MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday August 18, 2010
7:00 p.m.
Helper Auditorium
19 South Main
Helper, Utah 84526

ATTENDANCE:
    Chairman Tom Paluso
 Board Members:
        Jeanie Boyack
        Grant Howell
        Al Trujillo
        Margie McCourt

      Council Member Liaison:
        Chris Pugliese

    City Staff:
    Deputy Recorder: Joan Burgess

Citizens: Michael Bryant

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 JULY 21, 2010

Board Member Trujillo moved to approve the minutes of July 21, 2010. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt and Trujillo voting yes. Board Member Howell not present for the vote.

ORA BOGDIN BUILDING PERMIT APPLICATION FOR SINGLE LEVEL ADDITION AT 728 CASTLE GATE ROAD.

Ora Bogdin was not present at meeting. Chairman Paluso stated he went to the site and the addition was going to be on the back of the house. Zoning is R1-5000 and the application meets all of the setbacks and zoning requirements.

Board Member Boyack moved to approved building permit application for single level addition for Ora Bodgin at 728 Castle Gate Road . Board Member Trujillo seconded the motion. Motion Carried. Board Member Boyack, McCourt and Trujillo voting yes. Board Member Howell not present for the vote.

JEANIE BOYACK DISCUSSION ON LEGAL DESCRIPTION OF ANNEXIATION AND CITY LIMITS.

Commission Member Boyack explained that the original Helper City zoning map was incorrect. Jean Boyack has been working with Brock at Carbon County on the discrepancies on the zoning map. Commission Member Boyack said that Helper City was not the only one with errors from years ago. Jean Boyack stated that she needs to have the permission from the Commissioners to use Ben Grimes/Carbon County Surveyor to help with correcting the annexed legal description. The City Council could then adopt the corrections in an ordinance. The Commission agreed to let Commission Member Boyack proceed with Ben Grimes to get the map corrections done.

TOM PALUSO DISCUSSION ON COMMERCIAL PARKING REQUIREMENTS.

Chairman Paluso stated that he did a prior approval as Zoning Administrator on the application for the addition to building for Dorr Hanson at 48 S Main Street. Chairman Paluso was concerned about the parking spaces required for the addition after talking with Michael Bryant. After reviewing the ordinance the Commission determined that there was sufficient parking for the building if he utilizes the parking in the front of building parking and on street parking.

MICHAEL BRYANT DISCUSSION ON GENERAL PLAN REQUIREMENTS.

Michael Bryant had a power point presentation on examples of General Plans. Mr. Bryant explained to Commission that a General Plan guides communities into the future. The Helper City General Plan needs to be updated to reflect the new Zoning Ordinances that were just approved. The General Plan should have 5 sections, Land Use, Transportation, Public Facilities, Arts and Recreation and Historic Preservation. Michael Bryant would like to continue reviewing and revising the General Plan during the meeting in September.

COMMISSION/PUBLIC COMMENTS:

Chairman Paluso mentioned that Board Member Uncles is going to move to Price and Margie McCourt was appointed by the City Council as her replacement on the Planning and Zoning Board. Tom Paluso recommended that Jean Boyack be appointed as Vice Chairman, all board members were in agreement.

ADJOURNMENT:

There being no further business Board Member Howell moved to adjourn the meeting. Board Member McCourt seconded the motion. Motion carried.
Board Member Boyack, McCourt, 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, August 18, 2010.

_____   _____
Tom Paluso   Joan Burgess
Chairman   Deputy Recorder

Approved on September 15, 2010