

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday May 19, 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 (absent excused)

Council Member Liaison:

Chris Pugliese

City Staff:

Deputy Recorder: Joan Burgess

Citizens: Michael Bryant, Karen Bosone, Scott Critchett

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 MARCH 17, 2010 AND APRIL 21, 2010

Board Member Howell moved to approve the minutes of March 17 and April 21, 2010. Board Member Uncles seconded the motion. Motion Carried. Board Member Uncles, Howell and Paulso voting yes. Board Mamber Boyack not present for vote.

VAN COOK BUILDING PERMIT APPLICATION FOR DECK AT 131 DUCHESNE STREET.

Chairman Tom Paluso stated that the business was in R1-5000 and it looked like the deck had already been started. Van Cook was not present at the meeting and the Commission questioned the drawing of his lot size being 60' differing from the plot map description showing it to be 100. Even with the lot size difference the zone permits the deck that Van Cook would like to build.

Board Member Uncles moved to approved building permit application for Van Cook for deck at 131 Duchesne Street. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Uncles and Howell voting yes.

FRED BOSONE BUILDING PERMIT APPLICATION FOR NEW ADDITION AT 102 HELPER DRIVE.

Chairman Tom Paluso stated that the house was in R1-6500 Zone. Karen Bosone told the Commission that the addition would be used for an extra room. Council Member Liaison Chris Pugliese stated that this application falls into the Zero Lot Line Ordinance and the addition is far enough away from lot line to not require it to have a 2 hour firewall.

Board Member Boyack moved to approved building permit application for Fred Bosone at 102 Helper Drive. Board Member Uncles seconded the motion. Motion Carried. Board Member Boyack, Uncles and Howell voting yes.

CHRIS PUGLIESE SPECIAL MEETING DISCUSSION.

Chris Pugliese discussed the problem with people wanting their application reviewed before a regular meeting because they would like to begin construction. Tom Paluso said that an Ordinance was approved to have a charge for special meetings. Michael Bryant stated that if there was a Zoning Administrator it would be possible to approve a building application without a meeting. If the application meets all requirements the application could be approved by Zoning Administrator it would not need to be approved by the Commission at a meeting. Chris Pugliese will have it put on the Council Meeting agenda to see if the Council would approve having a Zoning Administrator.

REVISING ZONING MAP AND REVIEWING CODES/MICHAEL BRYANT.

Michael Bryant and Commission reviewed and revised the Zoning Map. Michael Bryant said he would like to have the revised Ordinances and Zoning Map ready for a Public Hearing in June.

COMMISSION/PUBLIC COMMENTS:

Scott Critchett project manager for the Avalon House presented his plans for a covered parking area and patio project on 1st West. Chairman Paluso asked him if there was going to be a smoking deck on the back of the building. Mr. Critchett showed the Commission the plans for the project and had a question about the fence he would like to put up on the property and how height restriction would be. Scott Critchett also inquired about if a concrete waterway should be installed for drainage. Mr. Critchett said he would like to be put on the next agenda and he would bring in the final drawing for the plans he was inquiring about.

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 Paluso voting yes. Board Member Howell not present for vote. 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, May 19, 2010.

Tom Paluso
Chairman

Joan Burgess
Deputy Recorder

Approved on June 16, 2010