

Minutes of the Syracuse Planning Commission Regular Meeting, March 1, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on March 1, 2016, at 6:00 p.m., in the Council Chambers, 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 (late) 618pm
Grant Thorson

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

City Council: Councilman Mike Gailey

Excused:

Visitors: Doug Perry Myles Dearden Brytin Jones
Braiden Hunter Braydon Pifer Hunter Vanderbeek
Ethan Smith Nick Jones

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1. **Meeting Called to Order:**

Commissioner Thorson provided an invocation. The Pledge of Allegiance was led by Commissioner Moultrie.

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COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR MARCH 1, 2016 MEETING. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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2. **Meeting Minutes:**

February 16, 2016 Regular Meeting & Work Session

COMMISSIONER JENSEN MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR FEBRUARY 16, 2016. THE MOTION WAS SECONDED BY COMMISSIONER THORSON. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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3. **Public Comment:** This is an opportunity to address the Planning Commission regarding your concerns or ideas, regarding items that have not been scheduled for a public hearing on this agenda. Please limit your comments to three minutes.

None

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4. **Public Hearing, Code Amendment Title X 10.40.040 – Pertaining to minimum and maximum parking spaces.**

Planner Steele stated this was discussed last work session and have done away with the maximum number of parking spaces required and have tried to make the minimum requirements match up with the industry standard for national standard and last time agreed for the most part it was good except for a few minor changes. One was concerning the convenience stores which was lower and changed to 3.5 and the other one was commercial, recreation, golf course was per capacity and now says 2 per player. Commissioner Jensen stated the third change was the four-family dwellings. Planner Steele stated yes and left PRD alone and increased the four-family up to 2.5 and before it was 2 all across.

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Commissioner Vaughan opened the Public Hearing.

[6:08:09 PM](#)

Closed

[6:08:37 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO RECOMMEND CODE AMENDMENTS TO TITLE X 10.40.040 TO CITY COUNCIL. MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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5. **Public Hearing, Code Amendment Title X 10.120.020 – Pertaining to Industrial Zone permitted uses.**

Planner Steele stated he added the proposed text in red under the letter (F) Dwellings as permitted, Dwelling units are allowed only for live-in managers of a 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 in conjunction with any other permitted uses of this zone and that was the only change.

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Commissioner Vaughan opened the Public Hearing.

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Closed

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Commissioner Vaughan stated the only comment he has on this is, is in favor of it however think it should not be plural, think it should be specifically limited to 1 dwelling unit per complex and is absolutely no need for 2 or 3 or 6 which could be permitted on here. Commissioner Moultrie stated they could a maximum of 2 because there are some units that are larger and have seen some clients that have them and so would put two as the max, from what he has seen. Commissioner Jensen stated he would support what Commissioner Moultrie said, that way it is 12 hours on and 12 hours off. Commissioner Thorson asked if there is any way to do a proportional where say one dwelling per unit 100 units or a way that way, if they put up 2 storage units, don't need 2 managers, if there is a way to do a proportional where they get a limit they can have 2 or if they justify to the Commission they can have 2 and doesn't know how many units it would take to justify the time of 1 live-in manager. Commissioner Vaughan asked staff if know how many spaces are in the largest facility in town. Planner Steele stated doesn't know how many units but the storage units behind the Pizza Factory that has 2 live-in units and would guess that that may have 100 units, and has never seen storage facilities with more than 2 managers, but brings up a good point that they don't want 2 for a small facility, but if they up to 2 dwelling units that might give them the ability to say can only have 1 dwelling unit.

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Commissioner Vaughan stated he likes the idea of limit it to sizing, say 51 or more they could have 2 units but less than 50, 1 unit. Planner Steele stated he would recommend if they are going to do a proportion that he could do a little more research because doesn't know exactly how many units are commonly found to figure out that correct ratio and would hate to throw out a number. Commissioner Vaughan asked Commissioners if they would like it to be a singular unit or would they consider 2 units. Commissioner Jensen stated he is good with the language the way it is. It gives staff the leeway to decide what is prudent and what is not, but 2 units would also be reasonable. Commissioner Vaughan stated if they limit it to 1 unit right now then they wouldn't have to consider a sliding scale and could take care of it right now however if they limit it to 2 units and have no ceiling or no demarcation between how many units then they could also pass that tonight but if they decided to break it down into less than 50 or less than 100 then it would necessitate to follow the suggestion to continue this discussion. Commissioner Jensen asked staff if this was a burning issue. Planner Steele stated no it is just something they have seen as non-conforming and something that they have seen with future storage units. Commissioner Jensen asked City Attorney Roberts since they have already noticed a public hearing tonight will they need to notice it again if they make a minor code change. City Attorney Roberts stated no it is essentially the same matter so they wouldn't have to have another public hearing. Commissioner Jensen stated he is good with tabling it for 2 weeks so staff can bring back the research, there is no hurray on this. Commissioner Moultrie stated he is good with that would at least do 2 at max but let's do some research and see what it breaks it down to.

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COMMISSIONER JENSEN MADE A MOTION TO TABLE THE RECOMMENDATION OF TITLE X 10.20.020 PERTAINING TO INDUSTRIAL ZONE PERMITTED USES TO GIVE STAFF TIME TO DO ADDITIONAL RESERACH. COMMISSIONER MOULTRIE SECONDED THE MOTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Vaughan stated as a point it came up at a recent City Council meeting in regards to adjournment, there are two schools of thought on this, one they have it currently in the Bylaws they do not need a second, do not have to take on an adjournment however in as much as they are a Robert's Rules of orders City and Robert's Rules of order it requires a second and it requires a vote. Commissioner Jensen stated he is good with the Commission doing it by Robert's Rules if the rest of the Commission is good with that. City Attorney Roberts stated generally if the Bylaws are specific the rules are a default provision so that is something that is going to be addressed with the Bylaw Amendments and will talk a little bit more about that but under, even under Robert's Rules if there is a specific rule in the Bylaws it trumps Robert's Rules, so would say to follow the Bylaws and then if the Bylaws are silent, then go to Robert's Rules.

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6. **Adjourn**

COMMISSIONER JENSEN MADE A MOTION TO ADJOURN STRAIGHT INTO WORK SESSION IN THE CHAMBERS.

Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: _____