

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION

Wednesday, May 16, 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

Grant Howell

Deputy Recorder: Joan Burgess

Council Member Liaison: Chris Pugliese

(absent excused)

Citizens: Michael Bryant, Roman Vega, Lynn Felice, Rocky Felice, Deloris Slavensky, Charles Hamilton

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 APRIL 18, 2012.

Board Member Boyack moved to approve the regular and work meeting minutes of April 18, 2012. Board Member McCourt seconded the motion. Motion Carried. Board Member Boyack, McCourt, Palacios and Howell all voting yes.

DISCUSSION/APPROVAL ON BUILDING PERMIT APPLICATION ON GARAGE FOR ROMAN VEGA AT 305 RESERVOIR STREET.

Roman Vega addressed the Commission on a 24' X 24' detached garage he would like to build. Chairman Paluso stated it was in the R1-8000, the only issue he could see was the set back between the home and the garage. Zone requirements state at least 10' between a main building and accessory building because of fire code. Deputy Recorder Burgess mentioned the contractor for Mr. Vega said there wouldn't be a problem moving the garage closer to the side lot if necessary. The Commission agreed to approve the application with the condition that the distance between the garage and house will be at least 10' per set back requirement.

Board Member Howell moved to approve the building permit application for Roman Vega for garage at 305 Reservoir Street. Board Member Palacios seconded the motion. Motion Carried. Board Member Boyack, McCourt, Palacios and Howell all voting yes.

DISCUSSION/APPROVAL ON REQUESTED R2-5,000 ZONE CHANGE FOR CHARLES AND LOUISE HAMILTON AT 250 N MARTIN RD.

Chairman Paluso explained to Charles Hamilton that two zones allow livestock, RR1-30,000 and General Commercial. It would be up to Mr. Hamilton what zone he would like to request for his property. Deloris Slavensky expressed concerns her family has; they each own a home close to that property and do not want to have farm animals next to them. Chairman Paluso reviewed the ordinance and stated it does address what type and how many animals are allowed in a zone. Mr. Hamilton responded to the comments made by Ms. Slavensky and said he did not want problems with his family and withdrew his zone change request.

DISCUSSION/APPROVAL ON HERITAGE PRESCHOOL FOR TERRI LASSLO AT 66 GARDEN STREET.

Terri Lasslo was not present at the meeting; the Commission reviewed the conditional use application and requirements for a preschool. Vice Chairman Boyack questioned if there was adequate parking and if Mrs. Lasslo was licensed by the state. Michael Bryant stated only daycares require a state license, not a preschool. After discussion on parking and signage Chairman Paluso stated he felt the application could be approved with following conditions. One parking stall per employee, one instructor per 16 children, maximum of 20 children, comply with requirements of preschool facilities and signage shall not be larger than 2 sq. feet and non illuminating.

Board Member McCourt moved to approve the conditional use permit application for Terri Lasslo for Heritage Preschool at 66 Garden Street. Board Member Boyack seconded the motion. Motion Carried. Board Member Boyack, McCourt, Palacios and Howell all voting yes.

DISCUSSION/MICHAEL BRYANT ON MODERATE INCOME HOUSING PLAN REPORT AND FEE SCHEDULE.

Michael Bryant and Commission reviewed the Moderate-Income Housing Plan Biennial Report from the state and completed the questionnaire.

COMMISSION/PUBLIC COMMENTS.

Deputy Recorder Burgess told the Commission there was a recycling company that would like to locate on the property at 5145 N Hwy 6. Basin Industries, Inc. applied for a business license, Scott Bingham was told it would require a conditional use permit and would need to get approval from Planning and Zoning. City Recorder Skerl told him she would have it mentioned during the Planning and Zoning meeting in May and ask what would be required for the business; it was too late to be put on the agenda. The Commission discussed the business at that location and talked about what the requirements or issues might be. Commission Member McCourt will have property owner Jesse McCourt forward the information to Mr. Bingham and if he wants to proceed with the application he would need to call and be put on the June agenda.

ADJOURNMENT:

There being no further business Board Member Palacios moved to adjourn the meeting. Board Member McCourt seconded the motion. Motion carried. Board Member Boyack, McCourt and Palacios 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, May 16, 2012.

Tom Paluso
Chairman

Joan Burgess
Deputy Recorder

Approved on August 15, 2012