

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday October 20, 2010
7:00 p.m.
Helper Auditorium
19 South Main
Helper, Utah 84526

ATTENDANCE:

Chairman Tom Paluso

Vice Chairman Jean Boyack

Board Members:

Grant Howell

Al Trujillo (absent excused)

Margie McCourt

Council Member Liaison:

Chris Pugliese

City Staff:

Deputy Recorder: Joan Burgess

Citizens: Michael Bryant, April Guerrero, Scott Henseler

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Tom Paluso at 7:10 p.m.

APPROVAL OF MINUTES SEPTEMBER 15, 2010

Board Member Howell moved to approve the minutes of September 15, 2010. Board Member McCourt seconded the motion. Motion Carried. Board Member McCourt, Boyack and Howell voting yes.

DISCUSSION ON SIGN APPROVAL FOR SCOTT HENSELER AT 520 NORTH MAIN.

Chairman Paluso talked to UDOT because of a prior sign concern near the property, the state has no issues with the sign as long as it is not advertising another business on the property. Scott Henseler informed the Commission that he was not planning on opening his business for a year or so but would like to get the sign set. The sign will be approximately a two sided 8 X 16 triangular sign. The Commission reviewed the sign ordinance in a CC1 Zone and the application meets the requirements.

Board Member Boyack moved to approved building permit application for Scott Henseler for a sign at 520 North Main. Board Member Howell seconded the motion. Motion Carried. Board Member McCourt, Boyack and Howell voting yes.

DISCUSSION/APPROVAL ON BUILDING PERMIT APPLICATION FOR APRIL GUERRERO FOR GARAGE AT 99 FIRST AVENUE.

Chairman Paluso was concerned the application did not meet ordinance requirements. If the garage is detached it would need to be 10' away from home for fire restrictions. Chairman Paluso asked April Guerrero if she could attach the garage to her house. Ms. Guerrero stated she has a problem with where her gas meter is located. Ms. Guerrero agreed to move her garage plans back one foot and attach to her garage so she could have the size of garage she wanted. The commission discussed and agreed on permitting the application for attached garage only and it must have a 6 ft. minimum set back on Sunset Ave.

Board Member McCourt moved to approved building permit application for April Guerrero permitting attached garage at 520 North Main. Board Member Howell seconded the motion. Motion Carried. Board Member McCourt, Boyack and Howell voting yes.

MICHAEL BRYANT DISCUSSION ON GENERAL PLAN GOALS.

Michael Bryant remarked that he would like to focus on the Public Facilities and Parks and Recreation sections of the General Plan first. This would help to meet the February CIB grant deadlines giving the city a plan in place to look for funding for future projects.

COMMISSION/PUBLIC COMMENTS:

Board Member Boyack informed the Commission that she will be working with Ben Grimes on the zoning maps as soon as he has time available.

ADJOURNMENT:

There being no further business Board Member Boyack moved to adjourn the meeting. Board Member McCourt seconded the motion. Motion carried. Board Member McCourt, Boyack 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, October 20, 2010.

Tom Paluso
Chairman

Joan Burgess
Deputy Recorder

Approved on November 17, 2010