MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, August 19, 2020
5:00 p.m.
Electronic Meeting
Helper, Utah 84526

ATTENDANCE:
Chairman: Jean Boyack
Vice Chairman: Tom Hatt

Board Members:
Charles Jones
Dixie Marvidikis
Vikki Ori

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

Citizens: Michael Bryant, Council Member Goldsmith, Hanna Jones, Chanel Candelaria, Keith Bateman and Amy Anderson

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: July 15, 2020

Board Member Marvidikis moved to approve the meeting minutes of July 15, 2020. Board Member Jones seconded the motion. Motion Carried. Board Members Jones and Hatt, Marvidikis and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR BUILDING PERMIT/CONDITIONAL USE PERMIT APPLICATION FOR IRMA SCARLET SOLAR PANELS AT 201 N MAIN STREET.

Board Member Jones moved to approve the Building Permit/Conditional Use permit for Irma Scarlet for solar panels at 201 N Main Street. Board Member Hatt seconded the motion. Motion carried. Board Members Jones, Marvidikis, Hatt and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR CHANEL CANDELARIA CONDITIONAL USE PERMIT/BUSINESS LICENSE APPLICATION FOR SKIN & TONIC AT 69 BRYNER STREET.

Chairman Boyack asked Chantel Candelaria how many clients would be at the home at one time. Ms. Candelaria stated most of the time it would be one client at a time. Chairman Boyack commented there is sufficient parking with extra lot. Ms. Candelaria explained for spray tanning service, there is a tent type booth with an extraction fan and filters, this prevents product from releasing in home. Chairman Boyack advised Ms. Candelaria to check with the Board of Health Department.

Board Member Marvidikis moved to approve the Business License Application/Conditional Use permit for Chanel Candelaria for Skin and Tonic at 69 Bryner Street. Condition requirement to contact South Eastern Utah Health Department. Board Member Hatt seconded the motion. Motion carried. Board Members Jones, Marvidikis, Hatt and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR KEITH BATEMAN CONDITONAL USE PERMIT APPLICATION FOR SHORT TERM RENTAL AT 20 N MAIN STREET.

Keith Bateman explained the short term rental would be in the south side of the duplex. Council Member Goldsmith asked if there was sufficient parking, Keith Bateman said there is parking in the back and in between the houses. Board Member Ori told Mr. Bateman the landscape around his properties looked wonderful.

Board Member Marvidikis moved to approve Keith Batemant Conditional Use permit application for short term rental at 20 N Main Street. Board Member Hatt seconded the motion. Motion carried. Board Members Jones, Marvidikis, Hatt and Ori all voting yes.

DISCUSSION AND/OR APPROVAL FOR JARON AND AMY ANDERSON CONDITIONAL USE PERMIT/BUSINESS LICENSE APPLICATION FOR HELPER BREWING, LLC AT 159 N MAIN STREET.

Chairman Boyack asked Amy Anderson to explain off premise beer retailer as stated on the application. Ms. Anderson stated it applies to a Type 5 package license through DBAC. This allows their product to be sold directly to the consumer out of a small store front. Draft beer can be sold out of a crowler can that can be filled and sealed on site. Boyack inquired about state regulations, Ms. Anderson commented, first step is to get city approval, then federal approval and state approval is last. Chairman Boyack asked about the distance of business from Helper Middle School. Amy Anderson stated they hired independent surveyor, the distance from the school property line to where license is inside the building has been informally approved by the state. Board Member Hatt asked when they were planning on opening. Ms. Anderson answered they will be closing on building early September, remodeling will begin and hopefully open January 1, 2021. There will be pizza, sandwiches and salad served in the limited restaurant, along with wine, cider and beer. Board Member Ori inquired about available parking spaces, Amy Anderson stated there would be approximately 14-17 parking spots. Council Member Goldsmith asked what the capacity of the building was. Ms. Anderson stated the Fire Marshall would need to designate that in future, tentatively there are 40-50 seats.

Board Member Jones moved to approve Jaron and Amy Anderson Conditional Use permit application/Business License Application for Helper Brewing, LLC at 159 N Main Street. Board Member Marvidikis seconded the motion. Motion carried. Board Members Jones, Marvidikis, Hatt and Ori all voting yes.

ADJOURNMENT:

There being no further business Board Member Ori moved to adjourn the meeting. Board Member Jones seconded the motion. Motion carried. Board Member Jones, Marvidikis, 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, August 19, 2020.

Jean Boyack
Chairman

Joan Burgess
Deputy Recorder

Approved on September 16, 2020