

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, January 18, 2012
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:

Margie McCourt
David Palacios (absent excused)
Grant Howell

Deputy Recorder: Joan Burgess
Council Member Liaison: Chris Pugliese

Citizens: Michelle Fidell

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 November 16, 2011.

Board Member Howell moved to approve the regular meeting minutes of November 16, 2011. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt and Howell all voting yes.

DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT APPLICATION FOR MICHELLE FIDELL/NEW CONSTRUCTION ON VACANT LOT SOUTH OF 731 N MARTIN ROAD.

Chairman Paluso stated the property was in the R2-5000 Zone, he reviewed the application and the new home construction meets all the requirements. Council Member Pugliese revealed there was an ordinance requiring new construction to have curb and gutter. After further discussion on the issue, Council Member Pugliese asked Deputy Recorder Burgess to get a copy of the ordinance to him and the commission for review before a decision could be made on the application.

Board Member McCourt moved to defer the approval or denial of the building permit application for Michelle Fidell to Tom Paluso/Zoning Administrator after review or discussion with City Council on the ordinance for curb and gutter. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt and Howell all voting yes.

DISCUSSION AND/OR APPROVAL ON BUILDING PERMIT APPLICATION FOR JOSEPH DYER FOR STEPS ON ENCLOSED ADDITION AT 74 BRYNER STREET.

Joseph Dyer was not present at meeting. Chairman Paluso stated the property was in R1-5000 Zone and was on a corner lot, he could not see any issues with adding steps to the enclosed addition.

Board Member McCourt moved to approve the building permit application for Joseph Dyer for steps at 74 Bryner Street. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt and Howell all voting yes.

DISCUSSION AND REVIEW/MICHAEL BRYANT ON GENERAL PLAN.

Michael Bryant told the Commission he wanted to incorporate comments or suggestions from the City Council to improve the goal and strategies sections of the draft. Mr. Bryant said the draft was almost complete, but felt the Public Facilities section needed more work. Michael Bryant will try to complete the draft with new information he receives on Public Facilities departments and hopefully have the General Plan ready for a Public Hearing during the February meeting.

COMMISSION/PUBLIC COMMENTS.

No comments.

ADJOURNMENT:

There being no further business Board Member Boyack moved to adjourn the meeting. Board Member McCourt seconded the motion. Motion carried. Board Member Boyack, McCourt and Howell and 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, January 18, 2012.

Tom Paluso
Chairman

Joan Burgess
Deputy Recorder

Approved on February 15, 2012