

1 **MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**
2 **Wednesday, August 17, 2011**
3 **7:00 p.m.**
4 **Helper Auditorium**
5 **Council Chambers**
6 **19 South Main**
7 **Helper, Utah 84526**

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11 **ATTENDANCE:** City Staff
12 Chairman Tom Paluso
13 Vice Chairman Jean Boyack
14 **Board Members:** Deputy Recorder: Joan Burgess
15 Margie McCourt Council Member Liaison:
16 David Palacios Chris Pugliese (absent excused)
17 Grant Howell
18
19 **Citizens:** Michael Bryant, LeGrand and Brittany Perkins
20

21 **PLEDGE OF ALLEGIANCE**

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23 Chairman Paluso directed the Pledge of Allegiance

24
25 The regular meeting of the Helper City Planning and Zoning Commission was called to
26 order by Chairman Paluso at 7:10 p.m.

27
28 **APPROVAL OF MINUTES July 20, 2011.**

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30 Board Member Boyack moved to approve the regular meeting minutes of July 20, 2011.
31 Board Member McCourt seconded the motion. Motion Carried. Board Member Boyack,
32 McCourt, Palacios and Howell all voting yes.
33

34 **DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR**
35 **DENISE CHAVEZ FOR NEW HOME AT 108 IVY STREET.**

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37 Denise Chavez not present for meeting, Ms. Chavez asked be removed from agenda.
38

39 **DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR**
40 **TRACY & ELLIE JONES ON NEW GARAGE AT 298 RAILROAD AVE.**

41
42 Chairman Paluso stated an old garage is currently on the site of the new garage and the
43 property is in R1-5000 Zone. LeGrand Perkins contractor for Tracy and Ellie Jones
44 stated the new garage would be larger than the old one. Chairman Paluso asked how
45 far away the garage would be from property line, Mr. Perkins said there should be
46 plenty of room but was not sure of the distance. Chairman Paluso questioned if there
47 would be windows because of the firewall requirement, Mr. Perkins stated there would
48 be a sky lights but no windows. Chairman Paluso stated the following conditions must
49 be met on the garage, must be 10' from adjacent dwelling, contain water run off and
50 must have 2 hour fire resistant wall.

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2 Board Member McCourt moved to approve the building permit application for Tracy and
3 Ellie Jones for garage at 298 Railroad Ave. Board Member Boyack seconded the
4 motion. Motion Carried. Board Member Boyack, McCourt, Palacios and Howell all
5 voting yes.
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7

8 **DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR**
9 **CORY/JOAN BURGESS ON METAL BUILDING ON LOT ACROSS FROM 801 N**
10 **LINCOLN RD.**

11
12 Tabled for further review of application drawing measurements.
13
14

15 **DISCUSSION AND REVIEW/MICHAEL BRYANT ON HELPER CITY GENERAL**
16 **PLAN GOALS.**
17

18 Michael Bryant reviewed the updates he made to the General Plan. The Commission
19 discussed scheduling a work meeting with the City Council so they can get suggestions
20 or make changes to the draft. Deputy Recorder Burgess will request to have a work
21 meeting and be placed the agenda. Michael Bryant requested review of Affordable
22 Housing and General Plan for the meeting in September.
23

24 **COMMISSION/PUBLIC COMMENTS.**
25

26 No comments.
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28 **ADJOURNMENT:**
29

30 There being no further business Board Member McCourt moved to adjourn the meeting.
31 Board Member Boyack seconded the motion. Motion carried. Board Member Boyack,
32 McCourt, Howell and Palacios voting yes. Meeting adjourned.
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34 I here by certify that the foregoing represents a true, accurate and complete record of
35 the Helper City Planning and Zoning Commission meeting held on Wednesday, August
36 17, 2011.
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38
39

40 _____
41 Tom Paluso
42 Chairman

43 _____
44 Joan Burgess
Deputy Recorder

45 Approved on November 16, 2011