

Planning Commission 4/22/2026 Public Comments RezonePLNPCM2025-012052

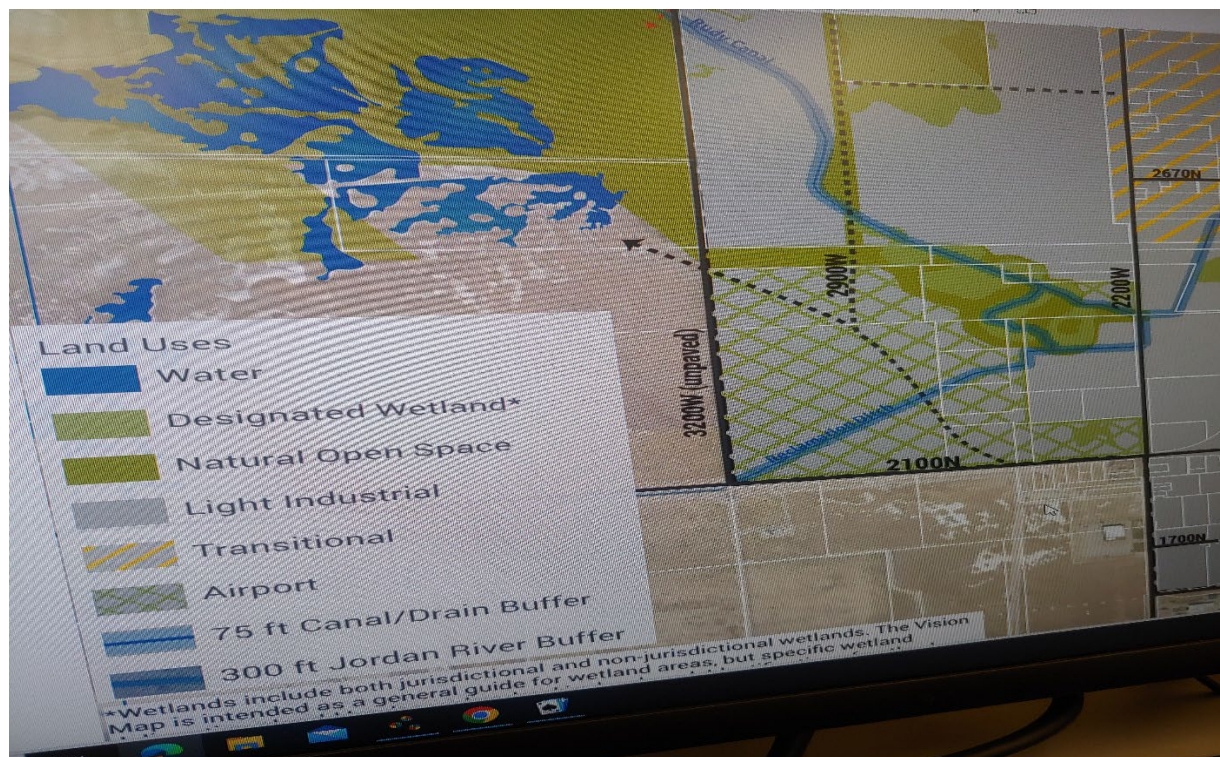
I am a resident at [2074 west 2670 north.](#) I live directly north of the proposed rezone by petition PLNPCM2025 01205. We live on a private road that we each own to the middle of said dead end road at 2670N. As such we are insisting on a noise barrier wall on the north and west side of the property with NO access at all to the property from our private dead end road. All access must be accomplished via the parcel purchased from the Thompson family.

The small area plan also noted that areas of this parcel are to be Wetland areas. Will these be paved over? That seems counter to the intent of the small area plan.

Furthermore we insist as this whole area is residence with spots of industrial being pushed upon us that ANY construction must follow normal 8am-5pm work hours and any back up beepers MUST be of the white noise directional variety.

Thanks for your attention to this matter.

Robert Taylor



Hello Alicia and the planning commission team,

I am not able to be at the planning meeting tonight due to a work conflict, but I would like to submit my comments and recommendations to the committee.

I have lived in the area of 2670 N 2200 W for about 8 years. The rural, quiet feel and slower pace of life, yet close to the city where our jobs were, was a needle in a haystack. I couldn't believe it existed and that we found it. However, that has been changing since 2020. The area is becoming more like the SLC I normally see with warehouses and trucks at every turn. I wish this gem of an area would remain, although the city has made it clear that a warehouse district is the future.

The pasture field on 2075 W 2670 N is up for rezone approval. That field has standing water in it for days frequently after a good rain/snow storm or flood irrigation. What are their plans for drainage once it is built up and paved over? It makes me think there are natural wetlands in the area, which is important. Most of the natural wetlands have been developed and I think that has contributed to our shrinking lake crisis. Something to think about as sometimes development does more harm than good down the road.

This is a very unique area that has its own M-1A zoning now. It should also have unique and specific rules that come with it. The warehouse park is being mixed with residential agricultural land. Strict rules for privacy, safety, noise and light pollution should be addressed. These are my biggest concerns:

--- I insist that ONLY white noise back up alarms are used. Most days I will hear two or three back up alarms going off at the same time in other neighboring construction developments.

---- Construction and operating hours should be during normal daytime business hours. This area still has a lot of wildlife; running trucks at night would greatly increase their chance of being killed and more roadkill for the city to dispose of.

--- Operation during normal daytime business hours would also give safety reassurance to the residents. There are no street lights on 2670 N. This is a private, dead end road with no turn around. I fear most people coming to this business will go down this road instead of an entrance point between two houses on 2200 W, since that is usually unlikely. There should absolutely be no access to this property from 2670 N, although I fear we will have increased traffic and maybe property damage from lost customers turning around trying to find the entrance.

--- A privacy wall and a buffer of dense trees should be required and enforced along the residential neighboring boundaries in the first phase of construction. This will help with noise, light, privacy and safety.

I know this will be approved like all the others have been. Please, please put into place some rules to protect what is already here. My wish is for the city to enhance the natural beauty of this area and preserve the wetlands instead of destroying it with yet another empty warehouse park.

Thank you for your careful consideration of my requests. Have a lovely day.
Respectfully,
Angela Taylor

Principle Planner, Alicia Seeley,

I would like to add my comments and requests for the rezone of AG-2 to M-1A for the petition number PLNPCM2025-01205 submitted by Dustin Kuttler.

I have included a photo of the field and the deer that frequent it, taken just last week. My wish would be for the land to stay as green space/wetland preservation/ wildlife refuge, etc.. but I know that is not the vision of the city, unfortunately. It is a beautiful field lined with trees, no wonder animals flock to it.

If the rezone is approved, there should be some strict guidelines because the city has chosen to mix residential (AG) and M1 zoning parcel by parcel. Some very important rules should be in place in order for the mixing of the zones to benefit both uses and still be a desirable place to live.

#1- the hours of construction work and operation should abide by normal business hours. The noise and bright lights outside of normal daytime business hours is very bothersome to residents.

#2- the noise should be mitigated as much as possible. Since these buildings are right next to family homes and animal pastures, their peace should be accommodated. I am requesting that back up alarms should ONLY be the white noise alarms at all times.

#3 -privacy and safety for these residents and animals should also be accommodated. I am requesting a privacy wall to be built along the borders of the AG zoning. This wall would also keep access from 2670 N prohibited.

Again, my preference is for this area to stay in its natural state, or even be improved as a nature preserve that animals and residents can enjoy. This beautiful area is giving way to more concrete buildings, asphalt, and cars/trucks.

Thank you for your consideration.
Respectfully,

Weston Taylor

