

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION

Wednesday, November 18, 2020

5:00 p.m.

Electronic Meeting

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
Dixie Marvidikis
Vikki Ori

Citizens: Michael Bryant, Michelle Goldsmith, Josh Hawks, Kyler McCarty, John Diehl and Brandon McArdle

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Boyack at 5:00 p.m.

APPROVAL OF MINUTES: October 21, 2020

Board Member Jones moved to approve the meeting minutes of October 21, 2020. Board Member Ori seconded the motion. Motion Carried. Board Members Ori, Jones, Marvidikis and Hatt all voting yes.

DISCUSSION AND/OR APPROVAL FOR BRANDON MCARDLE CONDITIONAL USE PERMIT/BUSINESS LICENSE APPLICATION FOR BRANDON'S HANDYMAN SERVICE AT 22 D STREET.

Brandon McArdle stated the home would be used for his office and to store tools, no customers would be coming to the home.

Board Member Marvidikis moved to approve Conditional Use permit/Business License application for Brandon's Handyman Service at 22 D Street. Board Member Jones seconded the motion. Motion carried. Board Members Ori, Jones, Marvidikis and Hatt all voting yes.

DISCUSSION AND/OR APPROVAL FOR JOHN AND DONNA DIEHL/BALANCED ROCK RENTALS SHORT TERM RENTAL APPLICATION AND CONDITIONAL USE PERMIT AT 101 D STREET.

Chairman Boyack asked John Diehl if there would be onsite parking, Mr. Diehl stated there is parking for 3 vehicles. Mr. Diehl informed Commission his apartment is in the basement and the Airbnb would be upstairs.

Board Member Ori moved to approve Short Term Rental application and Conditional Use permit for John and Donna Diehl/Balance Rock Rentals at 101 D Street. Board Member Marvidikis seconded the motion. Motion carried. Board Members Ori, Jones, Marvidikis and Hatt all voting yes.

DISCUSSION AND/OR APPROVAL FOR CHARLES JONES ZONE CHANGE APPLICATION FROM R1-5,000 TO R3-5,000 AT 632 RAILROAD AVENUE.

Charlie Jones recused himself because of conflict of interest. Charles Jones is the owner of property at 632 Railroad Ave. Josh Hawks and business partner Kyler McCarty are interested in developing property. Charlie Jones commented currently there are places on the street for multiple dwelling units. Chairman Boyack and Board Member Ori agreed the zone change would be following the General Plan for affordable housing. Josh Hawks mentioned the rough draft of the subdivision lay out they have for the property. Kyler McCarty shared drawings showing the property with 3 separate parcels, the buildable area would comply with setbacks and frontage requirements. Chairman Boyack explained the rezoning process, Public Hearing will be December 16th and they must notify adjacent property owners of the request.

Board Member Ori moved to approve to begin the process of zone change for Charles Jones from R1-5,000 to R3-5,000 at 632 Railroad Avenue. Board Member Marvidikis seconded the motion. Motion carried. Board Members Ori, Marvidikis and Hatt all voting yes. Board Member Jones recusing from vote due to conflict of interest.

DISCUSSION AND/OR APPROVAL FOR CHARLIE JONES FOR BUILDING PERMIT APPLICATION FOR SHED ON VACANT PROPERTY 1A-0360-000 N. MARTIN RD.

Chairman Boyack stated the shed was already placed on the property, Charlie Jones said the shed was delivered sooner than he expected. The shed was placed in the footprint of old rock foundation. Chairman Boyack confirmed the property is not in the flood zone.

Board Member Hatt moved to approve building permit application for Charlie Jones shed on vacant property N. Martin Rd. Board Member Marvidikis seconded the motion. Motion carried. Board Members Ori, Marvidikis and Hatt all voting yes. Board Member Jones recusing from vote due to conflict of interest.

DISCUSSION AND/OR APPROVAL FOR CHARLIE JONES FOR BUILDING PERMIT APPLICATION FOR METAL BUILDING ON VACANT PROPERTY 1A-0360-000 N. MARTIN RD.

Chairman Boyack asked Charlie Jones to explain the need for living quarters in the metal building. Mr. Jones explained the building will be 40' X 41', he wants to be able to live in building while house is being built. He will need to meet with Board of Health to get approval on septic system and is talking with Gary Harwood/Public Works on utilities. Chairman Boyack asked what plans were after home is built, Charlie Jones stated he would like to use it for Airbnb. Chairman Boyack informed Mr. Jones there cannot be 2 dwellings under one parcel number, he would need to subdivide. Deputy Recorder Burgess advised Mr. Jones to contact Carbon County on the requirements to use metal building for living space.

Michael Bryant asked if there was a city ordinance to allow the use of accessory dwellings to be lived in. Board Member Ori told Charlie Jones to make sure he had all approvals before moving forward on metal building to be used for living quarters.

Board Member Marvidikis moved to approve building permit application for Charlie Jones metal building on vacant property N. Martin Rd. Board Member Hatt seconded the motion. Motion carried. Board Members Ori, Marvidikis and Hatt all voting yes. Board Member Jones recusing from vote due to conflict of interest.

ADJOURNMENT:

There being no further business Board Member Ori moved to adjourn the meeting. Board Member Jones seconded the motion. Motion carried. Board Member Ori, Jones, Marvidikis and Hatt 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, November 18, 2020.



Jean Boyack
Chairman



Joan Burgess
Deputy Recorder

Approved on December 16, 2020