

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, December 21, 2022
6:00 p.m.
Helper, Utah 84526

ATTENDANCE:

Chairman: Jean Boyack
Vice Chairman: Tom Hatt (absent)
Board Members:
Gabriela Navarro
Dixie Marvidikis
Vikki Ori

City Staff:
City Recorder: Zack Tonic
Council Member Liaison: David Dornan
(absent)

Citizens: Michelle Goldsmith, Gary and Charlene Burnham and Gary and Malarie DeVincent and Todd Thorne

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: November 16, 2022

Board Member Navarro moved to approve the regular meeting minutes of November 16, 2022. Board Member Marvidikis seconded the motion. Motion Carried. Board Members, Marvidikis and Navarro and Ori all voting yes. Motion Carried.

DISCUSSION AND/OR APPROVAL FOR GARY AND CHARLENE BURNHAM ON BUILDING PERMIT APPLICATION FOR HOME ADDITION AT 517 CEDAR STREET.

Gary Burnham explained there will be a small addition on the front side of the home, it will not infringe on any property lines. Gary Burnham stated they own the home, it is on the east side of their residence. Charlene Burnham stated they will be doing several upgrades on the home and they will be using it as a Short Term Rental in the future.

Board Member Marvidikis moved to approve the Building permit application for Gary and Charlene Burnham home addition at 517 Cedar Street. Board Member Ori seconded the motion. Motion Carried. Board Members Marvidikis, Navarro and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR STEVE LOVIN ON BUILDING PERMIT/CONDITIONAL USE APPLICATION FOR SOLAR PANELS AT 739 CASTLE GATE ROAD.

Chairman Boyack stated the solar panels are roof mount.

Board Member Marvidikis moved to approve the Building Permit application/Conditional Use application for Steve Lovin on solar panels at 739 Castle Gate Road. Board Member Navarro seconded the motion. Motion Carried. Board Members Marvidikis and Navarro and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR JEREMY AND JENNIFER NEF ON BUILDING PERMIT/CONDITIONAL USE APPLICATION FOR SOLAR PANELS AT 320 VOLL STREET.

Chairman Boyack stated the Commission approved solar panels for Jeremy Nef in the past. The current application is from a different solar company so it needs to be approved again. Chairman Boyack stated the solar panels are roof mount.

Board Member Ori moved to approve the Building Permit application/Conditional Use application for Jeremy and Jennifer Nef on solar panels at 320 Voll Street. Board Member Marvidikis seconded the motion. Motion Carried. Board Members Marvidikis and Navarro and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR DEVINCENT ENTERPRISES, LLC ON BUILDING PERMIT/SIGN APPLICATION TO REPLACE STAIRS, NEW SIGN AND SIGN POST FOOTING AT 230 N MAIN STREET.

Chairman Boyack had a question about the placement of the sign. Gary DeVinent stated the set back is exactly where the building is and original sign was, behind the fence line. Board Member Marvidikis asked if it would be used as a Short Term Rental. Gary DeVinent stated it is a possibility, the building will be restored to what it looked like before. As of right now Gary DeVinent stated there will be no alterations to the outside of the building, he is hoping he will be able to make living quarters on the inside.

Board Member Marvidikis moved to approve the Building Permit application/Sign application for DeVinent Enterprises LLC to replace stairs, new sign and sign post footing at 230 North Main Street. Board Member Navarro seconded the motion. Motion Carried. Board Members Marvidikis and Navarro and Ori all voting yes.

CHAIRMAN BOYACK REPORT ON FEMA MEETING.

Chairman Boyack stated there was a meeting held with FEMA on December 13, it was a very informative meeting and there is information available at City Office. Permits in the past have not been filled out completely so we will need to do that correctly in the future. Todd Thorne stated FEMA will go through permits that were issued in the past 10 years. Going forward some things will need to be corrected, FEMA requested a lot of information and will inform us on the direction we need to take on the past permits that were issued.

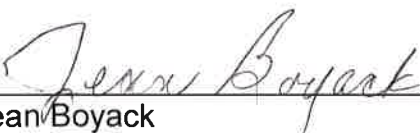
PUBLIC COMMENT: Chairman Boyack would like to thank Vikki Ori for her time served on the Planning Commission. Vikki Ori stated it has been an honor, she is stepping away to help more families with her work program and to spend more time with her own family.

Michelle Goldsmith asked the Commission if there are any plans for Short Term Rentals in Residential areas. Gaby Navarro stated she has been doing research and discussion will be on January agenda. Board Member Ori stated there might be some legislative changes coming to watch for.

ADJOURNMENT:

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

I hereby certify the foregoing represents a true, accurate and complete record of the Helper City Planning and Zoning Commission meeting held on Wednesday December 21, 2022.



Jean Boyack
Chairman



Zack Tonc
City Recorder

Approved on February 15, 2023