

Minutes of the Regular Meeting of the Syracuse City Planning Commission held on June 18, 2013, at 6:00 p.m., in the Council Chambers, 1979 West 1900 South, Syracuse City, Davis County, Utah.

**Present:** Commission Members: Kenneth Hellewell, Chairman  
TJ Jensen, Vice-Chairman  
Gary Pratt  
Tyler Bodrero  
Curt McCuiston  
Wayne Kinsey  
Dale Rackham

City Employees: Director Christensen, Community & Economic Development Director  
Jenny Schow, Planner  
Kelly A. Janis, Planning Administrator  
Will Carlson, City Attorney

Excused: None

City Council: Craig Johnson

Visitors: Destry Bybee  
Gary Franklin  
Kaden Frankiln

#### 1. Meeting Called to Order

[6:02:08 PM](#)

- a. **Invocation or Thought** – Attorney Carlson
- b. **Pledge of Allegiance** – Boy Scout Kaden Franklin
- c. **Adoption of Meeting Agenda**

[6:06:07 PM](#)

**COMMISSIONER PRATT MADE A MOTION TO APPROVE THE SYRACUSE CITY AGENDA FOR JUNE 4, 2013 WITH THE CHANGES NOTED ABOVE. COMMISSIONER BODRERO SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

#### 2. Regular Meeting and Work Session Minutes for June 4, 2013.

[6:06:29 PM](#)

**Line 102 – Professional office**

**COMMISSIONER PRATT MADE A MOTION TO APPROVE THE PLANNING COMMISSION REGULAR MEETING AND WORK SESSION MINUTES FOR JUNE 4, 2013, AS AMENDED. COMMISSIONER KINSEY SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

#### 3. Public Hearing- Code Amendment to Title 10.17.020. PO – Professional Office Permitted Uses to include Funeral Homes.

**Commissioner Hellewell** – We wanted to add funeral homes to the permitted use to the PO – Professional Office Zone; the Commission thought it was better to state this in the code.

**Commissioner Jensen** – Is this just for clarification?

**Commissioner Hellewell** – Yes, we needed to be more precise with the wording in our code.

**Commissioner Jensen** – Have we decided if this is going to be a permitted or a conditional use yet?

**Commissioner Hellewell** – It is planned to be a permitted use.

**Public Hearing Open**

[6:10:16 PM](#)

**No Comment**

**Public Hearing Closed**

[6:10:26 PM](#)

**COMMISSIONER PRATT MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL TO AMEND ORDINANCE 10.17.020 PO PROFESSIONAL OFFICE AND GRANT THE AMENDMENT, WITH FINDINGS THAT THE**

**PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER RACKHAM SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

**4. Conditional Use Permit – Destry Bybee, Two Family Dwelling Unit located at 3903 W Formby Drive, Syracuse, Residential R-2 Zone.**

**Planner Schow** – The applicant is wanting to add an attached garage; they are wishing to add a kitchenette; because of the kitchenette, we have recommended that the applicant get conditional use approval to include a two family dwelling unit. If there is any future desire to turn this into a two family dwelling unit, it is already approved. The applicant plans to use this as a recreational purpose, and potentially working from home on occasion.

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**Destry Bybee** – We wanted to add a living space above the garage. The main purpose was for entertaining, family dinners, kids.

**Commissioner Pratt** – It states here that you may want to use this for a business as well, possibly part time.

**Destry Bybee** - The upstairs will be the living space and the bottom level, I own a dental lab. I am in Layton right now; I wanted to build a lab, so when I work on weekends or in the evenings I can be close to home.

**Commissioner Pratt** – When they do a business like that, would that require additional licensing?

**Director Christensen** – Yes.

**Commissioner Jensen** – What type of chemicals would you be using in your lab?

**Destry Bybee** – No chemicals. Most of it is dealing with porcelains for casting, jewelry, and precious metals. The most dangerous would be using the oxygen and the propane that is used to melt the metals.

**Commissioner Bodrero** – That would all be reviewed under separate applications, correct?

**Planner Schow** – Yes.

**Commissioner Hellewell** – That is a business license and not a conditional use, so we would not see this again. It would just be dealt with a typical business license application.

**Planner Schow** – That is correct.

**COMMISSIONER BODRERO MADE A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE CONDITIONAL USE PERMIT FOR DESTRY BYBEE TO CONSTRUCT AN ATTACHED GARAGE AS A TWO FAMILY DWELLING UNIT, LOCATED AT 3903 WEST FORMBY DRIVE, SYRACUSE, UT, SUBJECT TO MEETING ALL REQUIREMENTS OF THE LAND USE ORDINANCE AND THE CONDITIONS THAT THE PROPOSED CHANGES ARE MADE IN CONFORMANCE WITH THE CITY MUNICIPAL CODE. COMMISSIONER PRATT SECONDED THE MOTION; ALL VOTED IN FAVOR, THE MOTION PASSED.**

**Commissioner Hellewell** – This potentially could be my last meeting as a Planning Commissioner and as Chairman. I just wanted to let everyone know that I have appreciated the opportunity to serve both this past year as Chairman and the nine years I have been on the Planning Commission. I have learned so much and have met many wonderful people; I have enjoyed serving the City of Syracuse.

**5. Motion to adjourn**

**COMMISSIONER JENSEN MADE A MOTION TO ADJOURN INTO WORK SESSION. ALL VOTED IN FAVOR.**

**Adjourn**

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Kenneth Hellewell, Chairman

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Kelly A. Janis, Planning Administrator

Date Approved: