

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION

Wednesday, October 16, 2019

7:00 p.m.

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

ATTENDANCE:

Chairman: Jean Boyack
Vice Chairman: Tom Hatt (absent)

City Staff:

Deputy Recorder: Joan Burgess
Council Member Liaison: Donna Archuleta

Board Members:

Charles Jones (absent)
Dixie Marvidikis
Vikki Ori

Citizens: Steven Giacoletto, Jana Larson, Steve Adams, Jason Alderson and Albert Spensko

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 7:00 p.m.

APPROVAL OF MINUTES: September 18, 2019

Board Member Ori moved to approve the corrected meeting minutes of September 18, 2019. Board Member Marvidikis seconded the motion. Motion Carried. Board Members Boyack, Ori and Marvidikis all voting yes.

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

Steve Giacoletto stated during meeting in September it was discussed to amend the subdivision, he now is requesting to vacate the subdivision. Chairman Boyack stated in order to vacate, property owner Danna Carrington would need to sign the plat showing agreement to vacate the subdivision. Chairman Boyack asked Mr. Giacoletto if he talked to Gary Harwood/Public Works on requirements for utilities to the property, Steve Giacoletto stated he talked to him about sewer. Steve Giacoletto confirmed he would need to install water, sewer and electric to the property. Mr. Giacoletto stated he would supply secondary water to the buyers and would communicate and negotiate with Bryner Hansen Ditch Company on ditch issues. Chairman Boyack confirmed Planning and Zoning would need to approve the

plat to vacate and then the plat would need to be recorded. Chairman Boyack will request a legal opinion from city attorney to see if Helper City owns the road dedicated to the public. Mr. Giacoletto would need to be on City Council agenda and request to abandon the road. Board Member Ori asked Steve Giacoletto if he was going to reconfigure after he vacates and would he rename the subdivision. Steve said yes he would reconfigure and would change the name.

DISCUSSION AND/OR APPROVAL ON SHORT TERM RENTAL APPLICATION AND CONDITIONAL USE PERMIT FOR JOHN & DONNA DIEHL SHORT TERM RENTAL AT 107 E STREET.

Chairman Boyack stated she had questions on the parking for the Airbnb. Board Member Ori had questions about wording on application about owners personally using home and renting as Airbnb also. John & Donna Diehl were not present to answer questions. Item was tabled and will be on November agenda.

Board Member Marvidikis moved to table item to November agenda. Board Member Ori seconded the motion. Motion carried. Board Members Boyack, Marvidikis and Ori all voting yes.

DISCUSSION AND/OR APPROVAL ON BUILDING PERMIT APPLICATION AND CONDITIONAL USE PERMIT ON GARAGE FOR ANGELA EPSTEIN AT 232 DUCHESNE STREET.

Jason Alderson contractor for Angela Epstein stated the ordinance clearly would allow a garage to be built in R1-5000 zone without needing zero lot line approval if guidelines were followed. Chairman Boyack indicated the zero lot line ordinance needs to be clarified and wording changed in the future, but a Conditional Use approval would be required.

Board Member Ori moved to approve the building permit application and conditional use application on garage for Angela Epstein at 232 Duchesne Street. Board Member Marvidikis seconded the motion. Motion carried. Board Members Boyack, Marvidikis and Ori all voting yes.

DISCUSSION AND/OR APPROVAL ON SHORT TERM RENTAL APPLICATION AND CONDITIONAL USE PERMIT FOR JANA LARSON SHORT TERM RENTAL AT 190 S. 1ST AVE.

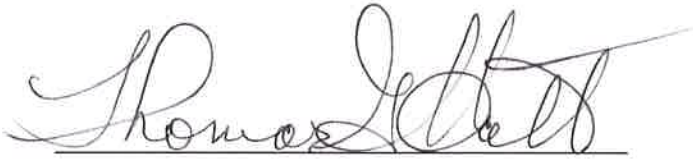
Chairman Boyack stated there is sufficient parking available on lot. Jana Larson explained the property is a double lot and has a gate. Board Member Ori asked if it was listed with Airbnb, Ms. Larson said yes. Board Member Ori asked if any renovations were done, Jana Larson stated improvements were done on the inside, no changes to footprint.

Board Member Ori moved to approve the short term rental application and conditional use permit for Jana Larson short term rental at 190 S 1st Ave. Board Member Marvidikis seconded the motion. Motion carried. Board Members Boyack, Marvidikis and Ori all voting yes.

ADJOURNMENT:

There being no further business Board Member Marvidikis moved to adjourn the meeting. Board Member Ori seconded the motion. Motion carried. Board Member Boyack, Marvidikis 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, October 16, 2019.

A handwritten signature in black ink, appearing to read "Tom Hatt", written over a horizontal line.

Tom Hatt
Vice Chairman

A handwritten signature in blue ink, appearing to read "Joan Burgess", written over a horizontal line.

Joan Burgess
Deputy Recorder

Approved on November 20, 2019