

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday February 16, 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 (absent excused)

David Palacios

Council Member Liaison:

Chris Pugliese (absent excused)

City Staff:

Deputy Recorder: Joan Burgess

Citizens: Michael Bryant, Jana Abrams, Stacey Headley, Janet McCormack, Tricia Atwood, Ann Evans, Mark Harrington, Delynn Fielding, Robert Bradley.

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 JANUARY 19, 2011

Board Member Howell moved to approve the regular meeting minutes of January 19, 2011. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Palacios, Howell all voting yes.

PUBLIC HEARING ON PROPOSED CC1-GC1 ZONE MAP REVISION OF THE HELPER CITY DEVELOPMENT CODE MAP.

Commission Member Boyack moved to open the public hearing at 7:00. Commission Member Palacios seconded the motion. Motion Carried. Boyack, Palacios and Howell voting yes.

Chairman Tom Paluso stated there was a clerical error on the CC1-GC1 Zone during the zoning revision. Michael Bryant explained the difference between the zones and pointed out that it was a Planning and Zoning oversight or improperly designated when the map was drafted by Carbon County.

There being no public comment Commission Member Howell moved to close the public hearing at 7:06 and make a recommendation to the City Council for the correction change on the CC1-GC1 Zoning map. Commission Member Boyack seconded the motion. Motion Carried. Boyack, Palacios and Howell voting yes.

DISCUSSION AND/OR APPROVAL FOR NEW SHED AT MORGANTOWN MACHINE AT 610 INDUSTRIAL ROAD.

Mark Harrington from Morgantown explained that the shed would be used as a temporary sand blasting shed until a permanent 50' building is added in the future. Chairman Paluso stated the building is in the LI-1 Zone and the plan meets the set back requirements.

Board Member Boyack moved to approve the building permit application for new shed at Morgantown Machine at 610 Industrial Road. Board Member Howell seconded the motion. Motion Carried. Board Member Boyack, Palacios and Howell all voting yes.

DISCUSSION AND/OR APPROVAL FOR AGAPE DRUG RECOVERY & TREATMENT FACILITY/DELYNN FIELDING AT 255 SOUTH MAIN.

Delynn Fielding/Carbon County Economic Development explained the many concerns with the drug situation in the county. Agape Recovery & Treatment Center is trying to organize an in-house drug treatment program facility and is requesting Helper City to allow this facility at the Helper Road House at 255 S Main Street. Mr. Fielding stated after reviewing the ordinance they could see that if it is not specifically allowed it would be prohibited in the CC1 Zone. Chairman Paluso clarified that there is nothing current in our ordinance that would allow the rehabilitation facility and he had concerns about a treatment center on Main Street. Councilman Bradley commented that he would like to see further discussion on this request, but would like to see some type of business activity in the building. Janet McCormick stated the application to get into the facility requires a screening process, if patient has a criminal history such as assault, battery sexual abuse they will not be allowed in. After further discussion between the Agape Group and the Planning Commission, more information was needed and it would be under consideration after further review. The Agape representatives will compile information and statistics from other similar facilities in other small areas.

Item tabled for further discussion and review.

DISCUSSION AND/OR APPROVAL ON APPLICATION FOR CONDITIONAL USE PERMIT.

Michael Bryant reviewed and made suggestions to the Commission on how the Conditional Use Permit applications should be filled out by applicant and explained the section for the Commission comments. The conditions and criteria section gives documentation for legal authority after it is reviewed and discussed. The form was reviewed by the Commission and additions and corrections were made.

Board Member Howell moved to approve the corrected Conditional Use Permit application. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, Palacios and Howell all voting yes.

**DISCUSSION/MICHAEL BRYANT ON HELPER CITY HISTORIC OVERLAY,
PARKING AND GENERAL PLAN GOALS.**

Michael Bryant asked the Commission what areas they want to define as the historic district. The historic district should preserve the integrity of the historic buildings and the facade, parking is an issue in the current ordinance for this zone. Stacey Headley from The Avalon was present at meeting to listen to discussion on parking. Ms. Headley explained the problem that the tenants were having with no parking available and the citations they were receiving. Councilmember Rob Bradley mentioned that the City Council had been discussing the parking problems on Main Street and trying to come up with a solution. The Commission had further discussion on areas that might be able to have parking available if the property owners would allow it.

COMMISSION/PUBLIC COMMENTS:

No public comments.

ADJOURNMENT:

There being no further business Board Member Boyack moved to adjourn the meeting. Board Member Howell seconded the motion. Motion carried. Board Member Boyack, Palacios, 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, February 16, 2011.

Tom Paluso
Chairman

Joan Burgess
Deputy Recorder

Approved on March 16, 2011