

Minutes of the Syracuse Planning Commission Work Session, February 2, 2016

Minutes of the Syracuse City Planning Commission Work Session held on February 2, 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: Adam Bernard

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1. **Department Business:**

Planner Steele stated CVS is going to be coming in, have been working with engineer before they submitted anything. There is something that came up in the last week that wanted to get Commission input on it is related to storage units in the Industrial zone, it is considered a dwelling unit but it is not listed as an allowed use in the Industrial Zone to have dwelling in Industrial but it is common practice for all storage units to have a live in manager and they actually have one storage unit over by Pizza Factory that they do have somebody living there in an Industrial Zone. Wanted to address that and wanted to get Commission's opinion on whether or not would be advisable having staff work on and making it a permitted use in the Industrial Zone only when connected to a storage unit manager situation.

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Commissioner Jensen stated he has an observation on this, there are actually 2 sets of storage units he can think of in Syracuse, the old Hall & Gailey on the corner 1000 W 2700 S they use that for RV storage now but no one has ever lived there though and then there is the one they approved a little while ago under the power corridor on 1700 S, is that the one staff is refereeing to. Planner Steele stated yes, by Pizza Factory. Commissioner Jensen stated the third one that would come up which dovetails with his thought is they just recently approved the Bankhead property for a re-zone and the front of that is commercial and under commercial the follow units conversion of dwelling units is allowed, don't know if construction of a dwelling unit is allowed but there is that provision under a conditional use to do a dwelling unit in commercial. Either it is a house that is there, it is changed to commercial or there is the house that is converted to commercial that want to convert back to residential that is provided for under commercial. Rather than draft something up since that is handled as conditional use under commercial could just make that a conditional use under Industrial.

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Planner Steele stated there are two options, under the zone they could list it as a permitted use next to Storage units and could add dwelling units so that there is no conditional use application or other permission required or the second option like were saying is to put it in the conditional uses and it can wither be a minor or major, major would come to Planning Commission, minor would be covered by staff. Commissioner Jensen stated if they were to make it a conditional use, would suggest dwelling unit attached to storage facility, would the way would phrase that. Commissioner Vaughan asked in staff's opinion which would be easier to administer, during the planning stage, approval and supervision. Planner Steele stated it would be easier if it was just under the permitted uses already and then they can review that with the site plan. Commissioner Jensen stated he is good with it being a permitted use, dwelling unit as attached with storage facility. Commissioner Thorson asked if this is a dwelling unit specific to security. Planner Steele stated yes, a live in manager they don't want apartments, don't want just a rental apartment. Commissioner Thorson stated would say an accessory integrated dwelling unit, wouldn't want them to be able to rent it out, so it would be kind of like an accessory to the business, and integral accessory dwelling unit or something. Planner Steele stated maybe that is the key word, integral. Commissioner Thorson stated and require that it be for the purpose of the business not as. Planner Steele stated the goal is to just add a sentence, something simple just to cover the bases since they do have an existing business that is kind of non-conforming and in anticipation of that in the future. Commissioner Vaughan stated his suggestion would be no larger than a studio contiguous to the office.

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Adam Bernard, Syracuse, stated he manages storage units and depending on the size of those units, would agree that it has to be integrated, he does not live on site and nor do they have somebody living on site in those facilities. Everything can be done today from somewhere else. There is no reason why in today's technology centered world he can't manage, he can literally stay at his house, not leave his door and do everything he needs to do from home. The only reason why he goes down there is to have a body there, make sure he is living and breathing and so like what

Commissioner Thorson said an integrated. To have somebody managing it, these people are going to need something larger than a studio to answer what Chairman Vaughan said, most of these people are family and people who work with the owner.

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Commissioner Vaughan asked how he remove a lock on a lock out for debt payment, how does he handle an emergency, how does he handle after ours. Adams Bernard stated he just tells them hey, if they paid late or if they moved in. Commissioner Vaughan stated if they lock them out, how do they get that lock off from his office. Adam Bernard stated they have to wait until the morning, they were late in their payments so they have to understand that he can do that or he can someone else do it for him, he has people who are closer to the facilities than he is, so they wait. Commissioner Vaughan asked about fire monitoring, is that done off site or is that done in an office. Adam Bernard stated fire monitoring for the units themselves or for the office. Commissioner Vaughan stated anywhere, it is his facility, is he going to want to know if there is a fire there. Adam Bernard stated he monitors offsite, yes, they have fire monitoring companies specifically doing that for any amount of time, so can do everything you want to from a distant location.

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Councilwoman Anderson, Syracuse, stated actually use that storage unit and a couple of times their gate doesn't open and so it was very helpful that somebody lived on site because had to honk the horn so they could let them out and number two the apartment that they live in is already bigger than a studio apartment so that would not fix the problem. Commissioner Jensen stated he would suggest that if the Commission is amenable that they put the question to Council if they'd like to see the change and if they are they can direct staff to work on it. Commissioner Vaughan stated thinks they are open to whatever they would like to do. Commissioner Jensen stated that Council has indicated they would like Commission to run ordinance changes through them so this would be an easy one to get their opinion on really quick, have them say if they'd like us to work on it or not at their next meeting.

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Planner Steele stated he can have Director Mellor contact the Council and make sure it is cool and can. Commissioner Jensen stated if it something they are just not interested in, there is no sense in the Commission. Planner Steele stated if it is okay with the Commission he can draft up some language and put it on the meeting for next time. Commissioner Jensen stated if he can figure out how to draft up Commissioner Thorson's suggestion for integral use. Planner Steele stated yes, need to make sure it is very clear it is only for a storage unit and as far as a studio, think they should at least have. Commissioner Day stated he thinks it is a self-regulated thing, if they are a storage unit business they don't want to put a large home, think that is self-regulating. Planner Steele stated is what they don't want is somebody to up-fit a 20x20 storage unit into an apartment and is not a very good living situation would almost say that there is a minimum square footage attached to it. Commissioner Jensen stated he is good if it a 2 or 3 bedroom apartment or living facility, if they have a family that is there living with them, more eyes on the facility. Planner Steele stated when they do have a live in manager it makes those storage units nicer and safer and that is good for the City.

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Planner Steele stated have been working with UDOT working on some streetscape improvements nothing set in stone but UDOT is moving forward with their plans and staff and the City are trying to push for some, for a center median and possibly have it planted with some street trees. Planner Steele stated staff is busy but that is all for now.

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a. City Council Report

Commissioner Jensen stated don't think they need a City Council report since most of them were at the last City Council.

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c. Upcoming Agenda Items

Planner Steele stated there are 2 major conditional use permits that will be on the agenda. One is a basement apartment and the other is a child care center that is south of Coleman orthodontics, across from the IHC.

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Commissioner Jensen stated reporting on the consolidation of Title 10 will be meeting with staff and Director Mellor on Thursday and will be a first reading so the Commission can become comfortable with it, make some initial suggestions so can actually formally draft that but that could theoretically be ready for the next agenda, depending on how staff feels on it after Thursday.

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b. City Attorney Updates

Nothing to report. Commissioner Vaughan stated the training was very good, thank you very much.

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2. Discussion Items:

a. Parking Ordinances

Planner Steele stated he added an extra column to the table for review and in the packet from last time had a reference for required parking spaces from a transportation planning handbook, Institute of transportation Engineers and then the table from our ordinance and put the columns together so they could compare. All the residential were very similar to what was recommended. Hotel was very comparable to our minimum. Commercial businesses our minimum is 3 per 1,000 and they recommended 6 per 1,000 so recommending more. Less intensive commercial business

recommending 1.5 per 1,000 and they recommended 3.5 per 1,000 so one again higher. Convenience Store 3.5 again. The recreation type parking ours states 2 per 1,000 and they recommended per player, 2 per player or 1 per 3 persons permitted capacity and that might depending on the size of the facility might be more. Daycares ours was a minimum of .5 they recommend .35 so actually a little less per person of the licensed capacity so per teacher, depending on some of these it is hard to compare apples to apples because don't know all the details of the facility. Most likely the transportation handbook planning recommendation is higher. Offices 2.5 per 1,000 and he recommended was 3.6 which is higher than our max.

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Commissioner Jensen asked what GFA stand for. Planner Steele stated Gross Floor Area, so it is basically have gross and net, take the net takes out walls and unusable space. Commissioner Jensen asked how we calculate square footage verses GFA. Planner Steele stated have gone with whatever has been written on the architects drawing which is usually net. So 3.6 once take into account net verses gross it is probably right there around the 2.5.

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Planner Steele stated Fast Food per 100 square feet of dining is 1.5, minimum they recommend is 15 per 1,000 square foot, so it is probably close to what we have. Auditoriums ours is 1.5 seats and they recommend .33 to .6 per seat. Dental Clinics 1.5 per 1,000 and they recommend 5.5 per 1,000 square feet but that is gross again so could be lower. Hospitals 1 per patient bed and they recommend 1 per 3 bed plus 1 per 5 average daily outpatient plus 1 per 4 medical staff plus 1 per student, facility, staff, so ours is comparable to what they are recommending after adding in all additional calculations there. Animal Hospitals relevant for the discussion earlier tonight, per animal .5 and they recommended 4.5 per gross.

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Commissioner Vaughan asked staff if they are supposed to count animals, if the applicant comes in and says wants 10 dogs and we say can't have 11. Planner Steele stated yes, would have to add another parking space for that extra dog, so would be a good one to implement with GFA or just keep it as square feet, it is kind of implied it is net square feet. The Gross Floor Area is basically the footprint of the building if were to measure the footprint.

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Nursing Homes which is what brought this whole conversation on, we require 1 per every 5 beds and they recommend 1 per room which is basically one per bed. Commissioner Jensen said sometimes they have doubled up beds though. Planner Steele stated so they are recommending a lot more parking. Assisted Living is .4 per unit, still higher than what our minimum is . manufacturing uses 1.25 per 1,000 square feet and they recommend 1.5 plus spaces for office cells. There was another discussion as to why even have a maximum why not just keep a minimum, the only reason is really in the rare case that they create this giant parking lot that contributes to storm water runoff or makes a neighborhood non pedestrian friendly because there is too much asphalt, but really think that would be a rare case. Commissioner Jensen stated the other reason would be to protect their tax base, since they don't get a lot of taxes off that huge parking lot so by putting that maximum there it encourages them to use the rest of that real estate for something else, we don't need to keep it but that would be a reason. Planner Steele stated especially with mixed use development it is proven that when there are a variety of uses closer together that they can have a better benefit to each other. Planner Steele stated is open to whatever the Commission would like to recommend whether they want to modify the parking standards can add another ordinance change to the pile.

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Commissioner Vaughan stated based upon what just presented where there are multiple business that appear to have shared parking would point out the parking lot for Dollar Tree, Arctic Circle and a couple of those businesses in there, they made no effort what so ever to have those parking lots accessible one to another, if want to get from Walgreens to Arctic Circle have to drive out to Layton go down to Farmington and then take a left at the Ocean and come back. Unless they can find some way to, when future development comes in to a shopping complex like that to really share and provide ramps rather than 2 and 3 foot buffers between the two of them, they need to have specific dedicated parking spaces for each structure that goes up because they can't share that when a pedestrian can't get from one to the other. This time a year especially points it out because they know in which direction the snow plows service parks the snow, they park in the middle of the lot to block access so pedestrian traffic is almost impossible going from Arctic Circle to Dollar Tree.

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Planner Steele stated in the Town Center they have some similar problems where the drive isles aren't connected between the two developments and that is something that should be reviewed in the site plan before. Commissioner Vaughan stated Dominos to Fizz.

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Commissioner Thorson asked which of these are the biggest offenders, is it just Nursing Homes that they are kind of out of touch with and Commercial, are those the two big ones. Planner Steele stated yes, think Nursing Homes is probably the biggest, Nursing and Commercial. Planner Steele stated from experience with site plans they haven't complained that we are requiring too many or not enough but really think the Nursing Homes are probably the lowest hanging fruit here.

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Commissioner Jensen stated the other one that might not be bad to change from per animal to per GFA would be the Animal Hospitals, so basically do by the square footage, instead of .5 per animal where the standard recommendation is

per square footage so that might be one that could change over to the 4.5 per GFA. The other thing they would want to do if they go for floor space is either calculate it into the Animal or decide if they want to go GFA instead.

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Commissioner Day asked staff what is catalyzing this change, is there a facility that is non-compliant or someone coming in or just something they have noticed. Planner Steele stated the Commission asked staff to look into it. Commissioner Thorson stated it was something that was noticed when the nursing home went in with 6 spots and the City Council asked that they continue this discussion. Commissioner Day stated if they are going to continue this think they look at it holistically because think the whole parking issue is. Commissioner Thorson stated he would like to have Planner Steele get the City Engineer and come back with a recommendation for each item. Would eliminate the animal counts, would eliminate any, and would go towards a gross square footage, whatever is easiest for staff. Commissioner Day stated he would get rid of the maximum, net square footage and that becomes complicated. Commissioner Thorson stated it would be up staff what would be, in his mind the next step would be short of them crunching numbers here. Commissioner Day stated doesn't think they are the ones who need to be doing that. Commissioner Thorson stated next meeting have a recommended change. Planner Steele stated he would be happy to come up with a recommendation and go from there. In light of the other code amendments, how would they feel if it was not next meeting and maybe when. Commissioner Jensen stated that is a good suggestion when staff is ready to submit it, rather than force it on the next meeting, there is no hurry on this.

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Commissioner Jensen stated with these standards coming from a book, in that type of research, essentially the work that has been done on that, do they talk about combined parking lots and where there are multiple uses, kind of sharing a parking lot, is there some type of formulation for that that has been contemplated. Planner Steele stated for shared parking in similar uses. Commissioner Jensen stated he is specifically think about Walmart but do think that got way more parking places than it needs most of the year and think that if there are multiple businesses sharing a business that there needs to be some way to give them a little more flexibility so they aren't putting in extra asphalt they don't need to put in. Planner Steele stated there is a lot of asphalt over at the Walmart and that is just the nature of Walmart, they don't have a problem paying for all that extra parking for that one day of the year. In the ordinance under the off-street parking standards it has recommendations for shared parking and can review that as well, remember it talks about the drive isles, and also in the site planning process a lot of that particular design stuff gets handles but as far as the maximum number of parking for shared parking that might be we have a max on Commercial. Commissioner Jensen stated he just wants to make sure the minimums are low enough that if they are not needing all those parking places then that combined use that they can lower the standard a little bit, if there is a less intensive use and a more intensive use, sure there is something for that but want to make sure they are not unduly forcing additional parking where they don't need it. Planner Steele stated there is the possibility of putting of some language, think there is already some language in there saying the Land Use Authority shall determine which listed use is most similar, and in consultation with the developer shall establish the minimum/maximum parking space requirement so there is already some flexibility in there and looking at the unique characteristics of the site and seeing if there is opportunity for shared parking that is something the land Use Authority can say there is already 10,000 spots and you are building next to Walmart and can look into the shared use type situation.

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Commissioner Vaughan stated making an observation think they are looking at something 2015- 2016, they should be looking at 2030-2040. When it comes to commercial land, Industrial land, they are at not even 50% built out and should be looking for maximum parking in every single category they have there because they are going to be developing commercial islands, not developing them in a domino where they build lot A and then a commercial lot B right beside it, they are going to have things free stranding and each one needs to be freestanding to its maximum possible use as they fill in as they get closer as they are starting to fill in now with residential they can always cut back as they do have those adjacent parking lots should they need that but for right now they should, the City should adopt the maximum as shown in the chart which are basically National in nature, recommended what everyone is doing because they are going to need it once they get to that certain point be it 2020-2025 and they start doing in-fill rather than new construction, parking is going to be a real issue and it would be better if they start solving the parking now, because parking is as important to commercial as R-1, R-2, R-3 is to residential.

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Planner Steele asked if he was saying don't limit the minimum or maximum. Commissioner Vaughan stated thinks they should go for the maximum. Planner Steel stated the maximum minimum. Commissioner Thorson agreed. Commissioner Vaughan stated yes. Commissioner Jensen stated if he is talking about the Transportation Planning books numbers it is the floor, would be good with that. The other thing, the entire 193 corridor is still wide open and there is like a mile and a half worth of undeveloped land there, so do think in that situation they may have a large developer coming in looking to do a large development, so don't think they are quite to in-fill yet, certainly along Antelope there are but not along 193.

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Commissioner Vaughan stated somewhere down eh line the City Council will be talking parking and think it would be better if they talked parking before they do, think they should educate City Council. Planner Steele stated he will have something for them not next meeting but will shoot for the meeting after that and worse case scenario the meeting after that but don't, but don't feel it is a pressing issue but as soon as possible is what he is understanding.

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Commissioner McCuiston stated doesn't know if it is worth referencing an external document like the Institute of Transportation Engineers document and just say comply with that, that way they don't have to continually update their code every time something changes. Planner Steele stated that would be easy for him. Commissioner Jensen stated that this would be, at least for commercial not the residential side, must residents wouldn't know where that document even is. Commissioner Thorson stated the only objection with referencing it would be that they would have developers who wouldn't have access to it but would use their recommendations, parking is a per unit deal doesn't matter if a new business is coming next week or not, it is per unit and think the recommendations are going to be close to spot on, really like the language that allows the Land Use Authority to wheel and deal with the developer, there are a lot of uses that coincide well and a lot that do not and they are not readily identifiable until looking at the specific case. Commissioner Jensen stated an example of a compatible use be essentially opening until 5pm during the day and then during that time have a grocery store that sees less customers during the day but in the evening when people are coming home from work see more people then, see some synergy there with the parking but that being said just because that is the use that is there every day that is the use that is going to be there tomorrow, think they have to be careful of that because if they are planning on synergy and it goes away can make things difficult down the road.

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Planner Steele stated by way of clarification, no on the reference to just referencing to the handbook. Commissioner Jensen stated thinks they should mention the handbook but if they can get some starting numbers at least. Planner Steele stated he will use the numbers but not just link to them and agree don't see any need to recreate the wheel and their numbers are pretty accurate.

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3. Commissioner Reports:

Commissioner Jensen stated he wanted to point out in their legislative updates the ULCT has been sending to those on those of them on their mailing list, House Bill 132 is one of the ones that has gone to the floor and recommend Commissioners look at it, essentially although it sort of involves us, it is more of a business licensing issue but essentially the legislature wants to eliminate the City's ability to require businesses license in certain cases and what they are shooting for is businesses that essentially don't generate a lot of traffic or have hazardous materials, like a consulting business or something they would like to see that those don't have to be licensed by the City, the ULCT posted that but would encourage the Commissioners to take a look at HB132 and then if have an opinion on it, let their legislator know.

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Commissioner Vaughan stated he withdrew the noise ordinance discussion based on the comments at the joint section in regards the way City Council would like to see, have new suggestions brought to them but with that in mind because of the item #4 on the agenda which was a rezone involving the Animal Hospital they had a discussion regarding animal boarding so would ask Council representative if he would take the questions as to whether or not the City Council would like the Commission to look at the concept of animal boarding limits, size, shape, number and then possibly get back to them at a later time. Commissioner Jensen pointed out that Neighborhood Services already does have noise ordinance standards as part of the Industrial Performance Standards, they do have to meet those regardless.

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Commissioner Vaughan wanted to express his thanks to staff especially City Attorney and City Recorder for the training they provided which is necessary and part of their annual requirement and expressed thanks to the Mayor for inviting them to allow and for the dynamic input that they received from the Council on where the Council would like the Commission to be, it is extremely helpful and sure speaks for everyone else that it is nice to receive that input.

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4. Adjourn