

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION

Wednesday, September 18, 2019

7:00 p.m.

**Helper Auditorium
Council Chambers
19 South Main Street
Helper, Utah 84526**

ATTENDANCE:

Chairman: Jean Boyack
Vice Chairman: Tom Hatt

City Staff:

Deputy Recorder: Joan Burgess
Council Member Liaison: Donna Archuleta
(absent)

Board Members:

Charles Jones (absent)
Dixie Marvidikis (absent)
Vikki Ori

Citizens: Luke Matsuda

PLEDGE OF ALLEGIANCE

Chairman Boyack directed the Pledge of Allegiance

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Boyack at 7:03 p.m.

**APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM REGULAR MEETING
AUGUST 21, 2019.**

Board Member Hatt moved to approve the meeting minutes of August 21, 2019. Board Member Ori seconded the motion. Motion Carried. Board Members Boyack, Ori and Hatt all voting yes.

**DISCUSSION AND/OR APPROVAL FOR STEVE GIACOLETTO TO VACATE OR AMEND
GIACOLETTO SUBDIVISION LOCATED 100 NORTH AND ORCHARD STREET.**

Steve Giacoletto is requesting to vacate the subdivision, nothing has been done in approximately 50 years. Mr. Giacoletto confirmed he owns all lots except lots 1-2. He wants to combine lot 3-4, lot 5-6 and lot 7-8 to be sold as 3 individual lots. Board Member Ori questioned how property owners would get to the lots without having a new road. Mr. Giacoletto stated there will not be a road, properties can be accessed from Orchard Street and 100 North. Chairman Boyack informed him he will need to put all utilities in along with curb and gutters. Steve Giacoletto stated he will not be putting in a road, currently Orchard Street and 100 North do not have curb and gutters. Chairman Boyack stated he cannot vacate the subdivision without permission from Danna Carrington, owner of lot 1. Mr. Giacoletto inquired if they were liable to install water, sewer and power, Chairman Boyack gave him a copy of ordinance that explains the requirements of a subdivision. Depending on how lots are divided on amended subdivision plat, Board Member Ori stated it would be a

minor subdivision if there were 9 or less and a major subdivision if there were 10 or more lots. Chairman Boyack stated the subdivision could be amended or vacated, Steve and Iona Giacoletto would need to decide what approach was best to take. Iona Giacoletto said their lawyer advised them to amend the subdivision. Board Member Ori confirmed to do amendment, they need the signature of approval from Danna Carrington. Steve Giacoletto stated they would move forward with the plan to amend the subdivision and would get the paperwork drawn up by Albert Spensko and bring it back for Planning and Zoning approval.

DISCUSSION AND/OR APPROVAL ON APPLICATION AND CONDITIONAL USE PERMIT FOR SCOTT AND JANIS FAUSETT SHORT TERM RENTAL AT 116 S 200 E.

Scott Fausett stated he owns the house he is fixing up to be rented as an Airbnb. Mr. Fausett described the details of the home and stated there was parking for 3 vehicles in the driveway. Janise Fausett stated she will be the manager of the Airbnb.

Board Member Hatt moved to approve Short Term rental application/Conditional Use permit for Scott and Janis Fausett at 116 S 200 E. Board Member Ori seconded the motion. Motion carried. Board Members Boyack, Hatt and Ori all voting yes.

DISCUSSION AND/OR APPROVAL ON CONDITIONAL USE APPLICATION FOR ACUPUNCTURE AND HERBAL MEDICINE BUSINESS FOR LUKE MATSUDA AT 42 S MAIN STREET.

Chairman Boyack stated Mr. Matsuda would like to have his Acupuncture business in the old Phelps Clinic building. Chairman Boyack identified the zone as R3-5,000, ordinance requires a professional office business to have a Conditional Use approval.

Board Member Ori moved to approve the Conditional Use application for Luke Matsuda herbal medicine business at 42 S. Main Street. Board Member Hatt seconded the motion. Motion carried. Board Members Boyack, Hatt and Ori all voting yes.

DISCUSSION ON WIND BREAK FENCE AND STORAGE CONTAINER FOR LUKE MATSUDA ON PROPERTY LOCATED AT THE END OF 100 NORTH.

Luke Matsuda stated the Carbon County Inspector would not give him a building permit for the High Tunnel he wanted to put on property. Mr. Matsuda stated the reason was the building was not engineering for snow or wind. Mr. Matsuda asked the Commission for suggestions on how he could move forward with his project. Chairman Boyack stated she would go to Carbon County and talk with the Planning Department and Helper City Attorney to see what she can find out and would let Luke Matsuda know.

ADJOURNMENT:

There being no further business Board Member Hatt moved to adjourn the meeting. Board Member Ori seconded the motion. Motion carried. Board Member Boyack, Hatt and Ori, all voting yes. Meeting adjourned.

I hereby certify that the foregoing represents a true, accurate and complete record of the Helper City Planning and Zoning Commission meeting held on Wednesday, September 18, 2019.



Jean Boyack
Chairman



Joan Burgess
Deputy Recorder

Approved on October 16, 2019