



# Syracuse City Planning Commission Meeting March 1, 2016

Begins at 6:00 p.m. in the City Council Chambers  
1979 West 1900 South, Syracuse, UT 84075

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## Regular Meeting Agenda

### PLANNING COMMISSIONERS

#### CHAIR

Ralph Vaughan

#### VICE CHAIR

Dale Rackham

T.J. Jensen  
Curt McCuiston  
Greg Day  
Troy Moultrie  
Grant Thorson

1. **Meeting Called to Order**
  - Invocation or Thought by Commissioner **Thorson**
  - Pledge of Allegiance by Commissioner **Day**
  - Adoption of Meeting Agenda
2. **Meeting Minutes**  
February 16, 2016 Regular Meeting and Work Session
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.
4. **Public Hearing, Code Amendment Title X 10.40.040** – Pertaining to minimum and maximum parking spaces.
5. **Public Hearing, Code Amendment Title X 10.120.020** – Pertaining to Industrial Zone permitted uses.
6. **Adjourn**

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## Work Session

1. **Department Business**
  - a. City Council Liaison Report
  - b. City Attorney Updates
  - c. Upcoming Agenda Items
2. **Discussion Items**
3. **Commissioner Reports**
4. **Adjourn**

### NOTE

If you wish to attend a particular agenda item, please arrive at the beginning of the meeting. In compliance with the Americans Disabilities Act, those needing auxiliary communicative aids and services for this meeting should contact the City Office, at 801-614-9626, at least 48 hours prior to the meeting.

### CERTIFICATE OF POSTING

This agenda was posted on the Syracuse City Hall Notice Boards, the State Public Notice website at <http://www.utah.gov/pmn/index.html>, and the Syracuse City website at <http://www.syracuseut.com>.



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 1, 2016

## Agenda Item # 2

## Meeting Minutes

February 16, 2016 Regular and Work Session

### Suggested Motions:

#### Grant

I move to **approve** the meeting minutes dated ... for the regular meeting and work session planning commission meeting, as amended...

#### Deny

I move to **deny** the meeting minutes dated ... for the regular meeting and work session planning commission meeting with the finding...

#### Table

I move to **table** the meeting minutes dated ... for the regular meeting and work session planning commission meeting until ...

Minutes of the Syracuse Planning Commission Regular Meeting, February 16, 2016

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on February 16, 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 McCuistion  
Troy Moultrie  
Greg Day  
Grant Thorson
- City Employees: Noah Steele, Planner  
Paul Roberts, City Attorney  
Stacy Adams, Commission Secretary
- City Council: Councilman Mike Gailey  
Councilman Andrea Anderson
- Excused:
- Visitors:** Ramesh Wettasinghe Kanchana Duwe Donna Bittner  
Anita Townley Travis Tams Kristine Devoe  
Jason Melling Scout Troop 373

[6:02:22 PM](#)

1. **Meeting Called to Order:**

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

[6:03:56 PM](#)

Planner Steele stated staff wanted to request that item #4 Major Conditional Use Permit for Accessory Dwelling Unit property located at 2747 S 800 W to be removed from the agenda, staff reviewed the ordinance more closely and found that this application should have been a minor conditional use and the appellate body would be the Planning Commission and have reviewed the application and it meets all requirements in the ordinance and so request that item to be removed.

[6:04:48 PM](#)

Commissioner Jensen confirmed with staff that there was no reason to bring before the Commission, it was just an oversight that it was a Minor instead of a Major Conditional Use. Planner Steele stated that is correct.

[6:05:05 PM](#)

COMMISSIONER JENSEN MADE A MOTION TO ADOPT THE PLANNING COMMISSION AGENDA FOR FEBRUARY 16, 2016 MEETING, STRIKING ITEM #4. THE MOTION WAS SECONDED BY COMMISSIONER MOULTRIE. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:05:25 PM](#)

Planner Steele stated there were notification letters sent out and there might be some citizens in the audience who might want to comment on that item. Commissioner Day asked if comments should be directed to staff since they will be making the decision on the item. Commissioner Jensen made the suggestion that they be able to speak during the public comment period or contact staff. City Attorney Roberts stated that if they made the effort to attend, shouldn't turn them away and happy to entertain, talk to them and if they want to talk after the meeting are happy to do that as well.

[6:06:12 PM](#)

2. **Meeting Minutes:**

**February 2, 2016 Regular Meeting & Work Session**

COMMISSIONER DAY MADE A MOTION TO APPROVE THE REGULAR AND WORK SESSION MEETING MINUTES FOR FEBRUARY 2, 2016. THE MOTION WAS SECONDED BY COMMISSIONER MCCUISTION. ALL WERE IN FAVOR, THE MOTION CARRIED UNANIMOUSLY.

[6:06:53 PM](#)

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.

Travis Tams, Pleasant View, General Contractor and is here on behalf of Anita Townley who is also present. His question is at this point is the conditional use accepted and can he move forward with the building permit process. Planner Steele stated yes, staff has reviewed it at a staff level and it meets all of the requirements and will send a formal record of decision that the conditional use has been granted and can move forward with the building permit for the improvements they are going to make. Travis Tams stated thank you for the Commission's time. Commissioner Jensen asked staff if he can clarify where the confusion came from, think when they implemented the latest version of the accessory dwellings that if it was an internal structure it would be a minor but if it was a detached structure it would be a major is that correct. Seem

63 to remember that they drew that threshold that if it was going to be a detached building standing all by itself at that point  
64 they wanted it to be a major conditional use.

65 [6:09:43 PM](#)

- 66 4. **REMOVED - Major Conditional Use – Accessory Dwelling Unit property located at 2747 S 800 W**

67 [6:09:48 PM](#)

- 68 5. **Major Conditional Use Permit - Oasis Montessori Child Care Center property located at 780 S 2000 W, General**  
69 **Commercial Zone**

70 Planner Steele stated the applicant currently runs a state licensed residential daycare and preschool and they are  
71 desiring to increase their capacity and move into a commercial location and the property they have chosen is the one just  
72 southwest of the High School along 2000 W, south of Coleman Orthodontics. They will be doing a tenant improvement to  
73 2 units in that building and there will be some fencing and some things to make it into a nice daycare and preschool. City  
74 staff has reviewed the ordinances for compliance and found that they meet the parking requirements and all the other  
75 requirements. It will be in building B to the south and provided a sketch with the parking stalls and the approximate square  
76 footage of the daycare center and the outdoor play area. Staff checked and with this development and made sure that  
77 even after they fence off the outdoor play area, they still remain above the required landscape area and they also do have  
78 plans to expand the office complex in the future and are aware of that. They plan to improve the inside of the building, with  
79 a front desk area and big play areas with kitchen and bathrooms. They will be required to submit building permits for the  
80 improvements after the conditional use is granted.

81 [6:12:34 PM](#)

82 Ramesh Wettasinghe, owner of Oasis Montessori, has been doing preschool for over 18 years, they have schools in  
83 Sri Lanka and his wife started family daycare center last year, she was very successful and they are at full capacity and  
84 have a waiting list and that is why they decided to move into a commercial center. They have a qualified staff already, 4  
85 people 2 people already working with them, his wife has degree in childcare and he has a Master's and hope to get this  
86 going.

87 [6:13:55 PM](#)

88 Commissioner Vaughan asked the applicant if this is a transfer from the home occupation to the commercial location.  
89 Ramesh Wettasinghe stated they will be keeping the name but will be transferring from the residential location to the new  
90 center in about a year because they already renewed their license for this year, so they will be closing the family daycare  
91 once they move to the new location that is what they are planning to do. Commissioner Vaughan confirmed with the  
92 applicant that they won't be operating two facilities. Ramesh Wettasinghe stated no, only one. Commissioner Vaughan  
93 stated so as soon as they leave one they will be going to the other. Ramesh Wettasinghe stated yes.

94 [6:14:51 PM](#)

95 Commissioner Vaughan asked the applicant if he is aware that under the State rules that they have to apply for.  
96 Ramesh Wettasinghe stated they already started the process and pre-inspection already done since they had been  
97 through the same process last time, the inspection is already done and they gave them the green flag. Commissioner  
98 Vaughan stated the applicant may want to speak with the State again because they do not have a request for the new  
99 location on file, they also mentioned that they haven't sent in a copy yet of the applicant's 2016 Syracuse business license  
100 which they also need for their file. Ramesh Wettasinghe stated they needed to get the kitchen inspection and fire  
101 inspection to submit the application so they needed to get the building complete so that is when they can get those  
102 inspections done and then once those are done they can submit the complete application. Commissioner Vaughan stated  
103 the State needs to have those forms for the applicants existing location before they even look at their new proposed  
104 location. Ramesh Wettasinghe asked what documents they needed. Commissioner Vaughan stated they don't have a  
105 copy of their 2016 business license, which is showing as paid. Ramesh Wettasinghe stated the recent inspections were  
106 done like a week ago and they submitted the application online at the time and it takes some time to upload to the system,  
107 they have already done that.

108 [6:16:26 PM](#)

109 Commissioner Vaughan asked the applicant because they are moving into a commercial business location that their  
110 facility will be required to comply with ADA. Ramesh Wettasinghe stated they already have ADA bathrooms, the building  
111 pretty much complies with the code. Commissioner Vaughan stated on the diagram they submitted of the location, it  
112 shows the walkway that comes out of the west side of the suite is going to be fenced in. Ramesh Wettasinghe stated  
113 fenced in, yes. Commissioner Vaughan stated that is basically cutting off all other use of that side walk to get to that back  
114 area, because that is also the same sidewalk that the building to the west uses, the same walkway that serves both  
115 buildings. Ramesh Wettasinghe stated actually it takes only half of the walkway, maybe the diagram isn't showing right,  
116 they are using like 3 feet wide fencing walkway to the play area, not taking the whole thing, but maybe looks like it in the  
117 diagram. Commissioner Vaughan stated so putting a fence down the middle of the walkway. Ramesh Wettasinghe stated  
118 half of the walkway. Commissioner Vaughan stated right down the middle so using the east side and the other side will be  
119 using the west side. Ramesh Wettasinghe stated yes. Commissioner Vaughan stated also noticed is enclosing a rather  
120 large area in the back of building B and is he aware there is an electric power box in the middle of the grass and is that  
121 going to be separately isolated off from that entire area or does he plan on leaving that exposed the way it is right now.  
122 Ramesh Wettasinghe stated after they fence in the walkway and the play area doesn't think kids will have access to that  
123 area so they would leave it like that unless they ask them to cover it or something like that, it is not necessary right now.

124 [6:18:37 PM](#)

125 Commissioner Vaughan asked the applicant on the drawing where it says proposed daycare where they are going to  
126 occupy and the other side where it says vacant, that is actually where Dr. Ingram's office is right now and that the line that  
127 goes between his suite and the other suite directly north of that in the middle of the grass area, that is where there is a  
128 power terminal, right in the middle that sticks up about 3 feet above the ground. Ramesh Wettasinghe stated they are  
129 going to put the play area right aligned with the walkway not just behind the building. Commissioner Vaughan stated so  
130 the power will not be inside the play area.

131 [6:19:59 PM](#)

132 Commissioner Thorson stated it sounds like there is a Doctor immediately adjacent to the new location and would like  
133 to get some familiarity with the other business that are in that park and compatibility with those business, are they all  
134 professional. Commissioner Vaughan stated the building to the left where it says vacant is Dr. Clive Ingram a dentist and  
135 then in the building to the right where it says office building there is a Farmers Insurance, an active dentist and the other  
136 two suites are empty. Planner Steele stated the building the applicant is wanting to move into has never had a tenant  
137 rented in that, the building owner is present as well and might be able to give more history as to what tenants are currently  
138 there but to the west where it says vacant to his understanding has never been approved, just a vacant shell so there is  
139 no Doctor there just as a point of clarification. Commissioner Vaughan stated there are a dentist and other offices there.  
140 Planner Steele stated thinks the building he is referring to is to the north, a different building where the VIP is.

141 Commissioner Thorson stated he wanted to get an idea with compatibility with the other uses in the park and it sounds  
142 like it is not a really high volume or high traffic, like the applicant would have early morning or afternoon would have a lot  
143 of traffic coming through there and then they are taking up some of the open space, have they worked out a deal with the  
144 owner of the business park. Ramesh Wettasinghe stated the owner is present and that has never been an issue because  
145 they have so many parking spaces, for that building alone there are like 43 stalls available just for that area, so the other  
146 building has another 43 stalls. Commissioner Thorson stated the impacts of having that much traffic all at once, what he  
147 would anticipate and can't make the applicant do this but when then get clients they give them a morning drop off route so  
148 they don't have backing, pick up that is the dangerous part of having so much traffic in what is otherwise pretty confined  
149 area.

150 [6:23:07 PM](#)

151 Commissioner Vaughan stated the applicant and staff are correct we went to the location but went to the buildings  
152 that are lettered E & F, buildings A & B are correct there is no power terminal in the middle of that grass so are okay with  
153 that, wasn't paying attention to the Onion processing plant directly to the south, that was his mistake.

154 [6:23:40 PM](#)

155 Commissioner Jensen asked staff looking at the design of the subdivision and that oval shape parking at the diagonal  
156 to the west and then there is all that open space to the east that almost looks like a pocket park to him, what is the thought  
157 process behind the design of this. Planner Steele stated they looked up the original site plan for the project and this is  
158 essentially a condo kind of things with a common area and there landscape percentages of the area was more than  
159 sufficient for the zone. Commissioner Jensen stated would say by 4 or 5 times. Planner Steele stated and they have 2  
160 more buildings planned, one to the west of building B and one where the smaller garage building north of building B and  
161 don't know what their long term plans would be, assuming they would demolish that garage if that came to fruition. Think  
162 that since building B hasn't even been fitted out don't know what kind of demand there will be to finish the rest of the  
163 buildings. Commissioner Jensen stated he wanted to state that with Syracuse growing so quickly it is good to see more  
164 and more daycares coming online and having one in this particular location actually makes a lot of sense because there  
165 won't be any residential impacts that go along with it and at least for now there is quite a bit of unused parking but of  
166 course they have to be mindful that there may be another building to the west that with soak up some of that parking but  
167 the fact that the landlord has decided to have such a big green area that it actually lends itself to this application, as long  
168 as they allocate some of that green area to be that the other tenants in that area won't have obviously by extension won't  
169 have access to that but doesn't look like they will be taking a whole bunch of that space.

170 [6:26:10 PM](#)

171 COMMISSIONER DAY MADE A MOTION WITH THE FINDING THAT THE APPLICATION IS COMPLETE AND  
172 COMPATIBLE WITH THE APPLICABLE ZONING MOVE TO APPROVE THE MAJOR CONDITIONAL USE PERMIT  
173 FOR OASIS MONTESSORI CHILD CARE CENTER LOCATED AT 780 S 2000 W, GENERAL COMMERCIAL ZONE  
174 SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE CITY'S MUNICIPAL CODES. COMMISSIONER MOULTRIE  
175 SECONDED THE MOTION. ALL WERE IN FAVOR, MOTION CARRIED UNANIMOUSLY.

176 [6:27:06 PM](#)

177 **6. Adjourn**

178 COMMISSIONER DAY MADE A MOTION TO ADJOURN STRAIGHT INTO WORK SESSION IN THE CHAMBERS.  
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Ralph Vaughan, Chairman

Stacy Adams, Commission Secretary

Date Approved: \_\_\_\_\_

DRAFT

## 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

[6:27:24 PM](#)

### 1. **Department Business:**

[6:27:40 PM](#)

#### **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.

[6:29:50 PM](#)

#### **b. City Attorney Updates**

City Attorney Roberts stated nothing for tonight.

[6:30:03 PM](#)

#### **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.

[6:31:26 PM](#)

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.

64 [6:33:13 PM](#)

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

67 [6:33:39 PM](#)

68 2. **Discussion Items:**

69 **a. Accessory Dwelling Unit in Industrial Zone**

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

79 [6:35:47 PM](#)

80 Commissioner Day stated he likes the way it is written, think Planner Steele did a great job. Commissioner Jensen  
81 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  
82 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  
83 separate those two definitions. Certainly there is the large scale storage where they are basically storing things that a  
84 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  
85 is a definition somewhere they can find that can differentiate those two but do think having it as its own letter would be a  
86 good idea.

87 [6:36:31 PM](#)

88 Commissioner Thorson stated he had a similar concern making sure that this only applied to storage units as they  
89 anticipate but the wording where and had the exact same idea, it says storage unit project and it gave him the impression  
90 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  
91 written. Commissioner Rackham stated it states dwelling units, almost making it sound like more than one for a storage  
92 facility and thinks it should just say dwelling unit or a single dwelling unit. Commissioner Jensen stated a dwelling unit.  
93 Commissioner Jensen stated he does like the language present just want to make sure they have things defined. Planner  
94 Steele agreed and stated he purposely had put an 's' in there as plural just because some of the larger facilities may have  
95 two different managers so that they can provide 24 hour service but think most commonly there is just one so would cover  
96 them with the majority of the projects.

97 [6:37:49 PM](#)

98 Commissioner Vaughan asked the Commission would they want to consider limiting square footage on this manager  
99 unit and or the number of bedrooms. His concern being wouldn't want it to turn into a 4 bedroom manager's suite where  
100 the manager could sublet and then they would have something they are trying to avoid. Commissioner Day stated he feels  
101 like this is something that this is a self-regulating problem and don't see that these storage units turn into apartment  
102 projects, less is more in this case, thinks it is self-regulating. Commissioner Jensen stated as far as allowing storage units  
103 as a permitted use but maybe they make that a conditional use so they make sure there is some additional review on that.  
104 They will already review the storage units with the site plan but they might not be addressing, but could address dwelling  
105 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  
106 know what they are making it a conditional use. City Attorney Roberts stated the point of a conditional use is that it will  
107 have a detrimental effect on the neighborhood so would have to identify what those effects are and what kind of  
108 conditions would be appropriate to make the use more compatible with surrounding neighborhood, where it comes to a  
109 dwelling unit don't know what types on conditions would put on there, would prefer to see standards in the ordinance itself  
110 that can just be applied when the application comes in rather than having it come as a conditional use, there is always the  
111 temptation as the Land Use Authority to treat the conditional use as almost a zone change request like with some  
112 discretion and really have limited discretion when it comes to conditional use applications.

113 [6:39:49 PM](#)

114 Commissioner Vaughan asked the Commission would they like to continue this or have additional discussion on this  
115 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  
116 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  
117 ready as an action item and ready for a vote the next meeting presented to them as written up in formal legalese by staff.  
118 Commissioner Rackham sated he is okay with that but what he would like to do is the Chair had proposed limits on size  
119 and would like to hear what his suggestions were. Commissioner Vaughan stated his own personal thoughts doesn't think  
120 a live in manager would need more than a 2 bedroom area on a standard size two bedroom apartment, no more than a  
121 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  
122 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  
123 lock if necessary.

124 [6:41:10 PM](#)

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

127 not a large family, it is usually the younger families that are the managers in these type of situations. Commissioner  
128 Jensen stated especially being in Utah where they do have larger families wouldn't want to limit the use too severely.  
129 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  
130 they need to have a 3 bedroom unit so maybe a 3<sup>rd</sup> bedroom as a play room or something. Commissioner Moultrie stated  
131 or an office, want to make it different than. Commissioner Vaughan asked if what they have seen in other locations, would  
132 they be comfortable with that in Syracuse, because will rely on other Commissioners recommendations. Commissioner  
133 Moultrie stated yes, thinks the wording is good because in larger units they might have 2 managers so they can do the 24  
134 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  
135 see them going very large with the units and don't see them sub leasing or renting those units out. Commissioner Day  
136 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  
137 because they do storage units they don't provide housing. Commissioner Rackham stated but it provides property for  
138 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  
139 bedrooms so much as the square foot of the building itself, maybe 1800 square feet.

140 [6:43:05 PM](#)

141 Commissioner Vaughan stated another consideration could be a storage facility would also include a facility  
142 specifically designed for RV units with nothing to be stored inside four walls, so how big of a house then would they allow  
143 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  
144 either or, for some of their locations that are located on property that has an extremely low water table where they might  
145 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  
146 worry about one house, some properties are closer to the big sewer pipeline wouldn't have to worry about a pumping  
147 station because they would only have 1 DWE. Commissioner Jensen stated point of clarification for the Commission, one  
148 of the things the City Council did approve last week was the allowance, essentially the City is, it is now an ordinance that  
149 the City will not accept ownership of lift stations however privately owned or essentially those owned by special  
150 improvement districts are now codified that those can be options. Commissioner Day stated as it relates to this item at  
151 hand don't think the Commission trying to hypothesis every particular situation really is going to, think they keep it simple,  
152 if there is a square footage, Commissioner Rackham maybe decide on that, think less is more in this particular issue.  
153 Commissioner Jensen stated he just wanted to make sure the one thing they want to defend against is that this opens up  
154 a back door so to speak where they suddenly have an apartment complex in the middle of the storage unit that is what  
155 they want to try to avoid and thinks that the language of 'live in managers only' think covers that, but want to make sure  
156 they don't have that door open.

157 [6:45:25 PM](#)

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

161 [6:46:01 PM](#)

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

170 [6:46:57 PM](#)

171 Planner Steele stated if they were going to build a storage unit on a large parcel with an old farm house on it, they  
172 would be required to go through the site plan review and would have an opportunity to review those, the proximity of the  
173 existing house with the other buildings, what they don't want is something that can be severed from the project if it is  
174 incidental to the project. Commissioner Jensen asked if staff feels that can be done under the existing ordinance. Planner  
175 Steele stated yes, he thinks so. Commissioner Vaughan stated he thinks they should create a maximum square footage,  
176 1000 or 1200 square feet, let them decide how many bedrooms they want to put in and also make it one dwelling unit, if  
177 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  
178 that is divided up but don't think they should have 2 units in there to accommodate 2 managers because then that is  
179 basically a potential for an apartment. Commissioner Vaughan stated his recommendation would be one dwelling unit,  
180 maximum of 1200 square feet.

181 [6:48:27 PM](#)

182 Commisisoner Jensen stated he liked Commissioner Rackham's suggestion of 1800 if they are going to cap that and  
183 Is not necessarily opposed to 2 units. Commissioner Day stated if they are going to put some sort of metric to it would  
184 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  
185 back another meeting with some reason behind what they are doing, it feels kind of arbitrary.

186 [6:48:50 PM](#)

187 Commissioner McCuiston stated he really doesn't see someone building a McMansion in the middle of a commercial  
188 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  
189 build a larger dwelling they would do that in a nice area and surround themselves with whatever they prefer, thinks this is

190 self-regulating and agree with other Commissioners that the language is decent and think putting a square footage cap is  
191 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  
192 commercial zone under the guise of storage sheds. Could live with the one dwelling unit, guess that makes sense if they  
193 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  
194 they are trying to regulate the size of a dwelling unit to be built.

195 [6:49:46 PM](#)

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

197 [6:49:50 PM](#)

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

200 [6:50:07 PM](#)

201 Commissioner Jensen stated with the caveat of adding, making its own letter. Commissioner Vaughan asked staff to  
202 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  
203 business agenda. Planner Steele stated he would add it to the next meeting agenda.

204 [6:50:42 PM](#)

205 **b. Parking Ordinance Table**

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

212 [6:51:45 PM](#)

213 Planner Steele stated the existing parking requirement for four-plex was 1.5, standard was 2, in City ordinance every  
214 dwelling is supposed to have a 2 car garage so that would be consistent with the ordinance asks for and what the  
215 Transportation Engineers just to keep it consistent for any dwelling to require 2 units, unless they are in a PRD or  
216 something. Commissioner Rackham asked on the size of the garage is there a standard, because some of them by  
217 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  
218 square footage and can't remember off the top of his head but can look it up. Commissioner Rackham stated just  
219 wondered if there was. Planner Steele stated there is a minimum square footage of the garage and it does say it has to be  
220 a two car garage.

221 [6:52:48 PM](#)

222 Commissioner Jensen asked if this would be a good time to discuss four-plex and PRD since they are going through  
223 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  
224 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  
225 want to make sure that extra half a parking space is allocated somewhere in the development, not just street parking  
226 cause the idea on that was to discourage street parking and would argue that since they are going to bring up the four-  
227 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  
228 idea, but think 2 is going to be too low in that situation because the thought was to create that additional parking area for  
229 guests, that is why it was done the way it was done and agrees with the 2.5.

230 [6:53:59 PM](#)

231 Planner Steele stated 2.5 is okay. Commissioner Day stated 2.5 is appropriate, in townhome projects one of the most  
232 common complaints he hears is there is just not enough visitor parking, though they do have, our right of ways are  
233 extremely large and parking on the street sort of helps too. Commissioners agreed on 2.5 for PRD. Commissioner Jensen  
234 asked about R-4, do they want to take that to 2.5. Commissioner McCuiston stated he would argue against that because  
235 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  
236 family dwellings they would be in a normal right of way area. Commissioner Day stated if they have a two car garage and  
237 a driveway actually have 4 parking stalls for use, but it is nice to have that guest parking.

238 [6:54:59 PM](#)

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

251 [6:56:52 PM](#)

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

257 [6:57:57 PM](#)

258 Commissioner Vaughan stated Hotel/Motel 1 or 1.5. Commissioner Day stated thinks they should go to 1.5 on that  
259 one. Commissioner Day stated on Convenience Stores suggestion he would make and more of an appropriate ratio would  
260 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  
261 square feet so 2 per 1,000 would have 7 parking stalls and need much more than that, like the Maverik, need more than  
262 7, so 5 per 1,000 is more in-line with a convenience store, mini marts and service stations. Commissioner Vaughan stated  
263 on convenience stores, every fast food and convenience store usually has the same amount of square footage in the back  
264 room that they do on the sales floor and that is basically the difference between gross and floor area, sales floor.  
265 Commissioner Day stated anywhere from 4 to 5 per 1,000 would be more of an appropriate range on that. Commissioner  
266 Jensen stated they are not traditionally thought as parking spaces at a convenience store but technically parking, a lot of  
267 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  
268 sort of kind of parking but kind of have to keep in mind. Commissioner Day stated when they design convenience stores  
269 they don't assume that, can't assume that for a number of reasons. Commissioner Vaughan stated let's say Maverik  
270 decides to open up a McDonald's like play land in the front. Commissioner Rackham stated there is another one for fast  
271 food that is separate from convenience stores. Commissioner Day stated they are just talking gas stations and think the  
272 appropriate number would be 4-5 per 1,000 per total square footage. Commissioner Jensen asked staff what the official  
273 recommendation was. Commissioner Vaughan stated 3.5. Commissioner Day stated they would go with that but  
274 recommends they go higher, looking at some of the convenience stores that are being built like the Maverik's, they put  
275 parking, especially where more convenience and would recommend 5. Planner Steele stated in the Traffic Institute  
276 reference manual their categories didn't line up 100% with our categories and so under Intensive Commercial Businesses,  
277 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  
278 Commissioner Day is saying isn't that far off as far as what they are recommending. Commissioner Jensen stated more  
279 might be a little extreme, but 3.5 can live with. Planner Steele stated also consider these are minimums and often if it a  
280 National chain they already have their formula set. Commissioner Rackham stated he would like to see 3.5 as the  
281 minimum and let it self-regulate. Commissioners agreed with 3.5

282 [7:01:44 PM](#)

283 Planner Steele stated Commercial Recreation there are two options they can do the permitted capacity or by the  
284 player, this is assuming that people will carpool to go bowling or play a sport but this would be 1 per 3 persons permitted  
285 which would be a change from per square foot. Commissioner Rackham asked if golf courses had a permitted capacity.  
286 Planner Steele stated he hadn't looked into what the carry and capacity of like a Glen Eagle golf course, they are limited  
287 by the number of holes, so 4 golfers and 18 holes and the driving range. Commissioner Jensen asked staff if a live music  
288 venue fall under Commercial Recreation, like an amphitheater. Planner Steele stated no, there is another one for  
289 Auditoriums, Assembly halls, this would be The Rush, Glen Eagle like a Community Center or Sports-plex kind of thing.  
290 Commissioner Vaughan stated they would not be getting another golf course. Planner Steele stated the table shows 2 per  
291 player and put the number in-between both standards. Commissioner Jensen stated he is struggling with the per 3  
292 permitted capacity, not that they are ever going to hit per permitted capacity that often but on that one time they do, can  
293 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  
294 might be a better idea. Planner Steele stated can change it to 1 per person's permitted. Commissioner Thorson stated he  
295 would stick with the 1 per 3 of capacity. Commissioner Vaughan asked Planner Steele if that was his recommendation to  
296 the Commission or just a number put forth for consideration. Planner Steele stated thinks 1 per 3 is something to consider  
297 but this is a draft table and have some really qualified Engineers in the room and so if there are some other  
298 recommendations think definitely has merit what they say. Commissioner Jensen stated maybe say both, 2 per player or 1  
299 per 3 person per capacity in the definition. Planner Steele stated he can use what is in the table below. Commissioners  
300 will accept staff's number.

301 [7:06:08 PM](#)

302 Planner Steele stated Daycares/Preschools, 1 per teacher plus drop off loading are per 7 students, this is a slight  
303 increase to what they had. Fast Food is the same is just changing to be more consistent which is 15 per 1,000 square  
304 feet. Commissioner Day stated that is with their dining area, not the total. Planner Steele stated yes, the dining area.  
305 Planner Steele stated Auditoriums is .5 per seat, so that is assuming there are some people sharing cars to go to an  
306 special event. Commissioner Jensen stated so that is taking it 1 to 2.5 essentially. Planner Steele stated Animal Hospitals  
307 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  
308 since ours was so low and the recommendation was higher looked at like a dental office equivalent and went with that.  
309 Commissioner Jensen stated went with the useable area. Commissioner Vaughan asked staff if they are going to reduce  
310 that to code can they also put Animal Clinic in there also because there is a legal definition between a clinic and Hospital,  
311 if they are not going to have a large animal facility then they don't have a statute that covers cats and dogs. Commissioner  
312 Jensen stated on Animal Hospital might want a different number maybe the 2.5 is sufficient but if have someone pulling a  
313 horse trailer and unloading a horse out the back and stuff so conventional parking places isn't going to be the same as  
314 what would need for pulling a horse trailer, might want a higher number there, is good with the 2.5 either way, just a  
315 thought to consider.

316 [7:08:59 PM](#)

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

319 [7:09:25 PM](#)

320 Planner Steele stated he has PRD keep at 2.5, for the four-plex increase to 2.5, for Convenience Stores 3.5 per  
321 1,000 square feet, for the golf course and bowling alleys, etc. 2 per player and on Animal Hospital add Animal Clinics.

322 [7:10:06 PM](#)

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

335 [7:12:05 PM](#)

336 Commissioner Jensen stated the only other thought of this is wants to be careful with the maximums, did they decide  
337 they were just going to get rid of maximums period and not worry about those, was that the feeling of the body and the  
338 reason suggests that is that someone might come in and have a building set aside for one use and there is a maximum  
339 that falls below the minimum for another use if that building changes hands and other use comes in want to make sure the  
340 person who built the building wasn't prematurely cut off because they could get enough for the maximum for some other  
341 use that might come up in the future and make sure there is a way to do that. Commissioner Jensen stated his other  
342 thoughts on this is that something they consider is that the more, certainly with the minimums are good but want to be  
343 careful that they don't get too happy on trying to assign parking places because one of the things that for those of them  
344 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  
345 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  
346 they generate a higher tax base than a huge parking lot so and want to be very cognizant of that as they are going  
347 forward and with the more that they encourage asphalt parking places the more it hurts the tax base.

348 [7:01:44 PM](#)

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

357 [7:14:38 PM](#)

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

364 [7:15:34 PM](#)

365 **3. Commissioner Reports:**

366 Commissioner Moultrie stated nothing to report. Commissioner Day stated nothing to report. Commissioner  
367 McCuiston stated nothing to report. Commissioner Rackham stated nothing to report.

368 [7:15:40 PM](#)

369 Commissioner Jensen stated he did meet with staff last week about basically consolidating Title 10, some of that into  
370 charts and had a good discussion and does need to incorporate staffs changes into that and would like to run it by Council  
371 one more time to make sure Council is good with what they will be discussing and then once Council has had one more  
372 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  
373 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  
374 Commissioners as to what they would like to see and then at that point nail down the ordinance but will be working on that  
375 is trying to find a good ODT to doc ex converter that won't basically mess everything up, because staff would like to have  
376 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  
377 take care of it soon.

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[7:17:05 PM](#)

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.

[7:17:48 PM](#)

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.

[7:18:29 PM](#)

4. **Adjourn**

DRAFT



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 1st, 2016

## **Agenda Item # 4**

## **Proposed Amendment to Municipal Code 10.40.040 Minimum and Maximum Parking Spaces**

### **Background**

Planning Commission briefly discussed the potential for the City to modify parking space requirements, especially those required for assisted living facilities.

### **Attachments**

- "Red-lined" ordinance
- Comparison parking table

**10.40.040 Minimum and maximum parking spaces.**

Each land use as listed below shall provide the required off-street parking. For any use not listed, the requirements for the most similar use listed shall apply. The Land Use Authority shall determine which listed use is most similar. 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 requirement. Any entity that conducts a business in or from a residence, or to which employees come to a residence for work, shall obtain site plan approval subject to the following condition: the site provides two off-street parking spaces per single-family residence plus an additional one-half off-street parking space for every full-time, part-time, or contract employee or worker who visits the residence or provides services at the residence during an average week.

Uses	Unit Measure	Min.	Max.
Single-family dwellings	Per dwelling unit	2	N/A
Two-family dwellings	Per dwelling unit	2	N/A
Three-family dwellings	Per dwelling unit	2	N/A
Four-family dwellings	Per dwelling unit	1.5 2.5	N/A
Planned residential development (PRD) family dwellings	Per dwelling unit	2.5	N/A
Hotel and motel	Per room or suite	4 1.5	2
Intensive commercial businesses, stores, and shops	Per 1,000 square feet retail floor area	3	4.5
Less intensive commercial businesses, including autos, lumber, appliances, sales, etc.	Per 1,000 square feet retail floor area	1.5	2.5
Convenience stores, service stations, mini-marts	Per 1,000 gross square feet floor area	2 3.5	3.5
Commercial recreation, such as golf courses, bowling alleys, indoor soccer, etc.	Per 1,000 square feet Per player	2	4.5
Day cares, preschools, and nursery schools	Per teacher, plus drop off loading area per seven students	0.5 1	2
Offices and personal services	Per 1,000 square feet floor area	2.5	3.5

Uses	Unit Measure	Min.	Max.
Fast food or drive-in restaurants, sit-down restaurants, and bars	Per <del>400</del> 1,000 square feet of dining area	<del>1.5</del> 15	3.5
Auditoriums, assembly halls, theaters, churches, and funeral homes	Per <del>every five seats</del>	4.5	<del>3.5</del>
Dental and medical clinics	Per 1,000 square feet floor area	2.5	4.5
Hospitals	Per patient bed	1	<del>2.5</del>
Hospitals/Clinic, animal	Per animal 1,000 square feet floor area	<del>0.5</del> 2.5	1
Nursing homes	Per <del>every five beds</del>	<del>1.5</del>	1.5
Manufacturing uses, research, wholesale	Per 1,000 square feet floor area (excluding floor space used exclusively for storage)	1.25	3

[Ord. 11-04 § 7; Ord. 11-02 § 1 (Exh. A); Ord. 08-07 § 1 (Exh. A); Ord. 06-27; Ord. 06-17; Ord. 04-12; amended 1991; Code 1971 § 10-8-040.]

Uses	Unit Measure	Min.	Max.	Transportation Planning Handbook, Institute of Transportation Engineers
Single-family dwellings	Per dwelling unit	2	N/A	2
Two-family dwellings	Per dwelling unit	2	N/A	2
Three-family dwellings	Per dwelling unit	2	N/A	2
Four-family dwellings	Per dwelling unit	1.5	N/A	2
Planned residential development (PRD)	Per dwelling unit	2.5	N/A	2
Hotel and motel	Per room or suite	1	2	1.25/room, plus 10 per 1000 sq ft restaurant/loung, plus 30 per 1000 sqft meeting/banquet room of < 50,000 sqft or 20 per 1000 sqft meeting/banquet room of > 50,000 sq ft.
Intensive commercial businesses, stores, and shops	Per 1,000 square feet retail	3	4.5	6 per 1000 sqft gross floor area
Less intensive commercial businesses, including autos, lumber, appliances, sales, etc.	Per 1,000 square feet retail	1.5	2.5	3.5 per 1000 sqft gross floor area
Convenience stores, service stations, mini-marts	Per 1,000 gross square feet	2	3.5	3.5 per 1000 sqft gross floor area
Commercial recreation, such as golf courses, bowling alleys, indoor soccer, etc.	Per 1,000 square feet	2	4.5	2 per player or 1 per 3 persons permitted capacity
Day cares, preschools, and nursery schools	Per teacher, plus dropoff	0.5	2	.35 per person (licensed capacity)
Offices and personal services	Per 1,000 square feet floor	2.5	3.5	3.6 per 1000 sqft for GFA < 250 ksf or 3.35 per ksf GFA >250ksf
Fast food or drive-in restaurants, sit-down restaurants, and bars	Per 100 square feet of dining	1.5	3.5	15 per 1000 sqft GFA (Gross Floor Area)
Auditoriums, assembly halls, theaters, churches, and funeral homes	Per every five seats	1	3.5	.33-.6 per seat
Dental and medical clinics	Per 1,000 square feet floor	2.5	4.5	5.5 per ksf GFA
Hospitals	Per patient bed	1	2.5	1 per 3 beds, plus 1 per 5 average daily outpatient treatments, plus 1 per 4 medical staff, plus 1 per student/faculty/staff
Hospitals, animal	Per animal	0.5	1	4.5 per ksf GFA
Nursing homes	Per every five beds	1	1.5	Nursing home = 1 per room, ...assisted living = .4 per unit
Manufacturing uses, research, wholesal	Per 1,000 square feet floor	1.25	3	Manufacturing/light industrial = 1.5 per ksf plus spaces as required for office ,sales, etc.
				warehouse: .7 per ksf GFA,



# PLANNING COMMISSION REGULAR MEETING AGENDA

March 1st, 2016

## **Agenda Item # 5                      Municipal Code Proposal Pertaining to incidental dwelling units for storage unit managers**

### **Background**

We have an existing non-conforming use that is occurring in a storage unit complex within the city that is anticipated to re-occur when/if additional storage units are permitted. It is common practice for storage units to have a live-in manager. This makes the units safer and more attractive and is incidental to the use. It is proposed that this becomes a permitted use.

### **Attachments**

- potential ordinance text

### 10.120.020 Permitted uses.

The following uses, and no others, are appropriate to this zone, compatible with each other, and a permitted right; provided, that the parcel and buildings meet all other provisions of this title, or any other applicable ordinances of Syracuse City, and receive site plan approval as provided in SCC 10.20.100:

- (A) Agriculture.
- (B) Automotive and engine repair services.
- (C) Churches, synagogues, and temples.
- (D) Car washes, self-service coin-operated style car washes and full-service tunnel style.
- (E) Contract construction services.
- (F) Dwellings (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).
- (G) Manufacturing, chemicals and allied products or plastic products.
- (H) Manufacturing, compounding, processing, milling, assembling, testing, or packaging (of the following products):
  - (1) Apparel.
  - (2) Fabricated metal products (not including primary metals industries).
  - (3) Food products.
  - (4) Stone, clay, and glass.
- (I) Pawn shops.
- (J) Payday lending/check cashing services.
- (K) Printing and publishing industries.
- (L) Professional nonretail services.
- (M) Public and quasi-public buildings.
- (N) Public parks.
- (O) Rehabilitation centers.
- (P) Restaurants and fast food services.
- (Q) Retail, building materials, hardware, and farm equipment.
- (R) Storage facilities, industrial warehouse.
- (S) Tattoo and body piercing shops.
- (T) Uses considered similar and compatible by the Land Use Administrator.
- (U) Welding or machine shop.
- (V) Wholesale trade. [Ord. 11-02 § 1 (Exh. A); Or