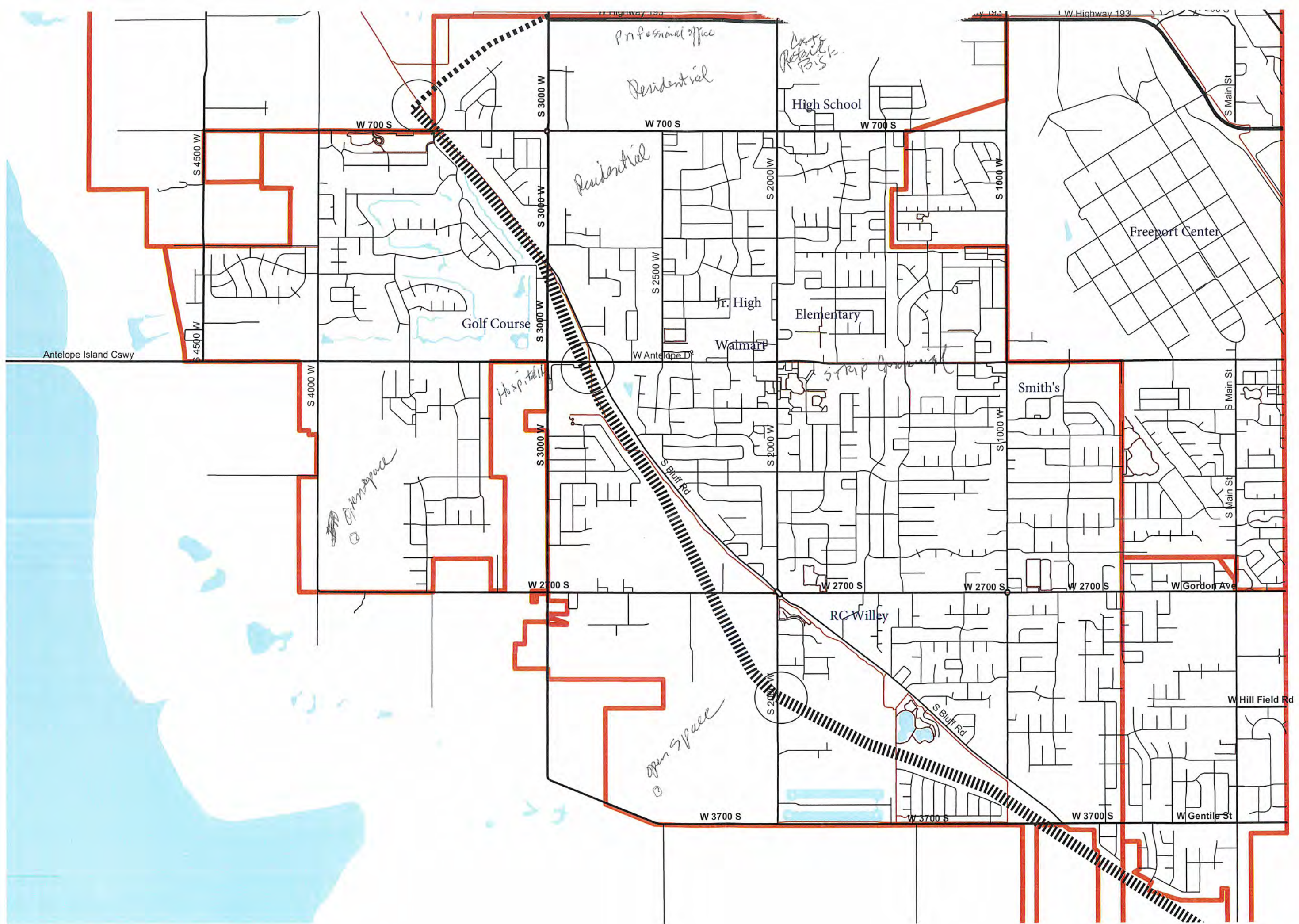
- Jobs



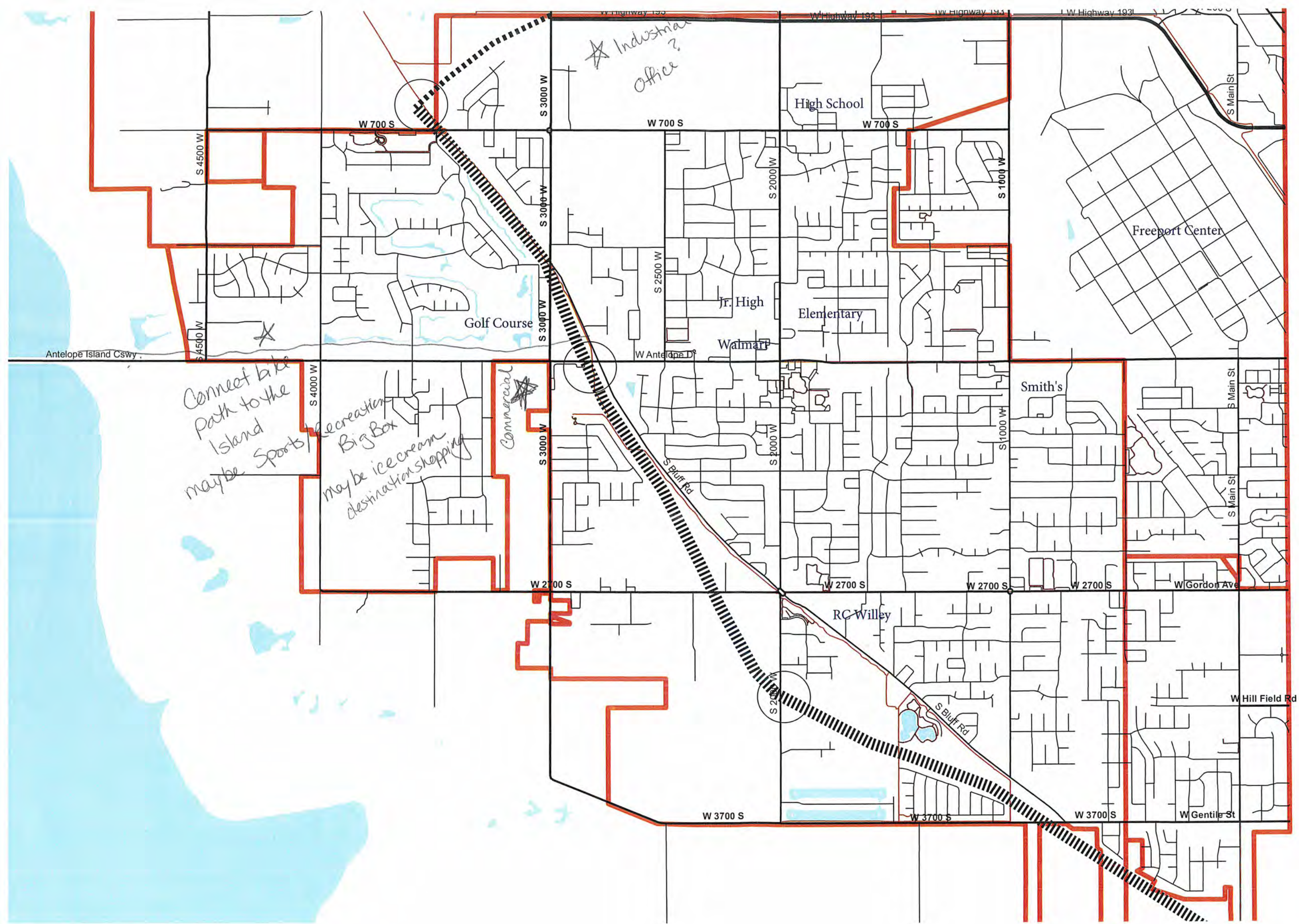




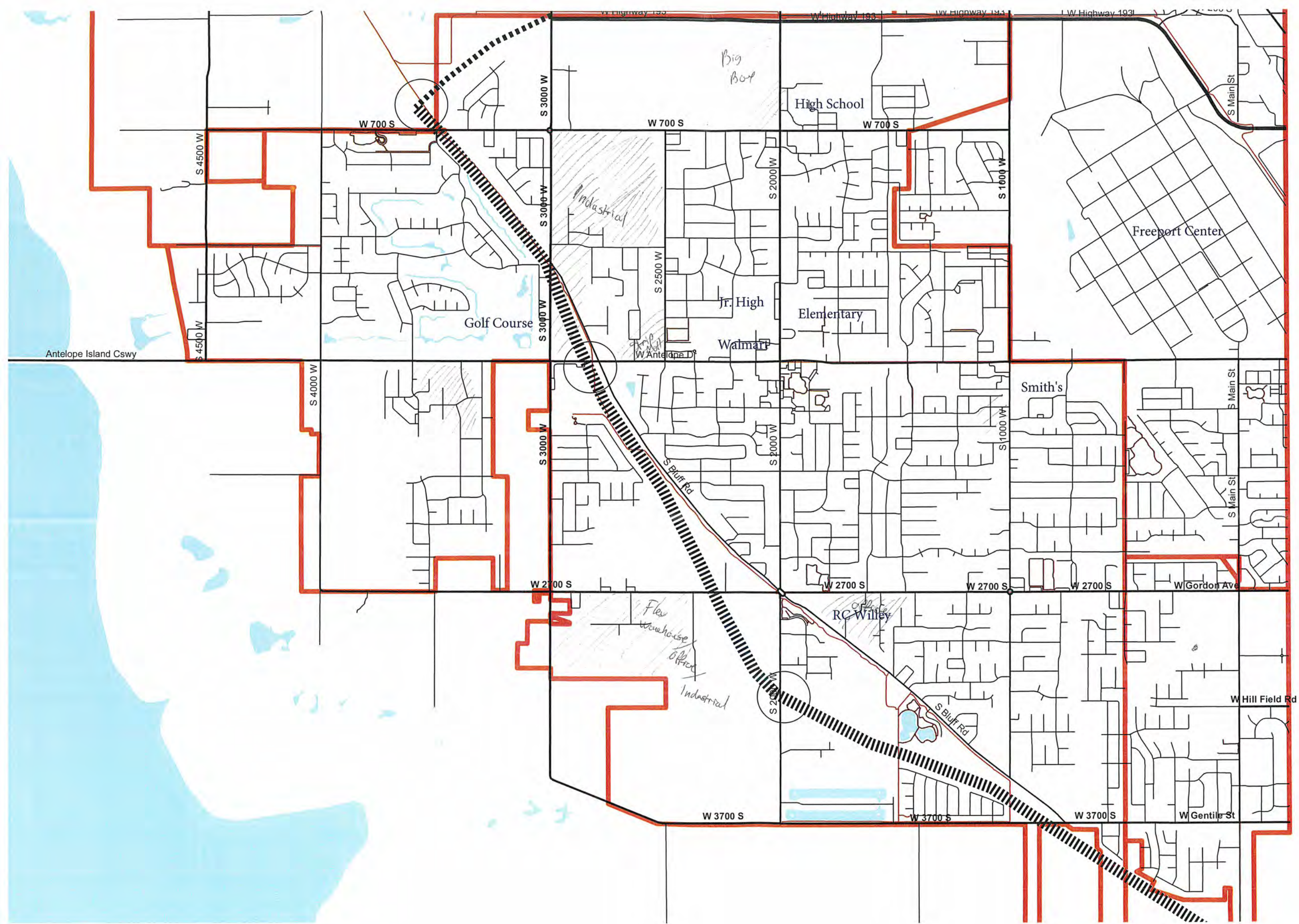




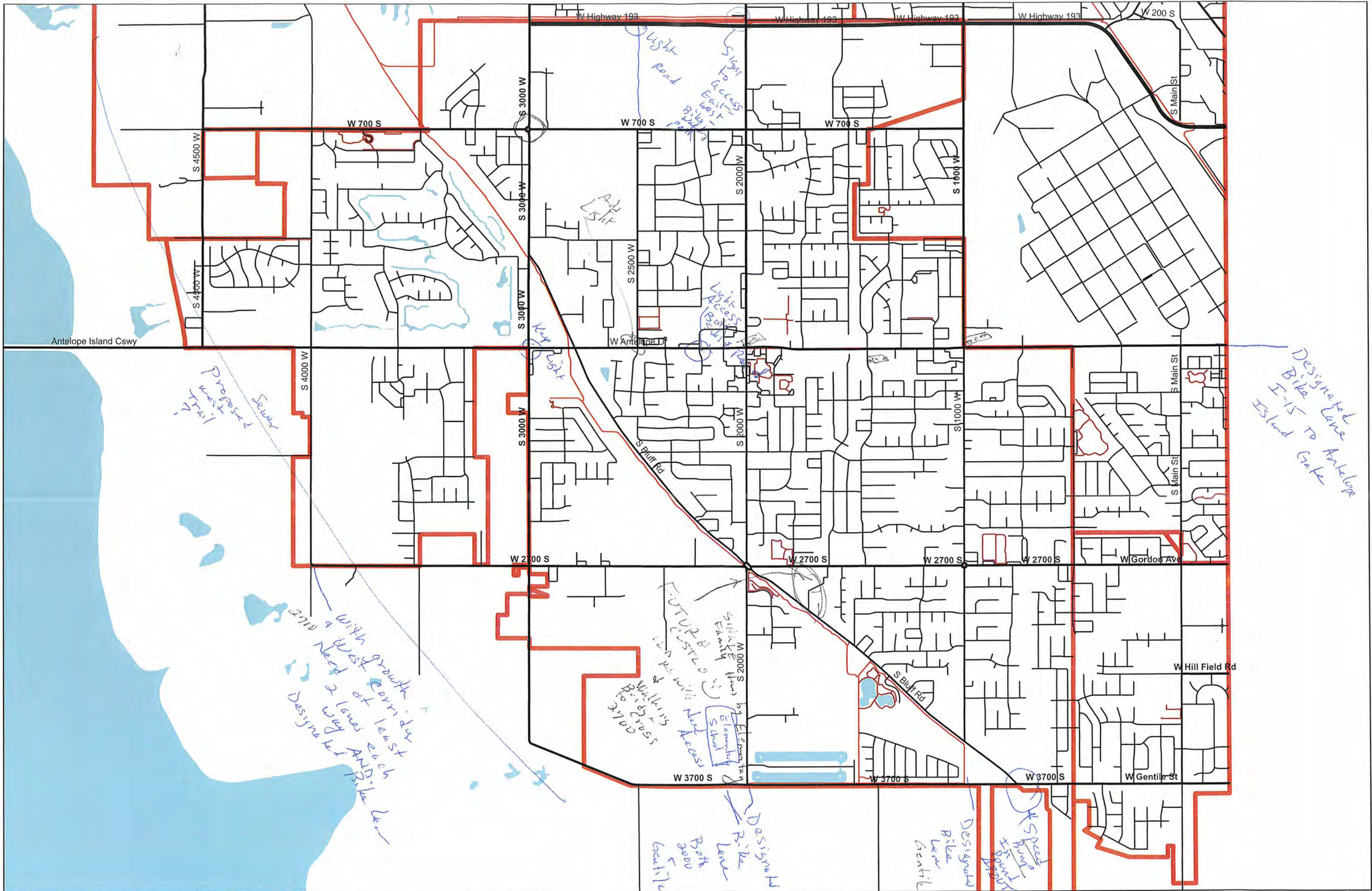




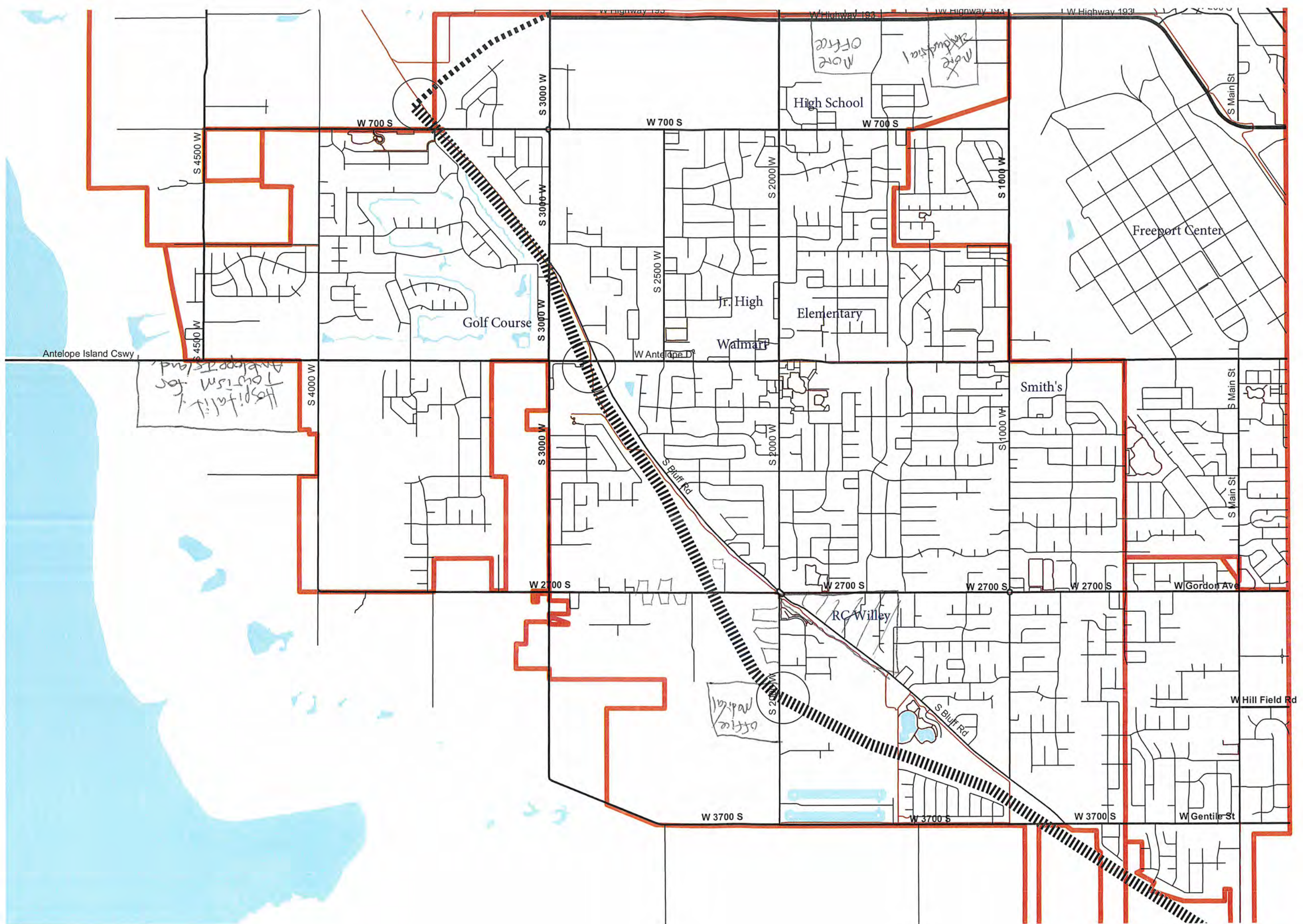




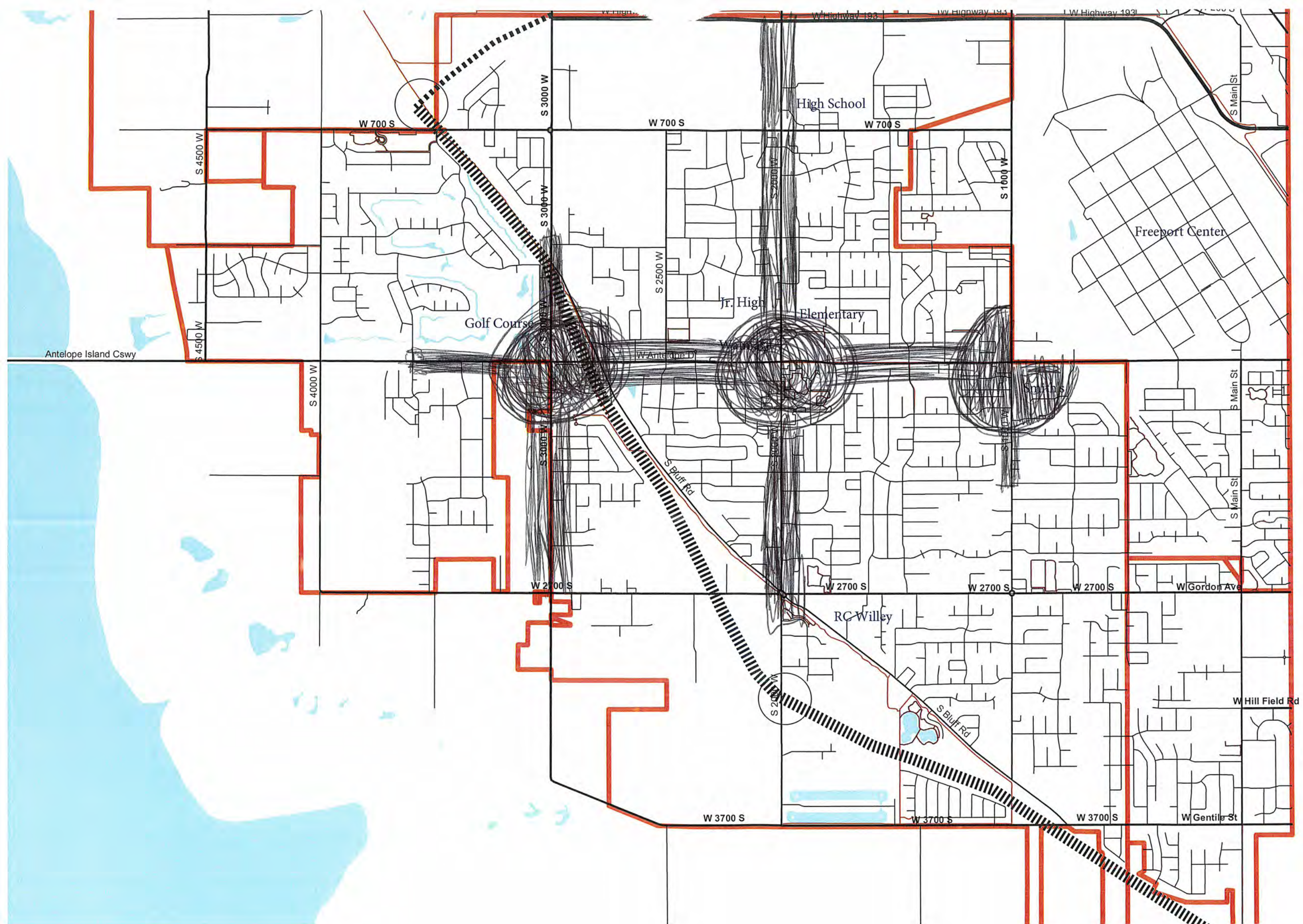




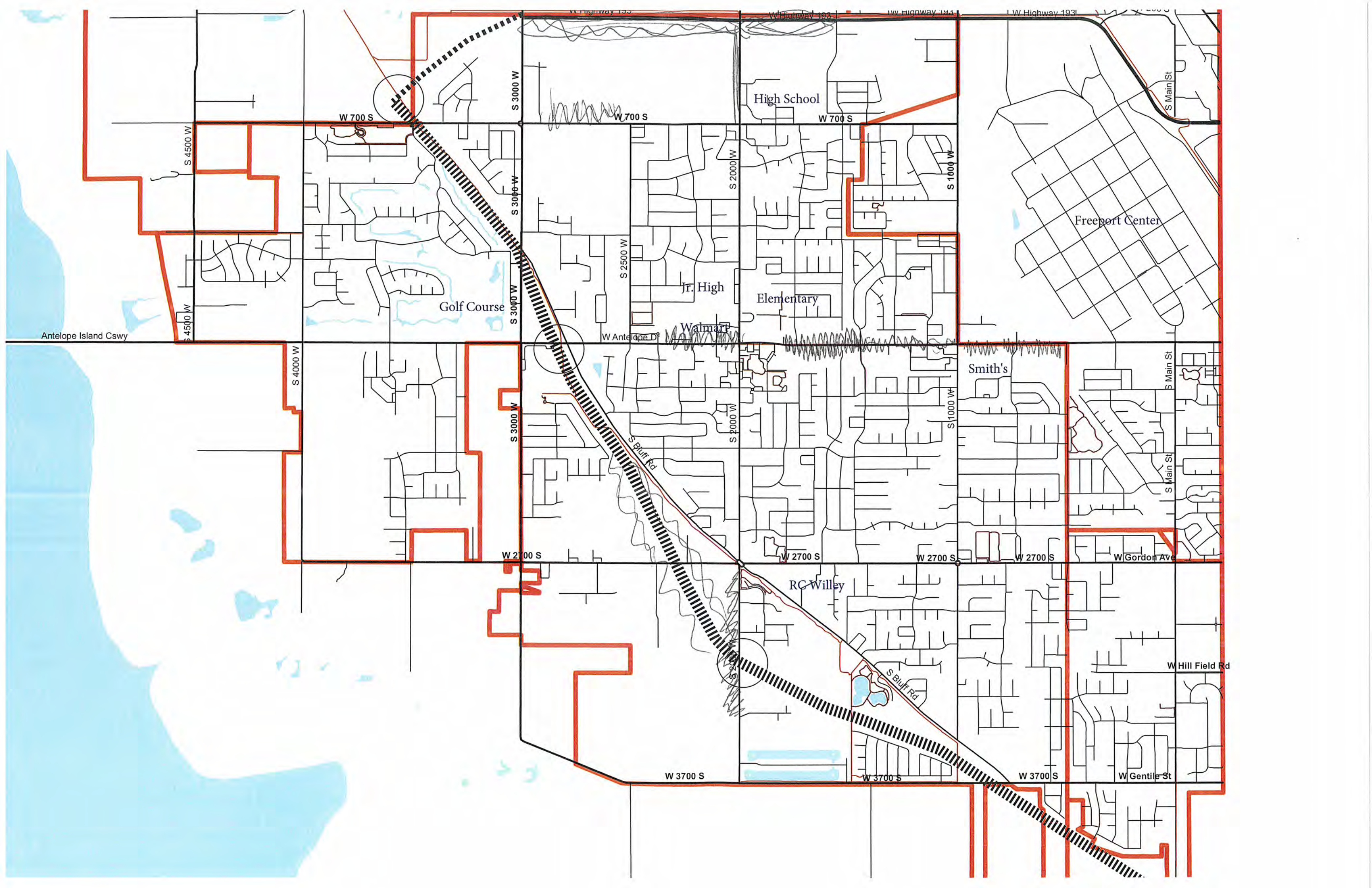




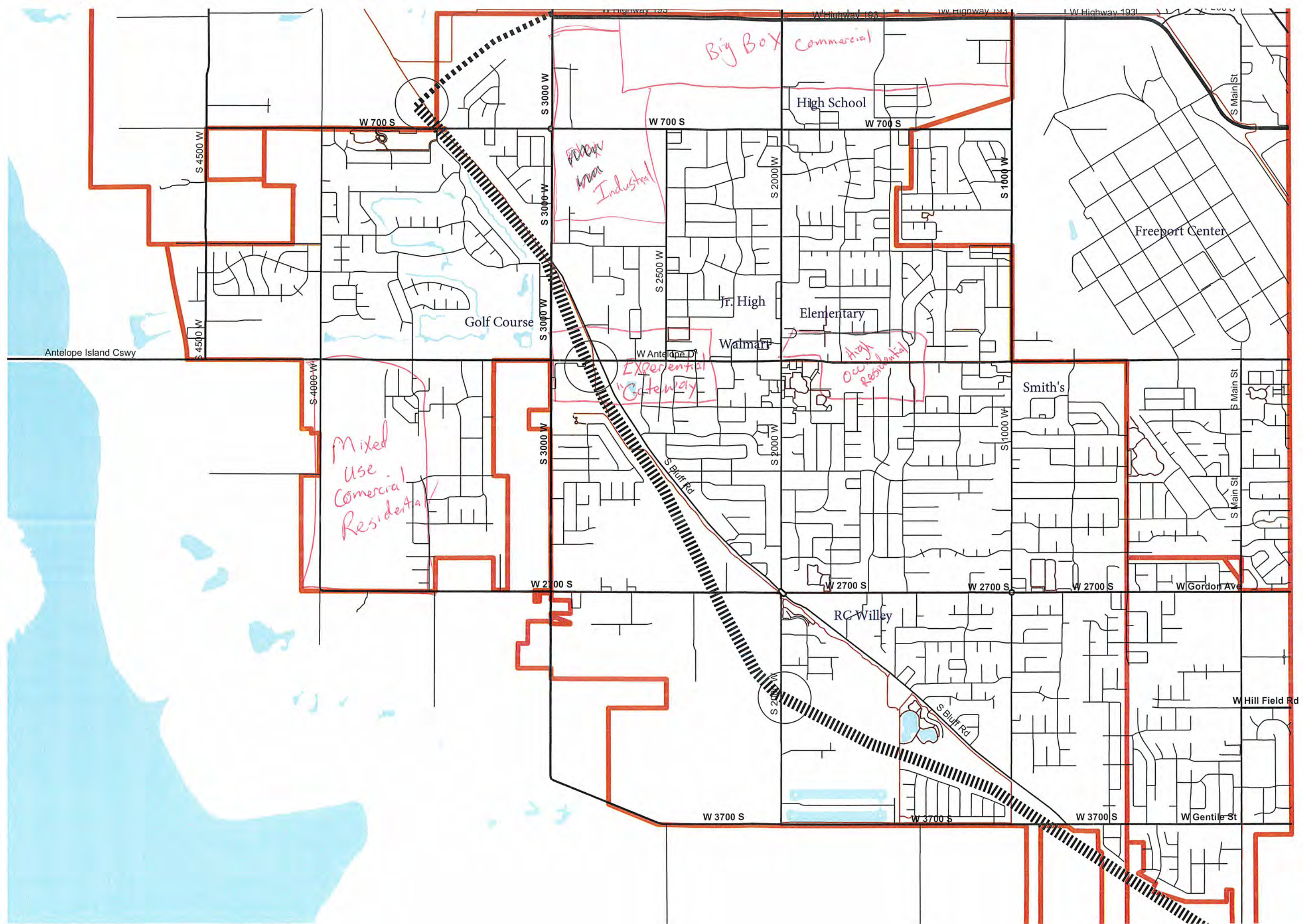




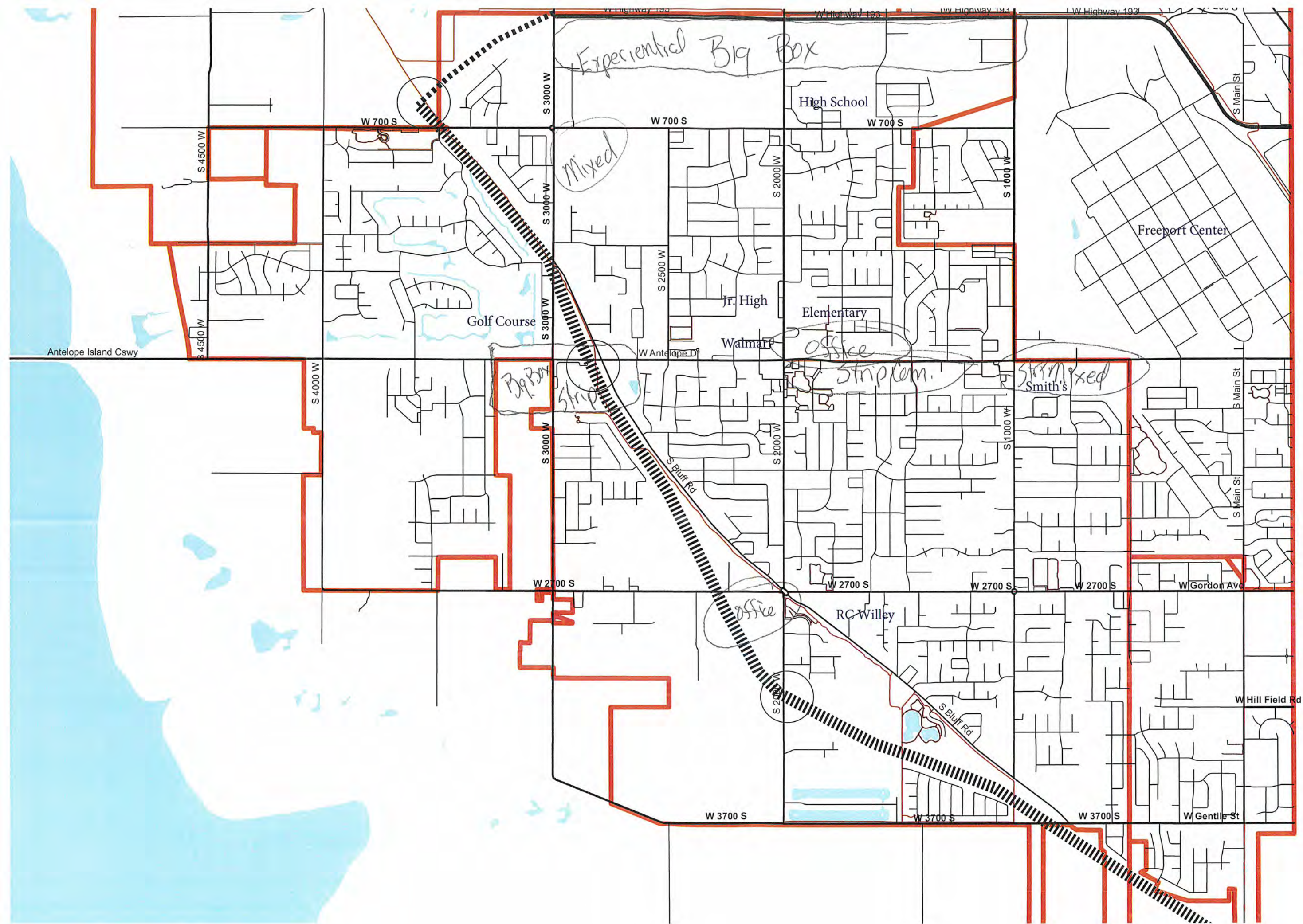








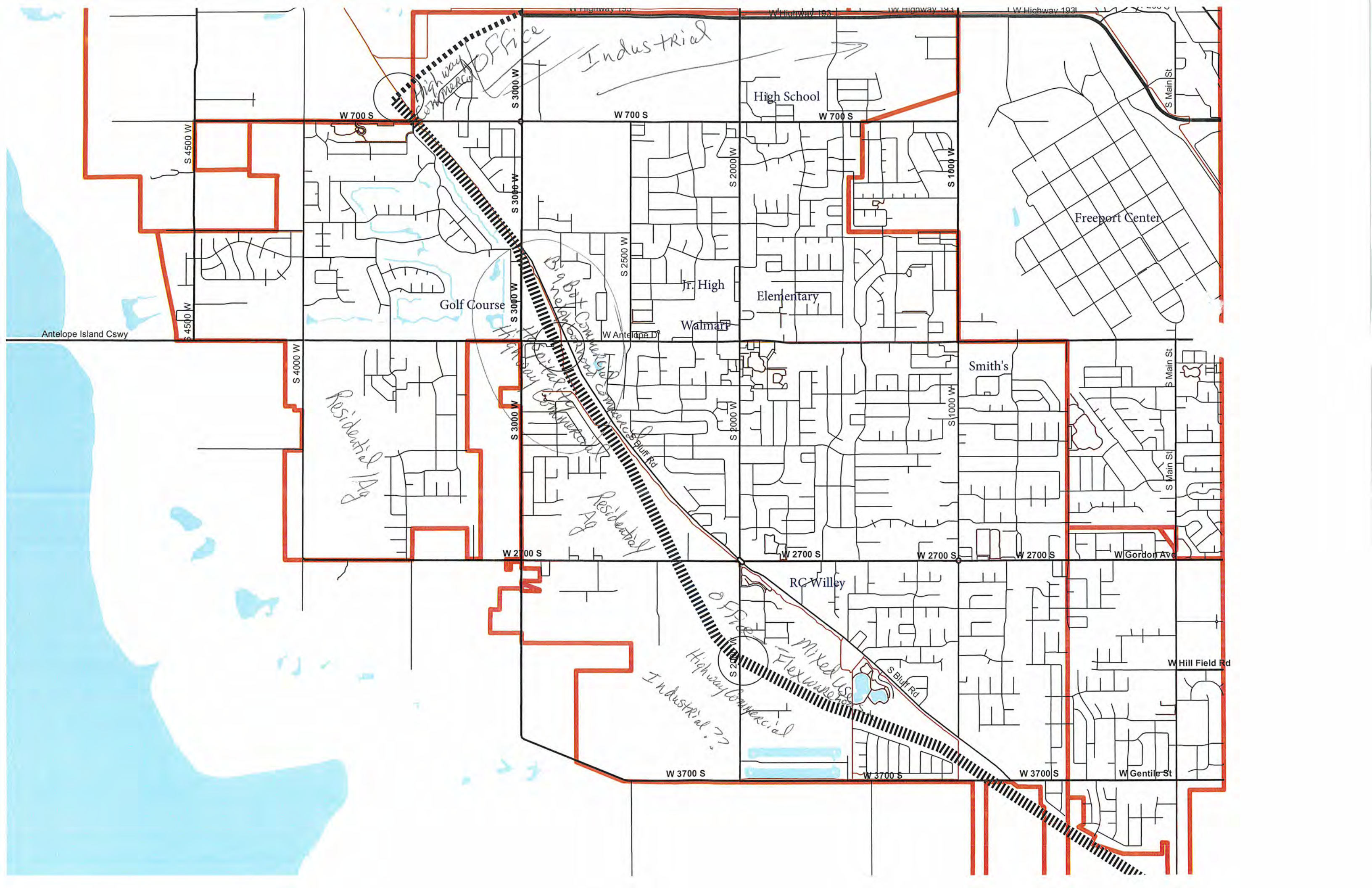




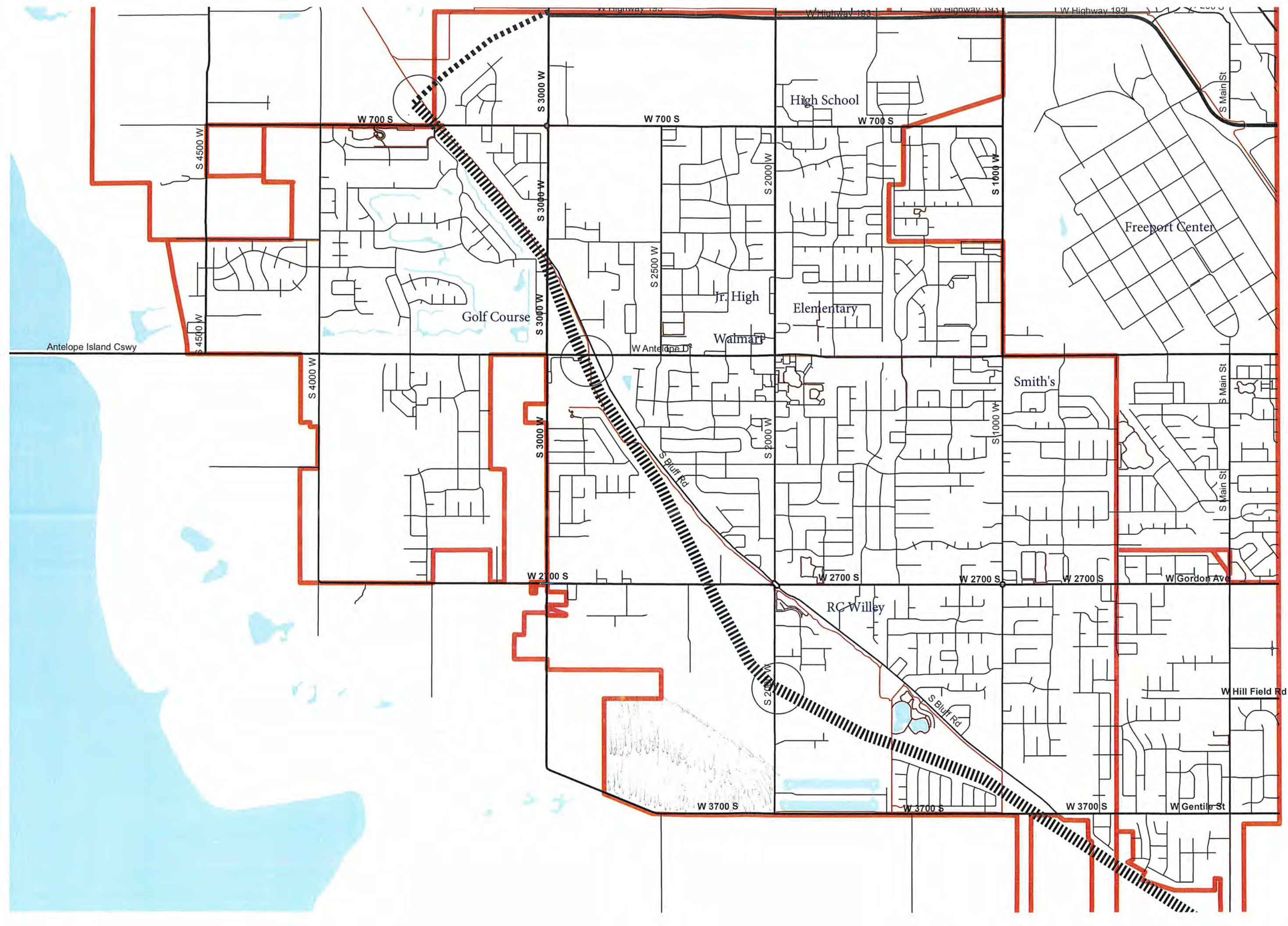




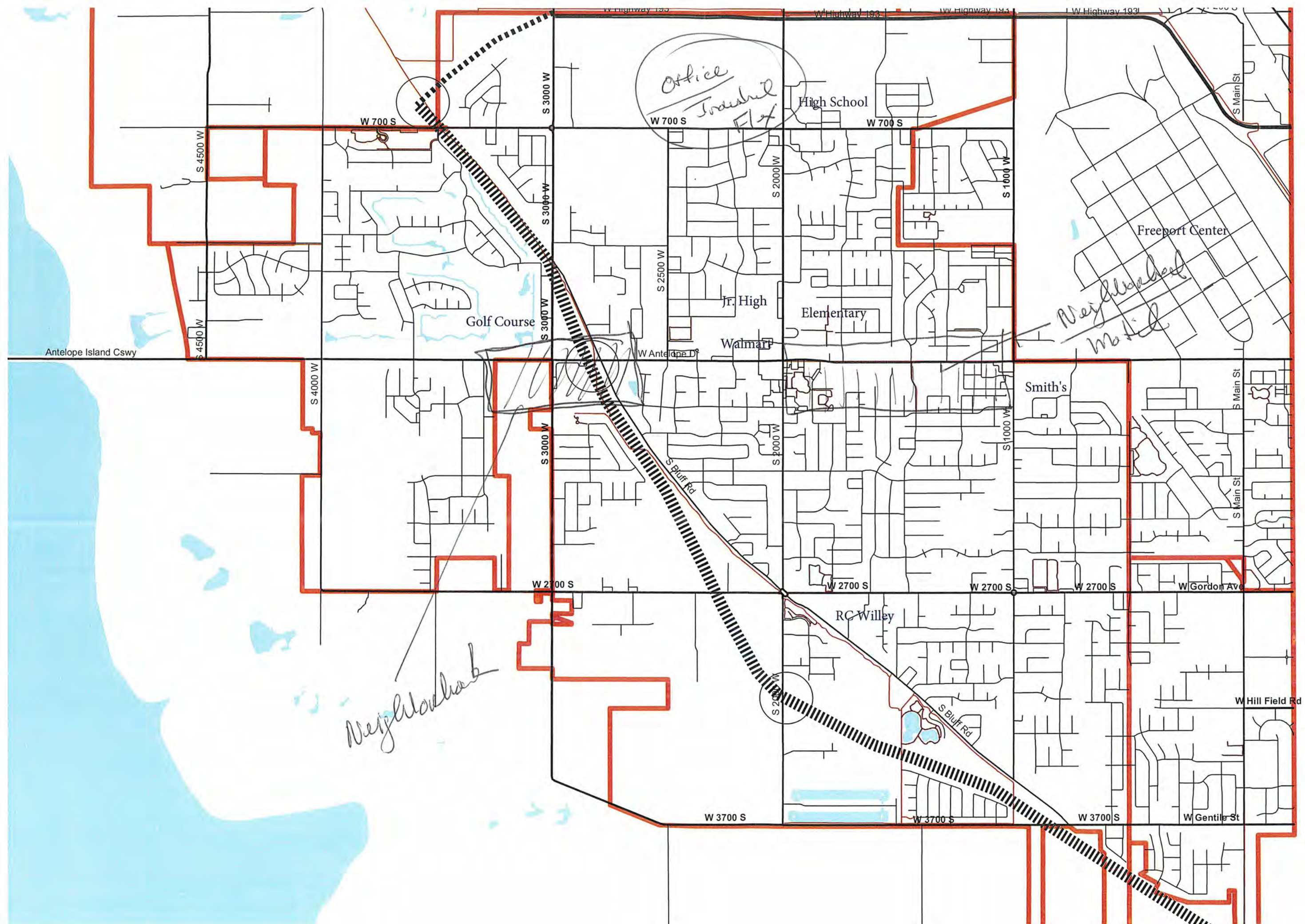




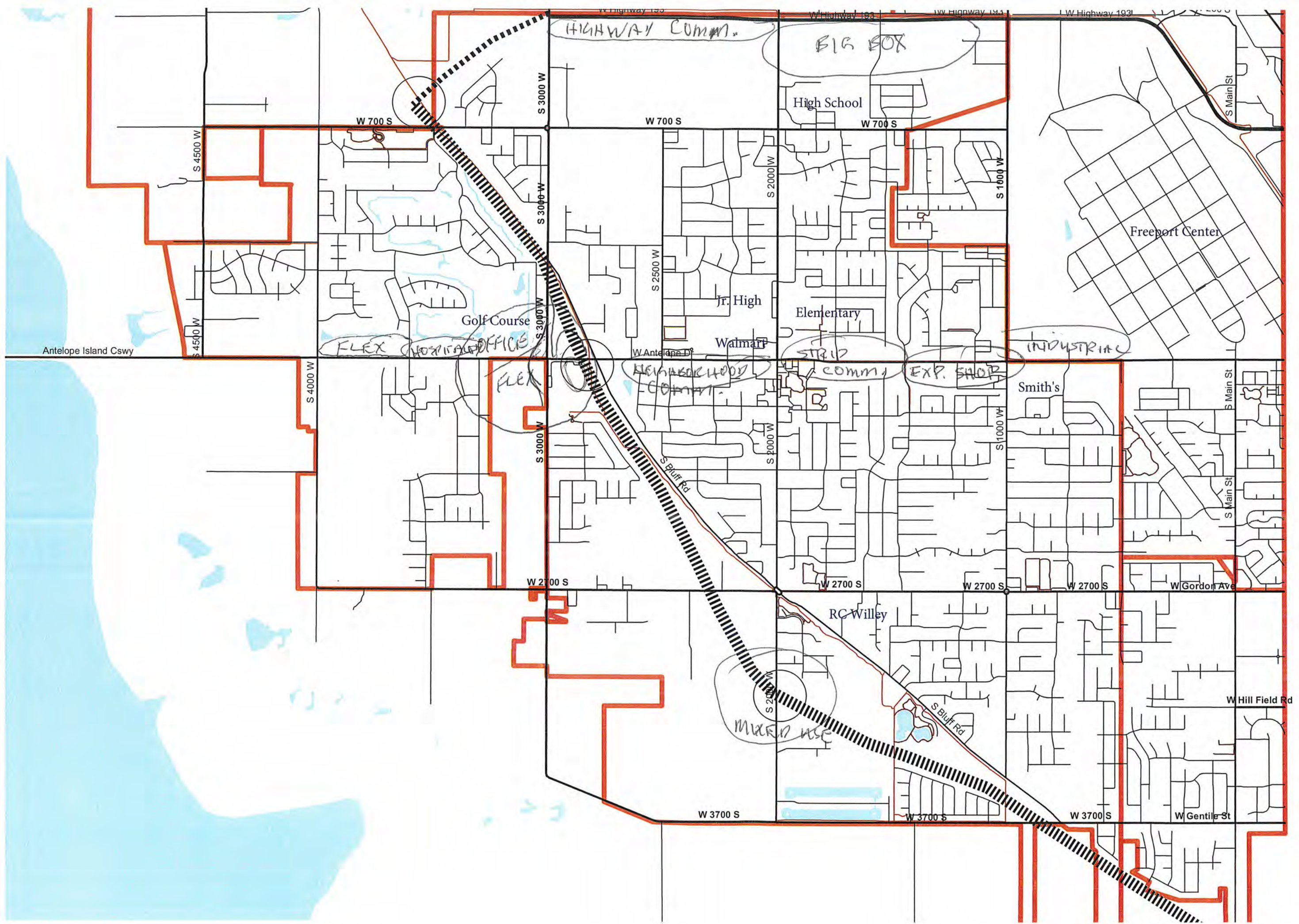












HIGHWAY COMM.

BIG BOX

High School

W 700 S

W 700 S

Freeport Center

Golf Course

Jr. High

Elementary

Walmart

MIXED USE

STREET COMM.

EXP. SHOP

INDUSTRIAL

Smith's

RC Willey

W Hill Field Rd

W 3700 S

W 3700 S

W Gentile St

Antelope Island Cswy

W Highway 193

W Highway 193

W Highway 193

W Highway 193

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 3000 W

S 2000 W

S 2000 W

S 2000 W

S 2000 W

S 2000 W

S 2000 W

S 2000 W

S 1600 W

S 1600 W

S 1600 W

S 1600 W

S 1600 W

S 1600 W

S 1600 W

S Main St

S Main St

S Main St

S Main St

S Main St

S Main St

W Gordon Ave

W 2700 S

W 2700 S

W 2700 S

S 4500 W

S 4500 W

S 4000 W

S 4000 W

S 4000 W

S 4000 W



