

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday January 19, 2011
7:00 p.m.
Helper Auditorium
19 South Main
Helper, Utah 84526

ATTENDANCE:

Chairman Tom Paluso

Vice Chairman Jean Boyack

Board Members:

Grant Howell

Margie McCourt

Council Member Liaison:

Chris Pugliese

City Staff:

City Recorder Jona Skerl

Citizens: Mayor Dean Armstrong, Council Member Gary Harwood, Scott Henseler, Deb Dull.

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 OF DECEMBER 15, 2010

Board Member Howell moved to approve the regular meeting minutes and the work meeting minutes of December 15, 2011. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt, Howell all voting yes.

DISCUSSION ON ZONING AND STORAGE UNITS FOR SCOTT HENSELER AT 520 NORTH MAIN.

Mr. Henseler presented the board with a layout of the purposed storage units at 520 North Main. Mr. Henseler told the board that he would like to put 65 10X12 units on the lot. There may be some 5x10 units go in but the layout would be the same however the number of units would go up. Chairman Paluso explained that the zone had been changed to CC-1 from GC-1. Michael Bryant felt that the change was a clerical error however; this needs to be changed back with a public hearing. Chairman Paluso asked Mr. Henseler how soon he needed to get started on the project. Mr. Henseler was looking at 2012, so the public hearing would not delay the project. Chairman Paluso asked that the public hearing be set for next meeting and if there are no problems Mr. Henseler could move forward with the project.

**DISCUSSION AND/OR APPROVAL FOR CONDITIONAL PERMIT/VARIANCE
RECOMMENDATION FOR BILL WILLIAMS BUILDING REMODEL AT 155 SOUTH
MAIN.**

Chairman Paluso stated a conflict of interest for himself because he is working under EIS with Mr. Williams. Chairman Paluso explained the history of the project and the current parking problems. Chairman Paluso told the board about the conditional use permit for the apartments that Mr. Williams would like to construct at 155 South Main. Mr. Williams has plans for three apartments on the top level of the building, since the zone change apartments are a conditional use in CC-1. Mr. Williams is trying to find out where his property lines are and how much parking is available. The new ordinance requires six parking places for the apartments. Helper City's overnight parking ordinance forbids overnight parking on Main Street. The Board agreed to look over the parking requirements and advised Mr. Williams obtain a variance from the City Council. Michael Bryant suggested a Historic overlay for the downtown district, that would give the zoning board more control of the parking issues.

Board Member Howell moved to approve the conditional use permit for the apartments under the condition the parking requirements will be resolved. Board Member McCourt seconded the motion. Motion Carried. Board Member Boyack, McCourt, Howell all voting yes.

**DISCUSSION AND/OR APPROVAL FOR SUBSTATION UPGRADE FOR ROCKY
MOUNTAIN POWER/DEB DULL.**

Deb Dull presented the board with the plans of the expansion of the substation located at 100 West and 10th North. Ms. Dull explained that the fence would be extended and several old building would be demolished. Ms. Dull asked the board for a letter confirming that the substation would be in compliance with the zoning of I-1. The substation project would not begin until 2012 and any permits needed at that time will be applied for by the contactors.

Board Member Howell moved to approve a compliance letter for Rocky Mountain Power substation. Board Member McCourt seconded the motion. Motion Carried. Board Member Boyack, McCourt, Howell all voting yes.

**DISCUSSION AND/OR APPROVAL ON PARKING REQUIREMENTS FOR
HISTORICAL MAIN STREET, CONDITIONAL USE PERMIT AND APPLICATION,
VARIANCES AND LIGHT MANUFACTURING ZONES.**

Chairman Paluso informed the board that no conditional use permit forms are in place at this time. Michael Bryant told the board that the building permit form could be used by added a conditional use box. All other issues were discussed in the above agenda items.

MICHAEL BRYANT DISCUSSION ON GENERAL PLAN GOALS.

Michael Bryant explained the General Plan goal with a power point presentation. Mr. Bryant asked Mayor Armstrong for input on plans for the old dumpsite on the east end of 2nd east. Mayor Armstrong stated that a Brownfield's grant could clean up the dumpsite and perhaps be a location for a city public works building or something in that nature.

COMMISSION/PUBLIC COMMENTS:

No public comments.

ADJOURNMENT:

There being no further business Board Member Boyack moved to adjourn the meeting. Board Member McCourt seconded the motion. Motion carried. Board Member Boyack, McCourt, and Paluso 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, January 19, 2011.

Tom Paluso
Chairman

Jona Skerl
City Recorder

Approved on February 16, 2011