

Minutes of the Syracuse Planning Commission Work Session, February 16, 2016

Minutes of the Syracuse City Planning Commission Work Session held on February 16, 2016, at 6:00 p.m., in the Conference Room, 1979 West 1900 South, Syracuse City, Davis County, Utah.

Present: Commission Members: Ralph Vaughan, Chairman
Dale Rackham, Vice Chair
TJ Jensen
Curt McCuiston
Troy Moultrie
Greg Day
Grant Thorson

City Employees: Noah Steele, Planner
Paul Roberts, City Attorney
Stacy Adams, Commission Secretary

City Council: Councilman Mike Gailey
Councilwoman Andrea Anderson

Excused:

Visitors: Jason Melling Scout Troop 373

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1. **Department Business:**

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a. City Council Liaison Report

Councilman Gailey stated what do they want to know about Porta Vallarta, all of last week with his wife and family and did not attend City Council, have asked City Attorney Roberts if he would report for him because there is a lot of information there that the Commission needs to know, knows about the discussion and what the results were but would know more of the fine details. City Attorney Roberts stated there were about 5 things that the Council addressed last week. First they did very briefly address the Bylaws the Commission passed onto them 2 weeks ago, but didn't have enough time to give it any substantive discussion so it has been tabled, don't know if they are going to get to it next week or if it will be the first meeting in March but they will be looking at it, it was a pretty heavy meeting and didn't feel like there was enough time to really go through it like they wanted to, so that is still outstanding. The Industrial Architectural Standards were approved by the Council as suggested, as was recommended by the Commission. They gave approval to the CVS Plaza final plat. They approved the rezone of the Marilyn Drive for the Veterinary Clinic. They enacted an impact fee for transportation, there has been a change with a new study and new impact fee analysis so they enacted that fee and wanted to let them know since it has an impact on development. They approved everything except for the Bylaws and will get back to those.

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b. City Attorney Updates

City Attorney Roberts stated nothing for tonight.

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c. Upcoming Agenda Items

Planner Steele stated have received a site plan application for a new building on the Utah Onions parcel on 2000 W. They have a multi-year plan that they have presented to staff and want to build 3 additional buildings and they are going to start with one a big warehouse building designed for onion storage. The next one is the CVS Plaza, still don't have a site plan application for them but sure it will be soon. Have multiple other projects floating around but haven't officially applied yet, as far as the General Plan application received on 4000 W, the Criddle property they have officially submitted their application and will be processed once the grace period is officially opened. City Attorney Roberts stated that is on the agenda for City Council next week.

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Commissioner Jensen stated it was brought up again in the Council work session last week that the City has purchased the Mia building and did point out that under Title 3 that as far as the location of that building on to public property or used as a public use that would apply to the Planning Commission so think it might be prudent so that the Commission can give a recommendation on that and brought before the Commission at some point. Planner Steele asked if he was talking about the Shop building. Planner Steele stated the one on 2000 W, always called it the Mia building. Planner Steele stated where the museum is trying to relocate it. Commissioner Jensen stated where it is going to be relocated onto public property for Syracuse that does according to Title 3 require a review by the Planning Commission or recommendation from the Planning Commission and was asked by the Chairman to bring it up. Planner Steele stated he will find out more about that and see who has a plan, sure there has been a lot of verbal discussion about the location but don't know if there is an official plan put in place yet. Commissioner Vaughan stated Commissioner Jensen is correct the word structure does appear in that particular paragraph that deals with that and his understanding that would also cover the Old Market or the current Raymond James building.

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Commissioner Vaughan asked staff about the Architecture Review board meeting that is coming up. Planner Steele stated the ARC meeting will be February 29th, for the Utah Onions building.

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2. **Discussion Items:**

a. Accessory Dwelling Unit in Industrial Zone

Planner Steele stated regarding accessory dwelling unit in an Industrial zones, which they discussed in work session about the incidental situation when have a storage unit and there is a live in manager and in our Industrial zone dwellings aren't permitted and was asked to put together a short addition to the ordinance to permit that and that is what is presented in red. The more thinks about it, might be more appropriate to put on as a separate letter itself but can have a discussion on it. Under permitted uses in the Industrial zone it goes through the list of all the things that are allowed and Q says Storage Facilities, Industrial Warehouse and the proposed addition would read 'Dwelling units are allowed only for live-in managers of the storage unit project. Dwelling units must be secondary and incidental to the use, and located on the same parcel as the storage units. Dwelling units are not allowed with warehouse or other storage uses.' So that could just tag along to Q or it could its own letter.

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Commissioner Day stated he likes the way it is written, think Planner Steele did a great job. Commissioner Jensen stated thinks that his question on this was going to be if they have a storage unit project or if they have a definition that breaks out the storage units where they are thinking of them from other types of uses and thinks it is a good idea that they separate those two definitions. Certainly there is the large scale storage where they are basically storing things that a traditional land owner is not going to do but for what they are talking which is like 10x30 units or whatever, not sure if there is a definition somewhere they can find that can differentiate those two but do think having it as its own letter would be a good idea.

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Commissioner Thorson stated he had a similar concern making sure that this only applied to storage units as they anticipate but the wording where and had the exact same idea, it says storage unit project and it gave him the impression that he felt that it was worded correctly and addressed his concerns with that regard and think it is just fine the way it is written. Commissioner Rackham stated it states dwelling units, almost making it sound like more than one for a storage facility and thinks it should just say dwelling unit or a single dwelling unit. Commissioner Jensen stated a dwelling unit. Commissioner Jensen stated he does like the language present just want to make sure they have things defined. Planner Steele agreed and stated he purposely had put an 's' in there as plural just because some of the larger facilities may have two different managers so that they can provide 24 hour service but think most commonly there is just one so would cover them with the majority of the projects.

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Commissioner Vaughan asked the Commission would they want to consider limiting square footage on this manager unit and or the number of bedrooms. His concern being wouldn't want it to turn into a 4 bedroom manager's suite where the manager could sublet and then they would have something they are trying to avoid. Commissioner Day stated he feels like this is something that this is a self-regulating problem and don't see that these storage units turn into apartment projects, less is more in this case, thinks it is self-regulating. Commissioner Jensen stated as far as allowing storage units as a permitted use but maybe they make that a conditional use so they make sure there is some additional review on that. They will already review the storage units with the site plan but they might not be addressing, but could address dwelling units at that point but might not be a bad idea to at least have it a minor if not a major conditional use, as long as they know what they are making it a conditional use. City Attorney Roberts stated the point of a conditional use is that it will have a detrimental effect on the neighborhood so would have to identify what those effects are and what kind of conditions would be appropriate to make the use more compatible with surrounding neighborhood, where it comes to a dwelling unit don't know what types on conditions would put on there, would prefer to see standards in the ordinance itself that can just be applied when the application comes in rather than having it come as a conditional use, there is always the temptation as the Land Use Authority to treat the conditional use as almost a zone change request like with some discretion and really have limited discretion when it comes to conditional use applications.

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Commissioner Vaughan asked the Commission would they like to continue this or have additional discussion on this after they have had a week or two to think about it or would they like to plow on this and try to reach consensus tonight so they can bring it as an action item for their next meeting. Thinks it is simple enough they can do it tonight and then have it ready as an action item and ready for a vote the next meeting presented to them as written up in formal legalese by staff. Commissioner Rackham sated he is okay with that but what he would like to do is the Chair had proposed limits on size and would like to hear what his suggestions were. Commissioner Vaughan stated his own personal thoughts doesn't think a live in manager would need more than a 2 bedroom area on a standard size two bedroom apartment, no more than a 1000 feet. Just thinking this is basically a work space, going to be sitting in the middle of 3, 4 or 10 acres for outside space so basically inside is going to be for sleeping and running an office to collect the money as people come in and to cut a lock if necessary.

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Commissioner Moultrie stated he actually have several clients that own these kind of businesses and usually it is young families that are the managers, usually they have 1 or 2 kids so would even do 2 maybe 3 bedrooms, usually it is

not a large family, it is usually the younger families that are the managers in these type of situations. Commissioner Jensen stated especially being in Utah where they do have larger families wouldn't want to limit the use too severely. Commissioner Day did point out that this is kind of self-regulating but do think they want to make sure that if they feel like they need to have a 3 bedroom unit so maybe a 3rd bedroom as a play room or something. Commissioner Moultrie stated or an office, want to make it different than. Commissioner Vaughan asked if what they have seen in other locations, would they be comfortable with that in Syracuse, because will rely on other Commissioners recommendations. Commissioner Moultrie stated yes, thinks the wording is good because in larger units they might have 2 managers so they can do the 24 hour support or if one is gone or what not and don't think they really have to regulate this one too much and really don't see them going very large with the units and don't see them sub leasing or renting those units out. Commissioner Day stated he doesn't see a problem if they want to do 4 or 5 bedrooms, what is the negative of that, don't think they would because they do storage units they don't provide housing. Commissioner Rackham stated but it provides property for them to build a house that they won't have to buy a house on. So his thought is, don't know if they limit the number of bedrooms so much as the square foot of the building itself, maybe 1800 square feet.

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Commissioner Vaughan stated another consideration could be a storage facility would also include a facility specifically designed for RV units with nothing to be stored inside four walls, so how big of a house then would they allow the manager to be built on a facility to be dedicated for RV and boat storage. The way it is presented right now it could be either or, for some of their locations that are located on property that has an extremely low water table where they might not be able to drill down pilings or footings it might be easier just to convert it into a RV storage facility and only have to worry about one house, some properties are closer to the big sewer pipeline wouldn't have to worry about a pumping station because they would only have 1 DWE. Commissioner Jensen stated point of clarification for the Commission, one of the things the City Council did approve last week was the allowance, essentially the City is, it is now an ordinance that the City will not accept ownership of lift stations however privately owned or essentially those owned by special improvement districts are now codified that those can be options. Commissioner Day stated as it relates to this item at hand don't think the Commission trying to hypothesis every particular situation really is going to, think they keep it simple, if there is a square footage, Commissioner Rackham maybe decide on that, think less is more in this particular issue. Commissioner Jensen stated he just wanted to make sure the one thing they want to defend against is that this opens up a back door so to speak where they suddenly have an apartment complex in the middle of the storage unit that is what they want to try to avoid and thinks that the language of 'live in managers only' think covers that, but want to make sure they don't have that door open.

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Planner Steele stated he agrees with the Commissioners that they want to avoid an apartment complex and it does say only for live in managers and so open to possibility of adding square footage max or maybe say up to 2 dwelling units if they are worried about having too many of them.

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Commissioner Thorson stated he is perfectly happy sending this to the City Council as it is written. Commissioner Moultrie and McCuiston agreed. Commissioner Thorson stated thinking about it for 2 weeks, personally wouldn't change his mind, they could add other stuff to it, it is not going to change this affects people's lives. Commissioner Jensen stated there is another question that may come to the floor with this and this actually applies in a commercial zone, don't necessarily have to discuss today but if there was an existing structure and existing house that they wanted to convert to the dwelling unit for the storage unit, don't think they have any of that on their current industrial properties so maybe a non-issue but that is something to consider, would they want them to build a new unit or could they use the existing one, under commercial that is a conditional use for them to try to reuse an existing structure.

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Planner Steele stated if they were going to build a storage unit on a large parcel with an old farm house on it, they would be required to go through the site plan review and would have an opportunity to review those, the proximity of the existing house with the other buildings, what they don't want is something that can be severed from the project if it is incidental to the project. Commissioner Jensen asked if staff feels that can be done under the existing ordinance. Planner Steele stated yes, he thinks so. Commissioner Vaughan stated he thinks they should create a maximum square footage, 1000 or 1200 square feet, let them decide how many bedrooms they want to put in and also make it one dwelling unit, if they want to have 2 managers then they are going to have to decide who gets to spend the night in the bedrooms or how that is divided up but don't think they should have 2 units in there to accommodate 2 managers because then that is basically a potential for an apartment. Commissioner Vaughan stated his recommendation would be one dwelling unit, maximum of 1200 square feet.

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Commissioner Jensen stated he liked Commissioner Rackham's suggestion of 1800 if they are going to cap that and is not necessarily opposed to 2 units. Commissioner Day stated if they are going to put some sort of metric to it would prefer that there be some study done to it so they aren't just being arbitrary about it and if that is the case let's bring it back another meeting with some reason behind what they are doing, it feels kind of arbitrary.

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Commissioner McCuiston stated he really doesn't see someone building a McMansion in the middle of a commercial zone and then putting storage units in the back just to swipe the City, if they have that kind of coin and they are going to build a larger dwelling they would do that in a nice area and surround themselves with whatever they prefer, thinks this is

self-regulating and agree with other Commissioners that the language is decent and think putting a square footage cap is just putting another trip wire in there for them to fall over, so just don't see them trying to build an apartment complex in a commercial zone under the guise of storage sheds. Could live with the one dwelling unit, guess that makes sense if they needed to they could have a day shift that lives somewhere else and a night shift that is there but really don't know why they are trying to regulate the size of a dwelling unit to be built.

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Commissioner Jensen stated he actually likes the language that is written, is with Commissioner Thorson on that.

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Commissioner Vaughan asked if based on that thought can they all agree with basically what they have before them on the screen, thinks they have a consensus.

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Commissioner Jensen stated with the caveat of adding, making its own letter. Commissioner Vaughan asked staff to write this up as a formal action item using the verbiage that would make it ready for an ordinance addition and add it to the business agenda. Planner Steele stated he would add it to the next meeting agenda.

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b. Parking Ordinance Table

Planner Steele stated last time they compared City ordinance with the Transportation Planning Handbook and found a few discrepancies and went through and added, modified the parking table to be more current, most of it didn't have to be changed. The changes are in red and also tried to go through for the units of measure to make it more consistent so they are not counting animals and animal clinic and so kept it at square feet as an implied net square footage because of the drawing that they get are always the net and also removed the max parking after some discussion that they had last time.

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Planner Steele stated the existing parking requirement for four-plex was 1.5, standard was 2, in City ordinance every dwelling is supposed to have a 2 car garage so that would be consistent with the ordinance asks for and what the Transportation Engineers just to keep it consistent for any dwelling to require 2 units, unless they are in a PRD or something. Commissioner Rackham asked on the size of the garage is there a standard, because some of them by looking at them it may be a two car garage but it's more like a one and a half. Planner Steele stated there is a minimum square footage and can't remember off the top of his head but can look it up. Commissioner Rackham stated just wondered if there was. Planner Steele stated there is a minimum square footage of the garage and it does say it has to be a two car garage.

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Commissioner Jensen asked if this would be a good time to discuss four-plex and PRD since they are going through them one by one. The reason the PRD has a 2.5 is the thought on that was that that extra .5 was going to go towards the visitor parking space which is why they wanted to allocate that and the thought was once get up to a four-plex or a PRD want to make sure that extra half a parking space is allocated somewhere in the development, not just street parking cause the idea on that was to discourage street parking and would argue that since they are going to bring up the four-family dwellings which comes out of R-4 actually, that is where the 1.5 comes from raising that to 2.5 might not be a bad idea, but think 2 is going to be too low in that situation because the thought was to create that additional parking area for guests, that is why it was done the way it was done and agrees with the 2.5.

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Planner Steele stated 2.5 is okay. Commissioner Day stated 2.5 is appropriate, in townhome projects one of the most common complaints he hears is there is just not enough visitor parking, though they do have, our right of ways are extremely large and parking on the street sort of helps too. Commissioners agreed on 2.5 for PRD. Commissioner Jensen asked about R-4, do they want to take that to 2.5. Commissioner McCuiston stated he would argue against that because of the larger right of ways with a PRD can have a smaller roadway section to narrow it up and with the four-plex, four family dwellings they would be in a normal right of way area. Commissioner Day stated if they have a two car garage and a driveway actually have 4 parking stalls for use, but it is nice to have that guest parking.

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Commissioner Jensen asked staff if the parking for essentially the R-4 situation does that have to be an attached parking or can it be a separate free standing storage facility. Planner Steele stated it doesn't say, it could be on site somewhere across the street, knows that Stoker Gardens they have some parking that is allocated separate. Commissioner Jensen asked if the R-4 required an attached two car garage. Planner Steele stated all dwellings are supposed to have a two car garage, and per code it is 400 square feet is the size. Commissioner Vaughan stated they cannot make them park in their garage unless they limit the length of the driveway or an HOA that mandates that cars are parked inside. Commissioner Vaughan stated he thinks the large number is better, with growing size families and now with the economy with the way it is until it turns around they are seeing multi-generational situations where the parents have a car and now an adult child has a car or two. Planner Steele stated in Stoker Gardens there are some units that have a single car garage and most households are two car households and where there is no, each unit doesn't have two spaces right in front of the door, it can be inconvenient and the spare parking that is meant to be visitor parking is constantly full at the 1.5 for the four-family.

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Commissioner Vaughan stated four-family dwelling, keep it at 1.5 or go to 2. Commissioner Jensen stated at the very least 2. Commissioner Rackham stated since PRD's they are putting 2.5 or would like to see them at 2.5, therefore four-dwelling units would like to see consistency 2.5 on the four and 2.5 on PRD. Commissioner Day stated he would agree and thinks he is spot on. Commissioner McCuiston stated he does not oppose. Commissioner Vaughan stated 2.5 on four-family and PRD. Commissioners agreed.

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Commissioner Vaughan stated Hotel/Motel 1 or 1.5. Commissioner Day stated thinks they should go to 1.5 on that one. Commissioner Day stated on Convenience Stores suggestion he would make and more of an appropriate ratio would be 5 per 1,000 which generally seen, convenience stores are 35,000 square feet, the 7-11 in West Point is about 35,000 square feet so 2 per 1,000 would have 7 parking stalls and need much more than that, like the Maverik, need more than 7, so 5 per 1,000 is more in-line with a convenience store, mini marts and service stations. Commissioner Vaughan stated on convenience stores, every fast food and convenience store usually has the same amount of square footage in the back room that they do on the sales floor and that is basically the difference between gross and floor area, sales floor. Commissioner Day stated anywhere from 4 to 5 per 1,000 would be more of an appropriate range on that. Commissioner Jensen stated they are not traditionally thought as parking spaces at a convenience store but technically parking, a lot of people will park at the gas pump and then go in and buy something really quick but they don't move their car so that is sort of kind of parking but kind of have to keep in mind. Commissioner Day stated when they design convenience stores they don't assume that, can't assume that for a number of reasons. Commissioner Vaughan stated let's say Maverik decides to open up a McDonald's like play land in the front. Commissioner Rackham stated there is another one for fast food that is separate from convenience stores. Commissioner Day stated they are just talking gas stations and think the appropriate number would be 4-5 per 1,000 per total square footage. Commissioner Jensen asked staff what the official recommendation was. Commissioner Vaughan stated 3.5. Commissioner Day stated they would go with that but recommends they go higher, looking at some of the convenience stores that are being built like the Maverik's, they put parking, especially where more convenience and would recommend 5. Planner Steele stated in the Traffic Institute reference manual their categories didn't line up 100% with our categories and so under Intensive Commercial Businesses, Stores and Shops has 6 per 1,000 and then it has Convenience Stores the closest found was 3.5 per 1,000 so what Commissioner Day is saying isn't that far off as far as what they are recommending. Commissioner Jensen stated more might be a little extreme, but 3.5 can live with. Planner Steele stated also consider these are minimums and often if it a National chain they already have their formula set. Commissioner Rackham stated he would like to see 3.5 as the minimum and let it self-regulate. Commissioners agreed with 3.5

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Planner Steele stated Commercial Recreation there are two options they can do the permitted capacity or by the player, this is assuming that people will carpool to go bowling or play a sport but this would be 1 per 3 persons permitted which would be a change from per square foot. Commissioner Rackham asked if golf courses had a permitted capacity. Planner Steele stated he hadn't looked into what the carry and capacity of like a Glen Eagle golf course, they are limited by the number of holes, so 4 golfers and 18 holes and the driving range. Commissioner Jensen asked staff if a live music venue fall under Commercial Recreation, like an amphitheater. Planner Steele stated no, there is another one for Auditoriums, Assembly halls, this would be The Rush, Glen Eagle like a Community Center or Sports-plex kind of thing. Commissioner Vaughan stated they would not be getting another golf course. Planner Steele stated the table shows 2 per player and put the number in-between both standards. Commissioner Jensen stated he is struggling with the per 3 permitted capacity, not that they are ever going to hit per permitted capacity that often but on that one time they do, can see 2 people carpooling but don't think everyone is going to have 3 person per car that might be kind of scary, per 2 might be a better idea. Planner Steele stated can change it to 1 per person's permitted. Commissioner Thorson stated he would stick with the 1 per 3 of capacity. Commissioner Vaughan asked Planner Steele if that was his recommendation to the Commission or just a number put forth for consideration. Planner Steele stated thinks 1 per 3 is something to consider but this is a draft table and have some really qualified Engineers in the room and so if there are some other recommendations think definitely has merit what they say. Commissioner Jensen stated maybe say both, 2 per player or 1 per 3 person per capacity in the definition. Planner Steele stated he can use what is in the table below. Commissioners will accept staff's number.

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Planner Steele stated Daycares/Preschools, 1 per teacher plus drop off loading are per 7 students, this is a slight increase to what they had. Fast Food is the same is just changing to be more consistent which is 15 per 1,000 square feet. Commissioner Day stated that is with their dining area, not the total. Planner Steele stated yes, the dining area. Planner Steele stated Auditoriums is .5 per seat, so that is assuming there are some people sharing cars to go to an special event. Commissioner Jensen stated so that is taking it 1 to 2.5 essentially. Planner Steele stated Animal Hospitals was a change an increase parking and the way they count if from per animal to 1,000 square feet floor area and 2.5 and since ours was so low and the recommendation was higher looked at like a dental office equivalent and went with that. Commissioner Jensen stated went with the useable area. Commissioner Vaughan asked staff if they are going to reduce that to code can they also put Animal Clinic in there also because there is a legal definition between a clinic and Hospital, if they are not going to have a large animal facility then they don't have a statute that covers cats and dogs. Commissioner Jensen stated on Animal Hospital might want a different number maybe the 2.5 is sufficient but if have someone pulling a horse trailer and unloading a horse out the back and stuff so conventional parking places isn't going to be the same as what would need for pulling a horse trailer, might want a higher number there, is good with the 2.5 either way, just a thought to consider.

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Planner Steele stated Nursing Homes .5 per bed, so that is a big increase and is what spurred this whole thing. Commissioner Vaughan stated thinks it is a good number.

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Planner Steele stated he has PRD keep at 2.5, for the four-plex increase to 2.5, for Convenience Stores 3.5 per 1,000 square feet, for the golf course and bowling alleys, etc. 2 per player and on Animal Hospital add Animal Clinics.

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Commissioner Jensen asked if there was anything else on the other tables they are not including on this, this is a stripped down version, but were there any other standards where they were talking about numbers. Planner Steele stated they have probably at least double the categories that we do and if they wanted too could include all of them, from experience so far they have been able to cover everything that has come their way, they also have the provision in the ordinance that says they have the ability to determine the minimum or maximum amount and added an 'or' in the text language, 'in special cases where there is not a similar use the Land Use Authority in consultation with the developer shall establish the minimum and/or maximum parking space requirements' so that opens it up if they feel like there is too much parking the Commission could try to work out a limit on there. Commissioner Jensen stated if the Land Use Authority shall establish if something not on the chart that gives them the authority to pick the number right then and there and would make the suggestion if they have a use that comes up more than once in that situation that point could be added to the table but just wanted to make sure they have a mechanism for that. Planner Steele stated that opens the window to establish a number if it is not already on the table.

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Commissioner Jensen stated the only other thought o this is wants to be careful with the maximums, did they decide they were just going to get rid of maximums period and not worry about those, was that the feeling of the body and the reason suggests that is that someone might come in and have a building set aside for one use and there is a maximum that falls below the minimum for another use if that building changes hands and other use comes in want to make sure the person who built the building wasn't prematurely cut off because they could get enough for the maximum for some other use that might come up in the future and make sure there is a way to do that. Commissioner Jensen stated his other thoughts on this is that something they consider is that the more, certainly with the minimums are good but want to be careful that they don't get too happy on trying to assign parking places because one of the things that for those of them who have been to a lot of land use training, talk a lot about the old style models where b basically had multiple uses all lined up on a main street and people would park up in front and the reason that those type of uses are actually better is they generate a higher tax base than a huge parking lot so and want to be very cognizant of that as they are going forward and with the more that they encourage asphalt parking places the more it hurts the tax base.

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Planner Steele stated that is true, one of big revenue resources for the City is property taxes and a building is more valuable than a concrete parking lot and it also increases the amount of storm water runoff they have and think in this table what they were trying to avoid is unsafe conditions with cars parked everywhere, running onto each other, too tight, people getting run over and also trying to avoid the potential of having a giant vacant expansive parking lot that might be bad for the community as well so and also the free market knows what their clients need and think we are here to protect the health, safety and welfare of the residents and not stand in the way too much of what those land owners and businesses that are wanting to invest in the community, don't want to step on their feet too much but do want to make sure that the City's interests are protected.

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Commissioner Vaughan stated appreciates the concessions they made on indivual items on this but can they accept this entire item and put it on the agenda as an action item for the next meeting. Commissioner Thorson stated yes, with the changes mentioned. Commissioner Vaughan stated yes with the changes. Commissioner Jensen stated he is good with as proposed. Commissioner Vaughan asked staff to schedule this for a vote next time. Planner Steele stated staff will schedule a public hearing for next time and will add those items to the parking table and for the dwelling units will keep the text the same, just turning it into its own letter.

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3. Commissioner Reports:

Commissioner Moultrie stated nothing to report. Commissioner Day stated nothing to report. Commissioner McCuistion stated nothing to report. Commissioner Rackham stated nothing to report.

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Commissioner Jensen stated he did meet with staff last week about basically consolidating Title 10, some of that into charts and had a good discussion and does need to incorporate staffs changes into that and would like to run it by Council one more time to make sure Council is good with what they will be discussing and then once Council has had one more look at it then it would be put in front of the Commission for a formal discussion. Think that from his perspective as he tried to put across was this is just a first reading so they put the idea out and try to get a bunch of input from the Commissioners as to what they would like to see and then at that point nail down the ordinance but will be working on that is trying to find a good ODT to doc ex converter that won't basically mess everything up, because staff would like to have a doc ex to work with and trying to get that to staff as soon as possible but has been sidetracked but is on his radar to take care of it soon.

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Commissioner Thorson stated he was really surprised to see both items on the agenda but thought they came together really well and took their recommendations and suggestions from last time and came out just like had expected and wanted to say good job, thought it looked good. Planner Steele stated thank you.

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Commissioner Vaughan stated he would like to take a moment to ask to spend some of the City's money, could staff provide some name plates for the other two unrecognized employees, a City Planner sign and a Commission Secretary sign might be in order, there is a City Attorney sign but that has always been aa concern of his when they have people in the audience, they should know who they are up on the stand and if can pass that on to the Director. Thank you staff.

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4. **Adjourn**