

1 **MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**
2 **Wednesday, May 18, 2011**
3 **7:00 p.m.**
4 **Helper Auditorium**
5 **Council Chambers**
6 **19 South Main**
7 **Helper, Utah 84526**
8
9

10
11 ATTENDANCE: City Staff
12 Chairman Tom Paluso
13 Vice Chairman Jean Boyack
14 Board Members: Deputy Recorder: Joan Burgess
15 Margie McCourt (absent excused) Council Member Liaison:
16 David Palacios Chris Pugliese (absent excused)
17 Grant Howell

18
19
20 Citizens: Michael Bryant, Iva Martin, Clare Martin, Fred Bosone
21

22
23 The regular meeting of the Helper City Planning and Zoning Commission was called to
24 order by at 7:00.
25

26 **APPROVAL OF MINUTES April 20, 2011.**
27

28 Board Member Howell moved to approve the regular meeting minutes of April 20, 2011.
29 Board Member McCourt seconded the motion. Motion Carried. Board Member
30 Palacios, Howell and Paluso all voting yes. Board Member Boyack not present for vote.
31

32
33 **DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR**
34 **CLARE & IVA MARTIN FOR GARAGE AND DRIVEWAY AT 317 VOLL ST.**
35

36 Chairman Paluso stated the property is in the R1-5000 Zone and the application meets
37 all the set back requirements.
38

39 Board Member Howell moved to approve the building permit application for Clare & Iva
40 Martin for garage at 317 Voll St. Board Member Palacios seconded the motion. Motion
41 Carried. Board Member Palacios, Howell and Paluso all voting yes. Board Member
42 Boyack not present for vote.
43
44
45
46
47
48
49

1 **DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR**
 2 **FRED BOSONE FOR CARPORT AND CEMENT AT 102 HELPER DRIVE.**

3
 4 Chairman Paluso stated the property is in the R2-5000 Zone and there should be a 5'
 5 set back. Chairman Paluso asked Fred Bosone how far it would be from his property
 6 line and explained the zero lot ordinance. Fred Bosone told the commission it would be
 7 a conventional carport with pole supports and the back side would be closed in.
 8 Michael Bryant reviewed the ordinance and Mr. Bosone was informed about the 2 hour
 9 fire rating and the easement and draining requirements if the carport overhangs the
 10 property. Fred Bosone explained he was not sure exactly what size he would build, he
 11 agreed he must keep the carport 24' X 24' for the application to be valid. The
 12 commission agreed to approve the permit with the restriction of a 2 hour fire rating on
 13 any solid or enclosed wall and must control runoff.

14
 15 Board Member Palacios moved to approve the building permit application for Fred
 16 Bosone for carport and cement at 102 Helper Drive. Board Member Boyack seconded
 17 the motion. Motion Carried. Board Member Palacios, Boyack and Howell all voting yes.

18
 19 **DISCUSSION MICHAEL BRYANT ON HELPER CITY HISTORIC OVERLAY AND**
 20 **GENERAL PLAN GOALS.**

21
 22 Michael Bryant and the Commission reviewed and made changes the General Plan
 23 draft to date. Michael Bryant stated that it might be useful to include some of the data
 24 from the Census. Mr. Bryant stated he would appreciate comments and suggestions
 25 from the Mayor and City Council and will continue to update the General Plan.

26
 27 **COMMISSION/PUBLIC COMMENTS.**

28
 29 No public comments.

30
 31 **ADJOURNMENT:**

32
 33 There being no further business Board Member Palacios moved to adjourn the meeting.
 34 Board Member Boyack seconded the motion. Motion carried. Board Member Boyack,
 35 Palacios and Paluso voting yes. Board Member Howell not present for vote. Meeting
 36 adjourned.

37
 38 I here by certify that the foregoing represents a true, accurate and complete record of
 39 the Helper City Planning and Zoning Commission meeting held on Wednesday, May 18,
 40 2011.

41
 42
 43
 44
 45 _____
 46 Tom Paluso
 47 Chairman

45 _____
 46 Joan Burgess
 47 Deputy Recorder

48 Approved on June 15, 2011
 49
 50

DRAFT