

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, January 1, 2024
6:00 p.m.
Helper, Utah 84526

ATTENDANCE:

Chairman: Jean Boyack

Board Members:

Dixie Marvidikis-Absent
David Palacios
Scott Amott
David Burnham

City Staff:

City Recorder: Zack Tonc
Council Member Liaison: David Dornan
Deputy Recorder: Melissa Parker

Citizens: Robert Olson, Michelle Fidell, Temple Jackson and Christine Bardsley

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Boyack at 6:00 p.m.

APPROVAL OF MINUTES: October 25, 2023 and November 15, 2023.

Board Member Palacios moved to approve the regular meeting minutes of October 25, 2023 and November 15, 2023. Board Member Burnham seconded the motion.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Palacios</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Amott</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Burnham</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

DISCUSSION AND/OR APPROVAL ON BUSINESS LICENSE/CONDITIONAL USE, SHORT TERM RENTAL APPLICATION FOR TEMPLE JACKSON 774 JANET STREET.

Temple Jackson stated she would like to make her home into a wheel chair accessible short term rental. Chairman Boyack asked if the home has had an inspection, Temple Jackson stated it has been inspected. Board Member Amott asked if the property manager was local, Temple Jackson stated he is her next door neighbor. Board Member Palacios asked Temple Jackson, if she had someone to do snow removal. Temple Jackson stated she'd find a local cleaner and her property manager would assist.

Board Member Palacios moved to approve the Business License/Conditional Use, short term rental application for Temple Jackson at 774 Janet Street. Board Member Burnham seconded the motion.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Palacios</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Amott</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Burnham</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

DISCUSSION AND/OR APPROVAL FOR SITE PLAN FOR 378 N MAIN STREET.

Deputy Recorder Parker stated that Malarie DeVincent had called the City office and stated, that she had something in her site plan that needed to be changed. Malarie DeVincent asked to be put on February’s Planning and Zoning agenda. Chairman Boyack accepted a motion to table the site plan for 378 N Main.

Board Member Amott moved to table the possible approval of site plan for 378 N Main Street. Board Member Palacios seconded the motion. Motion Carried.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Palacios</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Amott</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Burnham</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

DISCUSSION AND POSSIBLE APPROVAL OF SOLAR INSTALL AT 9 3RD AVE.

Chairman Boyack asked if there was anyone present to discuss the plans for the solar placement. Chairman Boyack stated Planning & Zoning like to have the panels on the roof, and the houses at this area are flat roofed. City Recorder Tonc, stated he believes it is an ordinance that they be placed on the roof. Board Member Palacios suggested tabling this item until the next Planning and Zoning meeting. Board Member Amott stated he knows the party, and he would call them and let them know they would need to be at the meeting.

Board Member Amott moved to table the discussion and possible approval of solar install at 9 3rd Ave. Board Member Burnham seconded the motion. Motion Carried.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Palacios</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Amott</u>	<u>X</u>	<u>_____</u>	<u>_____</u>

Burnham	X		
Motion passed			

DISCUSSION AND POSSIBLE APPROVAL OF BUILDING PERMIT AT 2 S 5TH AVE.

Chairman Boyack asked Christine Bardsley to explore what she is requesting. Christine Bardsley stated she would like to convert her extra garage on 5th Ave, on the Southwest corner into a 1 bedroom apartment for herself to live in. Christine Bardsley applied for a building permit, and Ryan Monson called and said he thinks it is a detached garage. Chairman Boyack stated it is a detached garage, the roofs are not attached, making it a detached garage. Ryan Monson, suggested Christine Bardsley come before Planning and Zoning about putting an accessory dwelling unit in place for her, if she got that approval Ryan Monson would approve it on Carbon County’s end. Helper City code does not address accessory dwellings.

Board Member Burnham stated the record from the County shows the garage is attached. Board Member Burnham asked if she was going to have plumbing, Christine Bardsley stated she would have separate utilities. Council Member Dornan asked if she would have 2 separate meters to be read by Helper City. Board Member Palacios asked if between the garage and the house if there were door ways that face each other, Christine Bardsley stated there are door ways that face each other. Christine Bardsley stated Ryan Monson did state that if she attaches the roof of the house and the garage that it would be considered an attached garage. Chairman Boyack stated that if the roofs were attached Planning and Zoning could issue a remodel building permit, otherwise it is an accessory dwelling. Chairman Boyack recognized Robert Olson. Robert Olson stated that as long as the home is not marketed as a rental it would not violate single family zone. Christine Bardsley stated she would like to start as soon as possible. Planning and Zoning cannot grant a variance, City Council has to give that. Council Member Dornan asked what the variance would be asking, Chairman Boyack stated she would want a variance at her current property. City Recorder Tonc stated the next step should be going to City Council and ask for a variance.

Board Member Amott moved to table the possible approval of site plan for 2 S 5th Ave, pending a variance from City Council. Board Member Palacios seconded the motion. Motion Carried.

Board Member	Yes	No	Absent
Palacios	X		
Amott	X		
Burnham	X		
Motion passed			

PUBLIC COMMENT:

ADJOURNMENT:

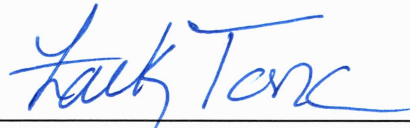
There being no further business Board Member Palacios moved to adjourn the meeting. Board Member Burnham seconded the motion. Motion carried.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Palacios</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Amott</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Burnham</u>	<u>X</u>	<u> </u>	<u> </u>
<u>Motion passed</u>			

I hereby certify the foregoing represents a true, accurate and complete record of the Helper City Planning and Zoning Commission meeting held on Wednesday February 15, 2023.



Dixie Marvidikis
Chairman



Zack Tonc
City Recorder

Approved on February 21, 2024