

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, October 20, 2021
6:00 p.m.
Helper, Utah 84526

ATTENDANCE:

Chairman: Jean Boyack

Vice Chairman: Tom Hatt (absent excused)

City Staff:

Deputy Recorder: Joan Burgess

Council Member Liaison: Donna Archuleta
(absent)

Board Members:

Charles Jones

Dixie Marvidikis

Vikki Ori

Citizens: Council Member Goldsmith, Keven Mastin, Michael Mastin, Troy Mastin, Vanessa Dimick, Lisa Dimick, Robert Dimick, Pamela Kirkwood, Aubrey Kirkwood, Jeremy Cunningham, Brittany Cunningham, Kelly Davis, Bart Davis, Kimberly Horsley, Gary DeVincent, Mark Dickey, Lisa Bundy, Erika Alford, Mike Parry, Kathy Parry, Robert McKendrick, Rebecca McKendrick, Brian Stucki, Ann Stucki and Hannah Mastin

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Chairman Boyack at 6:03 p.m.

APPROVAL OF MINUTES: September 15, 2021

Chairman Boyack made a correction on line 111 changing County to Council.

Board Member Jones moved to approve the corrected meeting minutes of September 15, 2021. Board Member Ori seconded the motion. Motion Carried. Board Members Ori, Marvidikis and Jones all voting yes.

DISCUSSION AND/OR APPROVAL FOR FORREST PENDLETON BUILDING PERMIT/CONDITIONAL USE PERMIT FOR SOLAR PANELS AT 735 CASTLE GATE ROAD.

Forrest Pendleton not in attendance. Deputy Recorder Burgess informed the Commission with the current shipping delays, meter orders are out approximately 3 months.

Board Member Marvidikis moved to approve the Building Permit/Conditional Use application for Forrest Pendleton for solar panels at 735 Castle Gate Road. Board Member Jones seconded the motion. Motion Carried. Board Members, Marvidikis, Ori and Jones all voting yes.

DISCUSSION AND/OR APPROVAL FOR ROBERT MCKENDRICK BUILDING PERMIT/CONDITIONAL USE PERMIT FOR SOLAR PANELS AT 107 BIRCH STREET.

Robert McKendrick was in attendance. Board Member Ori asked if the panels were roof mount. Mr. McKendrick stated yes panels are roof mount.

Board Member Ori moved to approve the Building Permit/Conditional Use application for Forrest Pendleton for solar panels at 107 Birch Street. Board Member Marvidikis seconded the motion. Motion Carried. Board Members, Marvidikis, Ori and Jones all voting yes.

DISCUSSION AND/OR APPROVAL FOR BRIAN & ANN STUCKI BUSINESS LICENSE/SHORT TERM RENTAL APPLICATION AND CONDITIONAL USE PERMIT FOR SHORT TERM RENTAL AT 81 LOCUST STREET.

Brian and Ann Stucki addressed the Commission and said they are from Spring City. The prior owners used the home also as a Short Term Rental. Council Member Goldsmith asked if the city requires Short Term Rental owners to show management information for the property. Brian Stucki stated they are planning on finding someone to use as a contact person for the property. Council Member Goldsmith recommended they inform City Office when they know who the contact person will be. Board Member Marvidikis asked if an inspection was done. Brian Stucki stated an inspection was done by Carbon County and there were items that needed to be fixed before inspection was complete. Commission discussed requiring the following conditions. 1. Inform City Office the name of management and emergency contact person and 2. Complete repair requirements on Carbon County inspection.

Board Member Marvidikis moved to approve the Business License Short Term Rental/Conditional Use Permit for Brian & Ann Stucki at 81 Locust Street with two conditions attached. Board Member Jones seconded the motion. Motion Carried. Board Members Marvidikis, Ori and Jones all voting yes.

DISCUSSION AND/OR APPROVAL FOR GARY DEVINCENT SITE PLAN FOR POSSIBLE LODGING CONSTRUCTION ON PROPERTY AT 95 W 300 N.

Gary DeVincet addressed the Commission. Chairman Boyack stated she had concerns with the 3' set backs on the site plan, a Conditional Use application would be necessary to request zero lot line approval. Chairman Boyack had concerns on access and parking stalls that may obstruct the view from the street and access off of the street. Gary DeVincet stated he is not concerned about the access on and off of the property. Board Member Marvidikis asked if the motel would be single or double level. Gary DeVincet stated plans were for double level with 20 units and stated Ryan with Carbon County Planning department said there would be sufficient parking. Board Member Ori asked where visitors with side by sides and trailers would park and was concerned about the proximity to the residential neighborhood. Member Goldsmith asked what his vision was, Mr. DeVincet stated it would be a beautiful vintage style motel that would capture the eye of people coming out of the canyon. Gary DeVincet stated the property is zoned Commercial that is why he had an interest in the property. Gary DeVincet stated he would like set the tone to attract people to want to stop in Helper and visit downtown area. Chairman Boyack opened the floor to hear comments from the public on the agenda item.

Residents: Jeremy and Brittany Cunningham, Lisa Dimick, Kathy Parry, Mark Dickey, Kelly Davis, Lisa Bundy, Michael Mastin, Aubrey Kirkwood, Pamela Kirkwood and Vanessa Dimick voiced their concerns on a motel being put on that property. Concerns were as follows: It is a peaceful neighborhood they would like to keep it that way, bus stop at the beginning of 300 North, safety concerns for children and neighbors, no sidewalks, increased traffic, noise and light issues, access on narrow street, snow removal on narrow street, home value going down, parking on the street, crime, RV parking blocking road being safety issue for residents and hotel being built right next to property line of neighbors. Gary DeVincent commented back to the public answering and addressing the residents' concerns and explained his objective. Gary DeVincent explained his interest in the property was to enhance and welcome visitors to Helper. The property is zoned commercial and he is on agenda to find out if the site plan would be allowed on the property. He felt a reason for a motel in that area is because of the continued growth on Main Street. Gary DeVincent asked the residents if they are completely opposed to the motel only or are they opposed to any commercial business on the property. Gary DeVincent explained the location is great because of the beautiful view in that area. Gary noted he wants to be part of the community and build it up, he appreciates all the pleasant comments people made about what he has done for Helper. Gary DeVincent stated after listening to the residents, he feels most the comments were not confrontational, but were heart felt concerns. He will not be moving forward with the motel plans on the property. Gary DeVincent stated he still has interest in purchasing the property to use for some type of commercial building.

DISCUSSION ON HALLOWEEN YARD OF THE MONTH.

Council Member Goldsmith stated instead of having Yard of the Month for November, they wanted to do a Best Halloween Yard of the Month. They would like to give people more time to decorate for Halloween before getting pictures of homes to vote on.

ADJOURNMENT:

There being no further business Board Member Jones moved to adjourn the meeting. Board Member Ori seconded the motion. Motion carried. Board Member Ori and Jones 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, October 20, 2021.


 Jean Boyack
 Chairman


 Joan Burgess
 Deputy Recorder

Approved on November 17, 2021