

**MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**  
**Wednesday, JULY 16, 2014**  
**7:00 p.m.**  
**Helper Auditorium**  
**Council Chambers**  
**19 South Main**  
**Helper, Utah 84526**

ATTENDANCE: City Staff  
Chairman Tom Paluso  
Vice Chairman Jean Boyack  
Board Members: Deputy Recorder: Joan Burgess  
Grant Howell Council Member Liaison: Chris Pugliese  
Tom Hatt (absent excused) (absent excused)  
Charlie Jones

Citizens: Michael Bryant, Kirk Mascaso, Jim Boyd

**PLEDGE OF ALLEGIANCE**

Chairman Paluso directed the Pledge of Allegiance

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

**APPROVAL OF MINUTES: April 16, May 21, June 18, 2014**

Board Member Howell moved to approve the minutes of April 16, May 21 and June 18, 2014. Board Member Jones seconded the motion. Motion Carried. Board Member Boyack, Jones and Howell all voting yes.

**DISCUSSION/APPROVAL ON HISTORIC DISTRICT BUILDING/REMODELING REQUIREMENTS.**

Council Member Kirk Mascaro and James Boyd from the Historic Preservation Committee approached the Commission with a request. They would like to have a document or agreement handed out for future building or renovations in the downtown Historic District. As it stands now people can do whatever they want as far as renovation. Council Member Mascaro stated they were advised by Frankie Hathaway/Carbon County Planning and Zoning that any recommendations or requirements must come from Helper's Planning and Zoning. Michael Bryant stated that it can not be required to keep a building historic, but the Commission and Historic Preservation Committee could advise or suggest following historic requirements. Council Member Mascaro stated around 2005 a request for an Ordinance to maintain the Historic District was rejected. James Boyd/Director of the Railroad Mining Museum and Administrator for the Historic District said the Historic Committee would like to be able to explain why it is important to keep the area historical. It would be beneficial to explain what grant funds or economic money might be available. At the state level there may possible be architect's that could help with building suggestions. Chairman Paluso said he

would like to have the Commission have some type of authority or control over it. The Planning Commission discussed what options they might have to make recommendations to someone applying for an application in the Historic District. The Commission made the request to the Historic District representatives to come up with an information packet on the Historic District they would like to have available and bring it back during the next regular meeting. It will then be discussed if the idea could be presented to City Council as a possible ordinance, make amendment to the General Plan adding the changes or be a recommendation from the Planning and Zoning Commission.

#### **DISCUSSION/APPROVAL ON MODERATE INCOME HOUSING PLAN BIENNIAL REPORT.**

Michael Bryant reviewed the questions that needed to be answered on Moderate Income Housing report. Mr. Bryant explained a new UAHFT tool developed by Nick Baker from the State Utah, The tool can be downloaded from the website, information can be imported and then the data is calculated and put into a report with charts and graphs. Mr. Bryant and the Commission reviewed the data from the UAHFT tool and completed questions on the report that needs to be submitted to the state.

#### **COMMISSION/PUBLIC COMMENTS.**

No comments

#### **ADJOURNMENT:**

There being no further business Board Member Jones moved to adjourn the meeting. Board Member Boyack seconded the motion. Motion carried. Board Members Boyack, Jones 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, July 16, 2014.

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Tom Paluso  
Chairman

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Joan Burgess  
Deputy Recorder

Approved on August 20, 2014