

**MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**  
**Wednesday April 21, 2010**  
**7:00 p.m.**  
**Helper Auditorium**  
**19 South Main**  
**Helper, Utah 84526**

**ATTENDANCE:**

Chairman Tom Paluso  
Vice Chairman Karen Uncles

**Board Members:**

Jeanie Boyack  
Grant Howell  
Al Trujillo

**Council Member Liaison:**

Chris Pugliese (absent excused)

**City Staff:**

Deputy Recorder: Joan Burgess

Citizens: Michael Bryant, Wendy Fischer, Richard Milano, Mark Harrington

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance led by Chairman Tom Paluso.

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Tom Paluso at 7:00 p.m.

**APPROVAL OF MINUTES FEBRUARY 17, 2010**

Board Member Howell moved to approve the minutes of February 17, 2010. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes.

**MORGANTOWN MACHINE/MARK HARRINGTON BUILDING PERMIT APPLICATION FOR NEW BUILDING AT 610 INDUSTRIAL ROAD.**

Chairman Tom Paluso stated that the business was in WC1 Zone and Mark Harrington from Morgantown Machine told commission that they were ready to break ground for the new building on May 12<sup>th</sup>. Chairman Paluso asked Mr. Harrington if Helper City was still working on providing the power to the building, Mr. Harrington said he had not heard any final answers from the city yet. Tom Paluso stated that he thought Bruno Engineering was doing a power study for all of Helper and the Morgantown situation.

Board Member Boyack moved to approved building permit application for Morgantown Machine at 610 Industrial Road. Board Member Trujillo seconded the motion. Motion Carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes.

**RALPH VOSE BUILDING PERMIT APPLICATION FOR GARAGE AT 7 SOUTH 5<sup>TH</sup> AVE.**

Ralph Vose was not present at the meeting, the commission had no concerns after reviewing application and everything met the requirements in a R1-8000 Zone.

Board Member Uncles moved to approved building permit application for Ralph Vose at 7 South 5<sup>th</sup> Ave. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes.

**RICHARD MILANO BUILDING PERMIT APPLICATION FOR GARAGE AT 213 FIRST AVE.**

Chairman Tom Paluso said that Richard Milano was on prior agenda with his permit application, he wanted it reviewed again now Zero Lot Line ordinance was approved. It was explained to Richard Milano that he must have an access easement agreement signed by his neighbor for maintenance on the property. Board Member Boyack said she got the legal description and the property is a meets and bounds and advised Richard Milano to have a new legal description written up and recorded with Carbon County.

Board Member Uncles moved to approved building permit application for Richard Milano with the stipulation of access agreement from neighbor to the south. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes.

**KARL FRAUGHTON BUILDING PERMIT APPLICATION FOR GARAGE/DECK AT 721 CASTLEGATE ROAD.**

Application was reviewed by commission and agreed that garage must have a 2 hour fire rated wall on the north and west side of the new garage and must they must retain all drainage. Karl Fraughton was not present at the meeting and Chairman Paluso asked Deputy Recorder Joan Burgess to attach the Zero Lot Line Ordinance to the application.

Board Member Trujillo moved to approved building permit application for Karl Fraughton with the stipulation of a 2 hour fire rated wall on the north and west side of garage. Board Member Howell seconded the motion. Motion Carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes.

**WENDY FISCHER/DISCUSSION FOR SHED AT 601 N MARTIN ROAD.**

Wendy Fischer asked the commission if she bolted a 8' X 12' shed to the house would it require her to have a building permit? The property is in a R2-5000 zone, the shed is under 200 sq. feet but being attached to the house it might be considered a main part of the main building not an accessory building. Chairman Paluso told Wendy Fisher to verify with Carbon County if a permit is required because of the shed being attached to the house. If permit is required the commission would approve application and a \$60.00 review fee would be charged.

**CHRIS PUGLIESE SPECIAL MEETING DISCUSSION.**

Chris Pugliese was not present at the meeting.

**REVISING AND REVIEWING CODES/MICHAEL BRYANT.**

Michael Bryant and Commission reviewed the corrections and concerns made by Meg Ryan on the revised Ordinances.

**COMMISSION/PUBLIC COMMENTS:**

No public comments.

**ADJOURNMENT:**

There being no further business Board Member Uncles moved to adjourn the meeting. Board Member Boyack seconded the motion. Motion carried. Board Member Boyack, Uncles and Trujillo and Howell voting yes. Meeting adjourned.

I here by certify that the foregoing represents a true, accurate and complete record of the Helper City Planning and Zoning Commission meeting held on Wednesday, April 21, 2010.

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Tom Paluso  
Chairman

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Joan Burgess  
Deputy Recorder

Approved on May 19, 2010