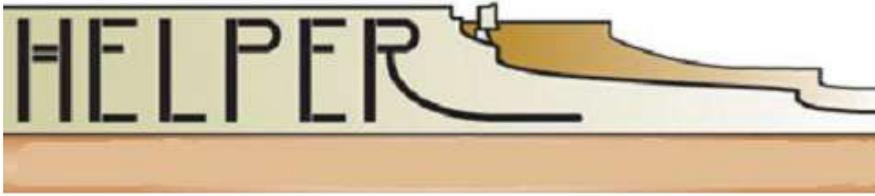


General Plan



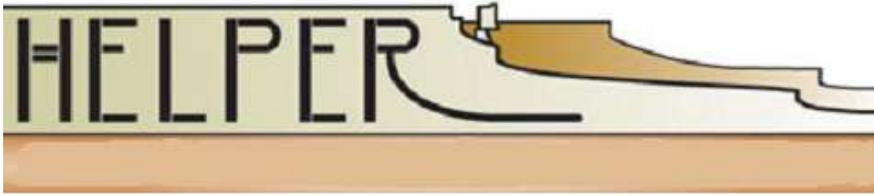
Adopted: May 3, 2012

**Special thanks to:
Helper City Planning Commission, Helper City
Public Works Department, Helper City Mayor,
Dean Armstrong, Helper City Council, Carbon
County GIS Department, Southeastern Utah
Association of Local Governments (SEUALG)**



General Plan

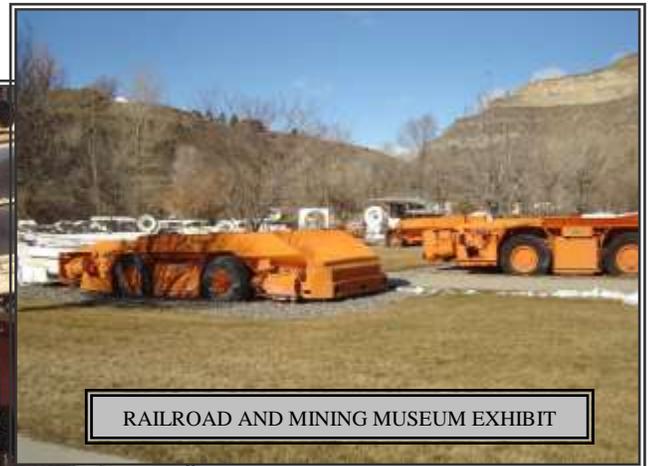




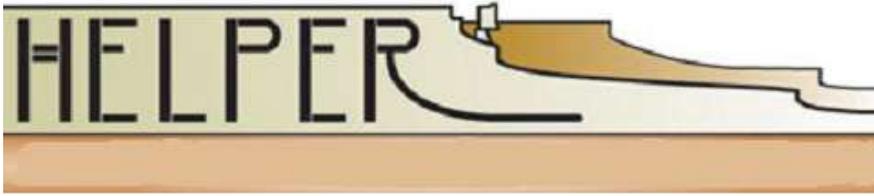
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RAILROAD AND MINING MUSEUM EXHIBIT



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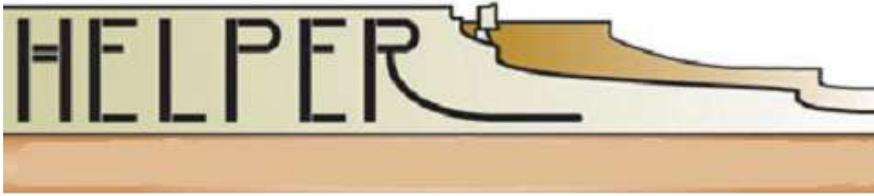
Chapter 1: Introduction

1.1 Background. The initial settlement of the Helper area commenced in the early 1880's with the arrival of Teancum Pratt and his plural wives Annie and Sarah. However, only after the arrival of the Denver and Rio Grande Western Railway in 1881-82, did Helper begin to develop as a population center. Pratt also mined coal and supplied the residences throughout the fledgling town. By 1887, the Denver & Rio Grande Western Railway had erected some twenty-seven frame residences,



with more built later in the year. This was done in anticipation of making Helper a freight terminal upon the changing of the line from narrow to standard gauge, which began in 1889. Here, “helper” locomotives would stand in readiness to aid trains traveling up the steep slope to Soldier Summit, thus the name Helper came to be. The track changeover was completed in 1891, prompting the Salt Lake Tribune to announce that the “new town of Helper” was started in the spring of that year. 1892 the town became the division point for the railroad; Helper was the union station of the eastern and western divisions, the terminals being Ogden, Utah and Grand Junction, Colorado. With this distinction came a new hotel, depot, and other buildings. Helper’s growth proceeded in a slow but deliberate fashion bearing little resemblance to booming metal-mining towns. The first amenities offered to the few settlers and numerous railroad workers included three saloons, one grocery store, and one clothing establishment and a school was built in 1891. By 1895, the Denver & Rio Grande Western Railway buildings and shops in Helper were lighted by electricity, and two reservoirs for water had been constructed.

Ethnic diversity was destined to become a chief characteristic of Helper. Industrial expansion, coal mining, and railroading required a great amount of unskilled labor. In 1894 the railroads passenger department established an immigration bureau to advertise Utah Territory. This move coincided with the influx of the numerous immigrants from southern and eastern Europe and from Asia.



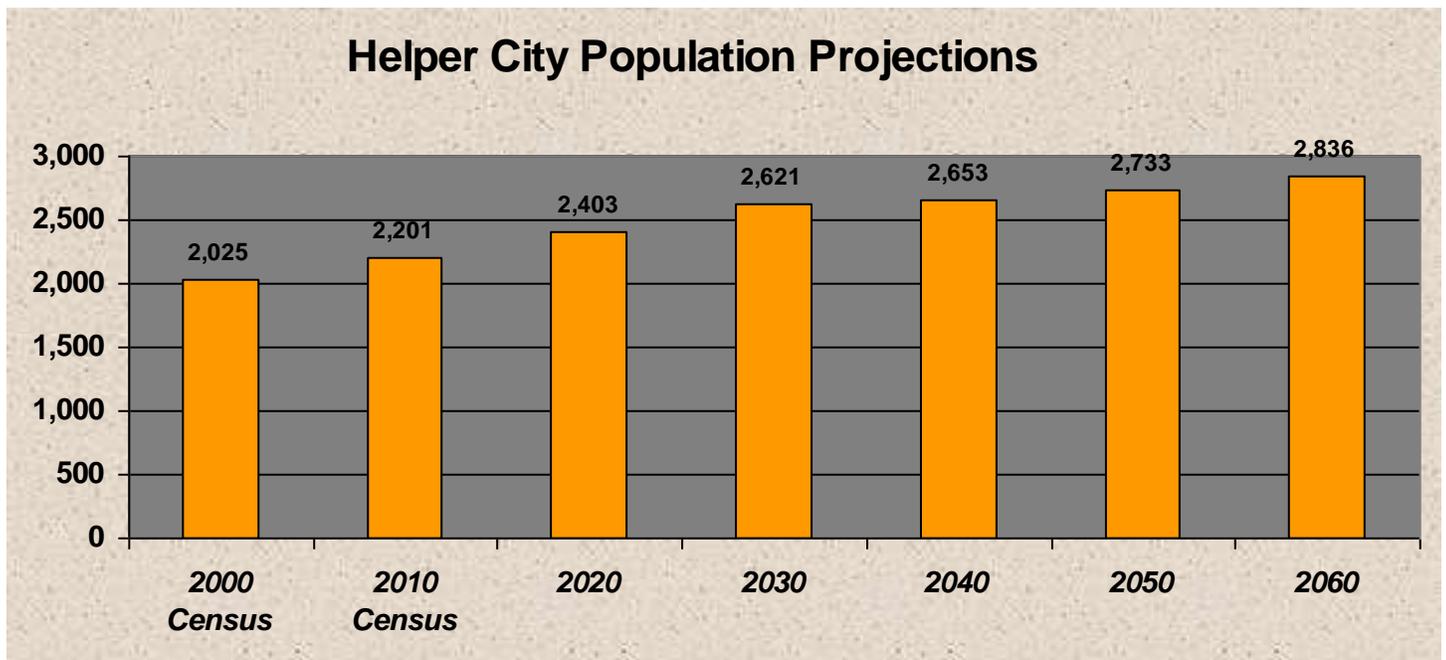
General Plan

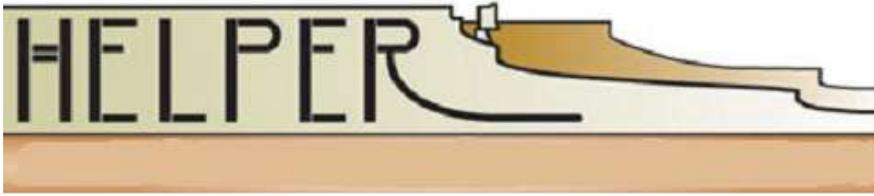
Chapter 1: Introduction

Chinese laborers were brought in at an early date to work the Carbon County mines and railroads. As the coal industry began to see substantial growth in the mid to late 1890's, immigrants from several foreign countries migrated to the area in search of jobs and a better life for their families. The migration of Italians and Austrians (primarily Slovenians, Croatians and Serbians) began to arrive

In 1900, Helper's population was listed at 385 people. Sixteen different nationality groups were represented. "Merchant" and "laborer" comprised most of the occupations for these early immigrants. These provided a unique cultural mix to the coalfields of central-eastern Utah.

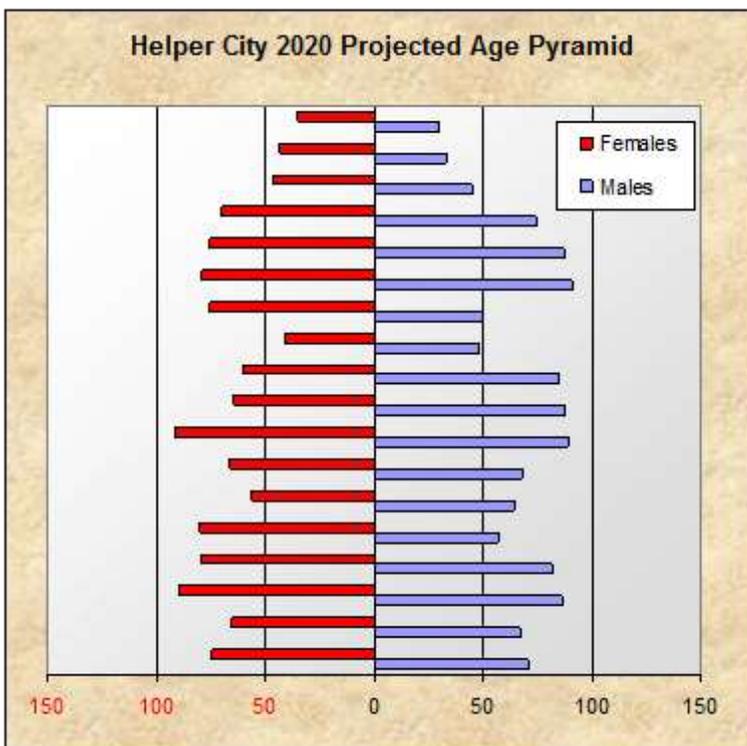
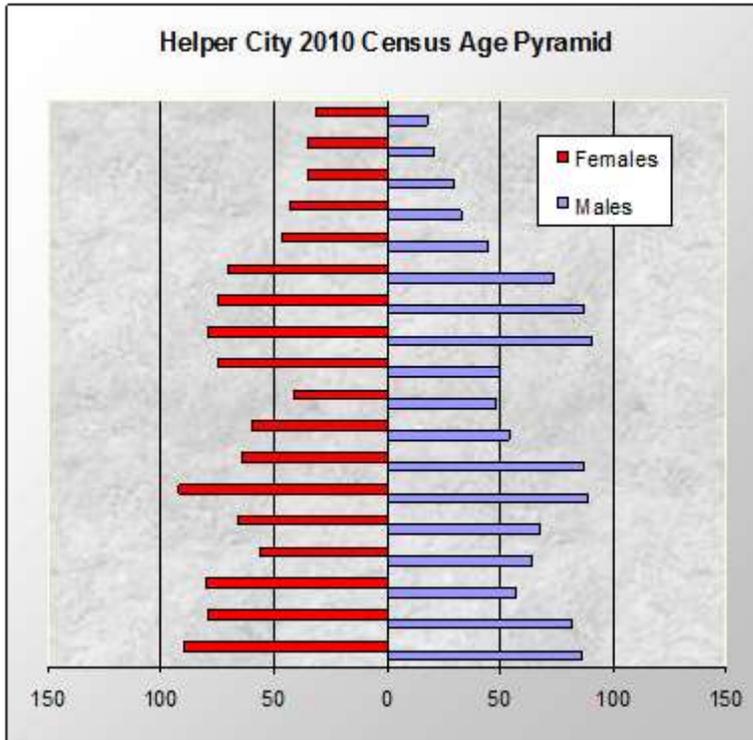
1.2 Demographics. Helper City's population is tied to the mining industry in Carbon County. In recent years the population has been down from previous highs. However the Governor's Office of Planning and Budget project the population to increase over the next fifty years. Below are charts showing Helper City's population from the 2000 and 2010 Census. The projected populations are derived from the Governor's Office of Planning and Budget (GOPB).





General Plan

Chapter 1: Introduction

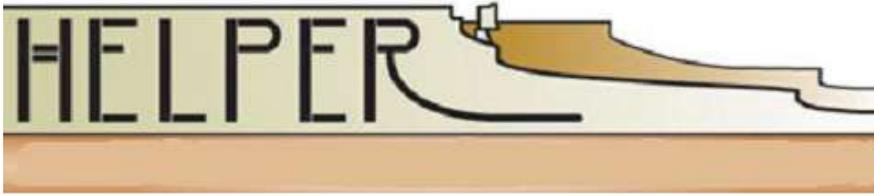


Age Pyramids are included here to illustrate the demographic change of Helper’s residents over time. Each pyramid depicts age categories in five-year increments for each bar on the chart. At the bottom of both charts is the 0 to 4 years age category and at the top is 85 years and older age category.

The Helper City 2020 Projected Age Pyramid uses the GOPB estimated population of 2403 off of the chart on page 5. The chart then adds ten years to each age category after which the difference from the 2010 Census population and the 2020 projected population is determined to give a remaining population of 277. That 277 population is then broken down into males and females of ages 0 to 4 and 5 to 9 years old using the same percentage of population from the 2010 Census to finish the chart for the 2020 Projected Age Pyramid.

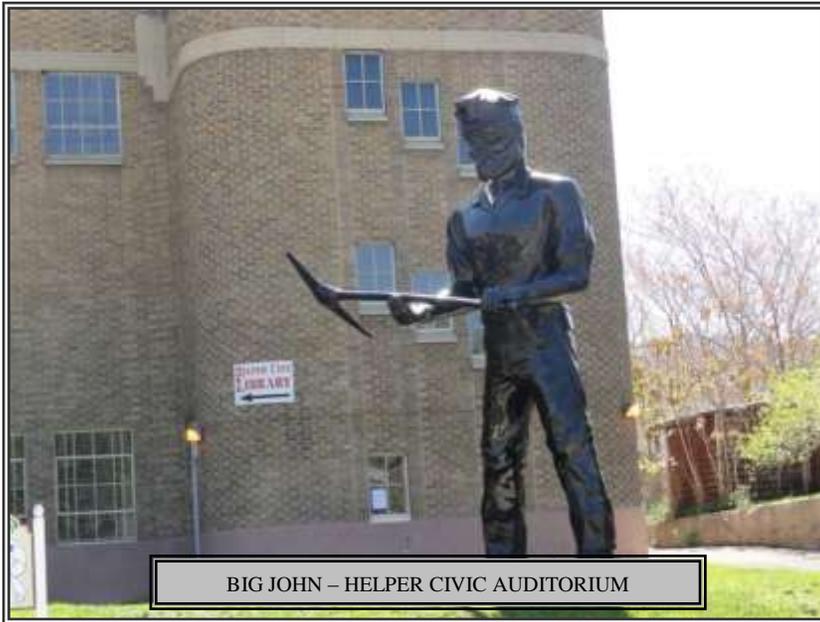
1.3 Motto.

The Helper City Motto is as follows:
“The Gateway To Castle Country.”



General Plan

Chapter 1: Introduction



1.4 Vision Statement. *We the citizens of Helper City, valuing our heritage as a mining and railroad center and our unique cultural diversity, will promote the values of historic preservation, beauty, and recreational opportunities, economic diversity, stability and promotion, and community involvement to direct the future growth and development of Helper City.*

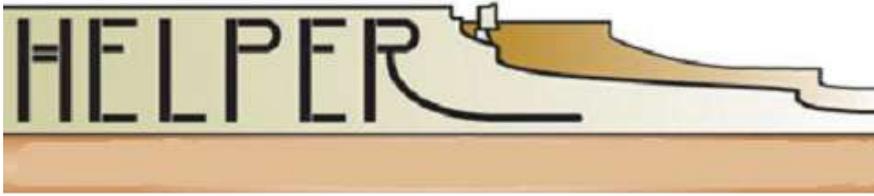
1.5 Implementation.

Implementation of the Helper City General Plan shall come through the working documents of the zoning ordinance, subdivision ordinance, capital facilities plan, City budgets and other ordinances and resolutions as deemed appropriate by the City Council

1.6 Amendments. To maintain the intent and overall integrity of this Plan and to insure that it is a reflection of the needs and desires of the citizens of Helper it shall be the City policy to:

- Have a comprehensive review of the plan every five years
- All zone changes, improvements and ordinance amendments shall be in accordance to this Plan.



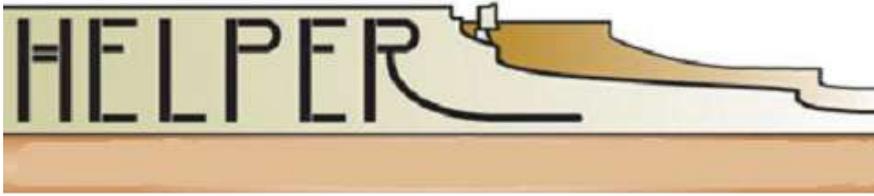


General Plan

Chapter 1: Introduction

The public may request amendments to the General Plan up to 2 times per calendar year. The City Council may hold a public hearing 2 times per calendar year to consider the public’s requests. Amendments to the Plan must show that they are in the best interest of the City, promote the general welfare and not diminish the overall quality of life for the citizens of Helper.

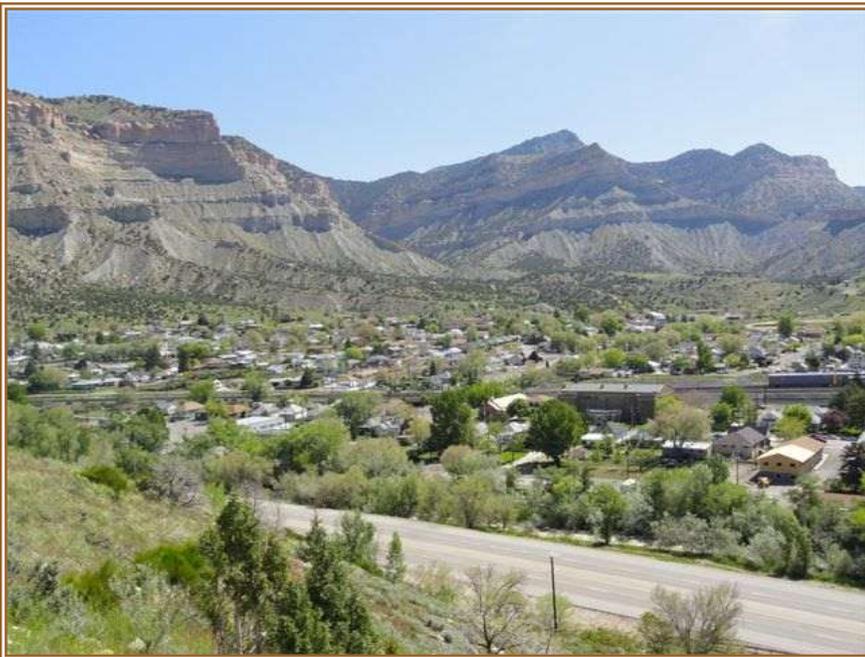
Goals	Strategies	Actions	Time line	Responsible Parties
Improve or Acquire underdeveloped properties throughout the community	Identify underdeveloped properties within and surrounding the community. Encourage property improvements on public and private properties.	Cooperation private land owners Work w/ Carbon County Economic Development Department Use Brown fields re-development monies USDA Rural Development monies.	1 to 10 years	Mayor, City Council, Planning Commission, Historic Preservation Committee
Promote infill of existing subdivisions and the development of new Subdivisions	Encourage subdivision development S.W of Mountain View Cemetery Make certain that public infrastructure is adequate for development	Engage Property Management and Development entities with possible development opportunities within the community Address infrastructure needs in Capital Facilities plan	1 to 10 years	Mayor City Council Planning Commission Private Property Owners & Developers
Develop visual aesthetics plan for sidewalks, lighting and landscaping	Re-establish Community Council		1 to 5 years	Historic Preservation Committee Mayor City Council Planning Commission



General Plan

Chapter 2: Land Use

Establishment of Zoning Districts. Helper is divided into three zoning classifications. Commercial, Industrial and Residential. Within each zoning classification are zoning districts, which vary by lot size, and land uses. A Floodplain Overlay Zone (FPO) has also been established. The Official Zoning Map of Helper City, which illustrates the zoning districts and boundaries, is included in this plan as **Appendix A**. An Environmentally Sensitive Area's Map is included in this plan as **Appendix D**. Helper City is very proud of its heritage and seeks to continue the historic charm of its origins. The Helper City Historic District Map is included in this plan as **Appendix E**.



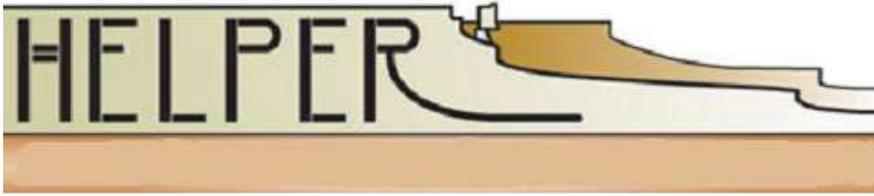
2.1 Commercial. Helper's commercial districts are broken up as follows.

General Commercial (GC-1). This zone is characterized by retail and wholesaling activities and services, along with the fabrication and processing of goods and material where no fumes, glare, dust, smoke or vibration are emitted beyond the premises. Motels and recreational vehicle courts are also ideally situated in this zone.

Central Commercial (CC-1).

This zone is characterized by banks, professional office buildings, eating places, and a wide variety of retail and service commercial establishments. This zone tries to preserve the small town atmosphere of Helper City, and is generally located in and around the central business areas of the City.

2.2 Industrial. Helper's Industrial districts are broken up as follows



General Plan

Chapter 2: Land Use

Limited Industrial (LI-1). This zone is characterized by light manufacturing, processing, warehousing and storage activities. Uses within the zone are generally incompatible with residential and general commercial functions. Dwellings and most retail commercial uses are not permitted within the zone.

Industrial (I-1). This zone is characterized by medium to heavy manufacturing, processing, warehousing and fabrication of goods and material. Because of the adverse effects which occur when schools, churches, residential and commercial developments are near Industrial developments this zone does not allow such uses.

2.3 Residential. Helper's Residential districts are broken up as follows.

Rural Residential (RR-1-30000). This zone covers the portions of the city which is primarily suited for single-family residential development in association with a limited amount of agricultural activity, including the keeping of livestock. The zone is characterized by spacious lots, un-crowded buildings, and quiet residential conditions. Owners and developers of property within this zone should bear in mind that the proximity of livestock to dwellings is an integral part of the zone and should occupy residences in recognition thereof

Residential (R-1-8000). The R-1-8000 residential zone covers that portion of the city which is most appropriately suited for the development of one-family detached dwellings on large individual lots. The zone is characterized by spacious lots, un-crowded buildings, attractively landscaped yards, and open spaces, and a favorable environment for family life. Uses such as high density apartment structures, and commercial and industrial uses are not permitted in the zone.

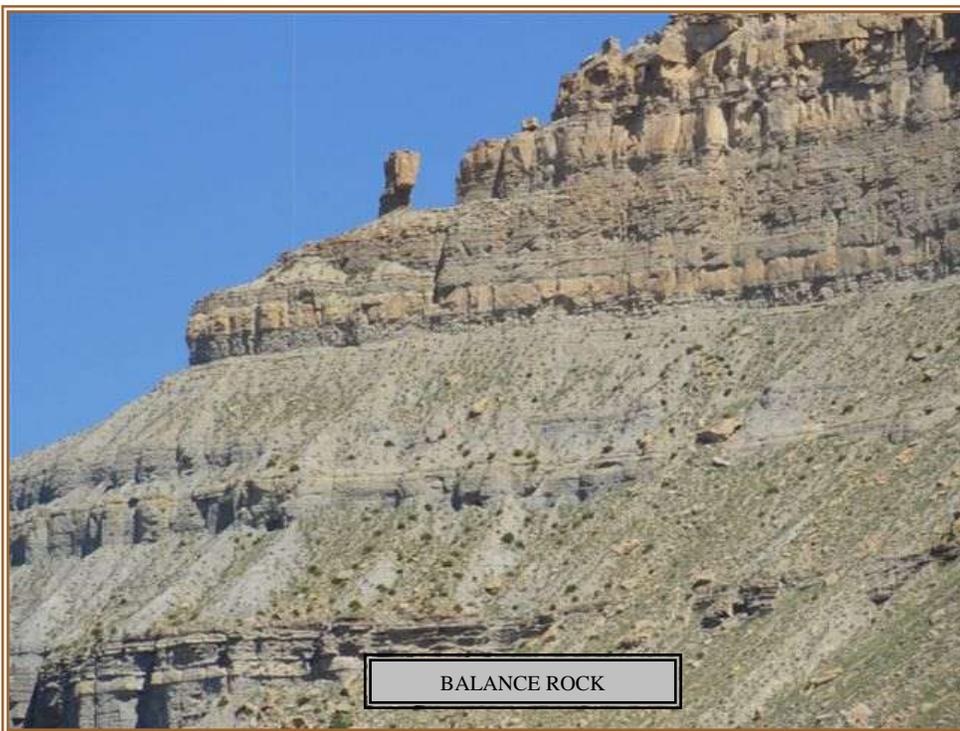
Residential (R-1-5000). This zone covers that portion of the city which is appropriately suited for the development of one-family detached dwellings

Chapter 2: Land Use

on relatively small to moderately sized individual lots. The zone generally includes the older platted and built up areas of the city. It is characterized by individual dwellings on smaller lots, with attractively landscaped yards, open spaces, and a favorable environment for family life.

The zone is intended to have a density slightly greater than the R-1-8000

Zone, but to maintain a residential character comparable to that zone. Accordingly, multiple family dwellings and commercial and industrial structures are not permitted.



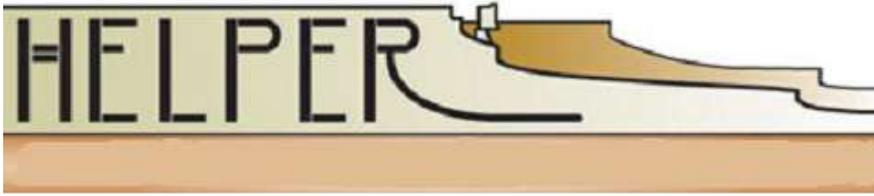
Residential (R-2-5000).

This zone covers the portion of the city which is most appropriately suited for one and two family dwellings. This zone is situated largely in the older, partially built-up section of the city and is

characterized by relatively small one and two-family dwellings.

This zone is intended to have a density slightly greater than R-1-5000 Zone, and to provide for limited residential rental facilities, but to maintain a residential environment favorable for family life. Accordingly, high-density apartments and commercial and industrial structures are not permitted in the zone.

Residential (R-3-5000). This zone covers the portion of the city, which is most appropriately suited for medium density residential development and professional offices.

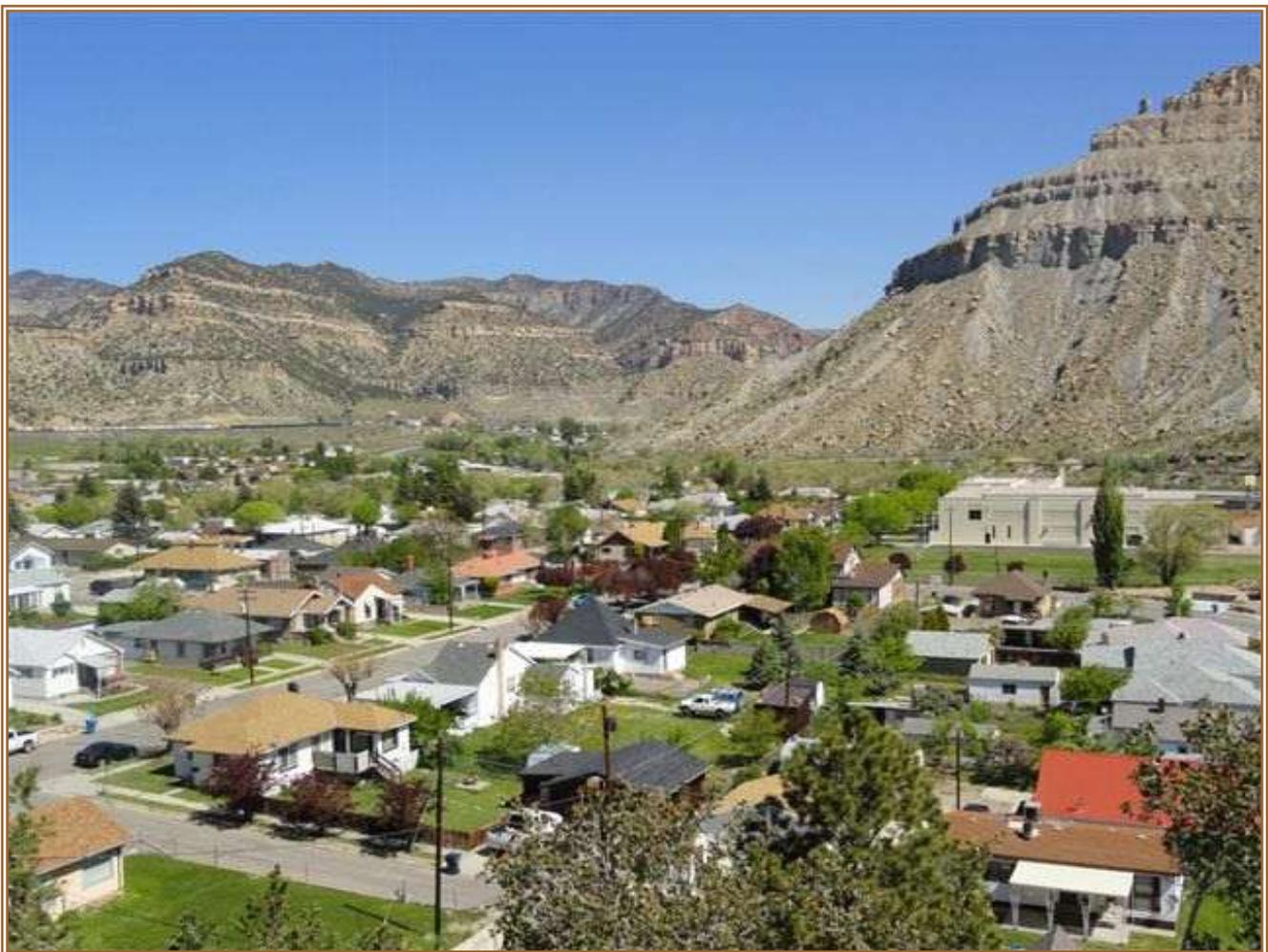


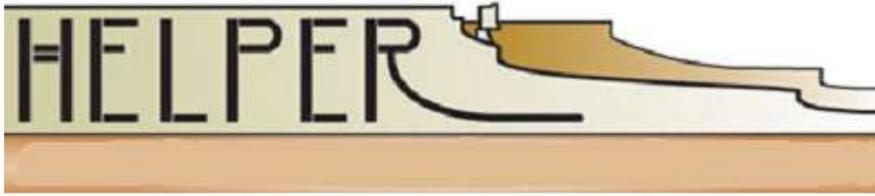
General Plan

Chapter 2: Land Use

This zone is generally located by mixtures of one, two, and multiple-family dwellings, co-mingled with professional offices and non-residential uses, such as parks, churches and community buildings intended to serve the residents of the zone and community.

The zone is intended to provide a location for medium density residential development and professional offices, but to maintain a suitable environment for family life. Retail commercial uses and industrial uses are not permitted except for professional offices and home occupations.

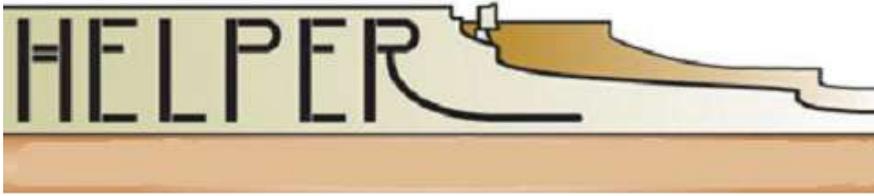




General Plan

Chapter 2: Land Use

Goals	Strategies	Actions	Time line	Responsible Parties
Create Residential Development Opportunities	Abandon old subdivision plat and re-subdivide lots	Sell new lots	1 to 10 years	Mayor City Council
Capitalize on available Industrial and Commercial Development opportunities	Support infrastructure development for commercial and industrial development	Facilitate promotion of local businesses on Hwy 6 Construct infrastructure improvements according to needs identified in The Capital Facilities Master Plan	1 to 5 years	Mayor City Council Carbon County Economic Development
	Promote the easy access to Highway 6	Advertise on Helper City Website available space and access		
	Identify approximate number of vehicles that pass by on Highway 6			
Promote Redevelopment of abandoned and empty buildings	Work with Utah Historic Preservation Committee	Have links on Helper City web page that identify real estate, recreation, social opportunities and local businesses	1 to 5 years	Carbon County Economic Development Mayor City Council Planning Commission



General Plan

Chapter 3: Transportation

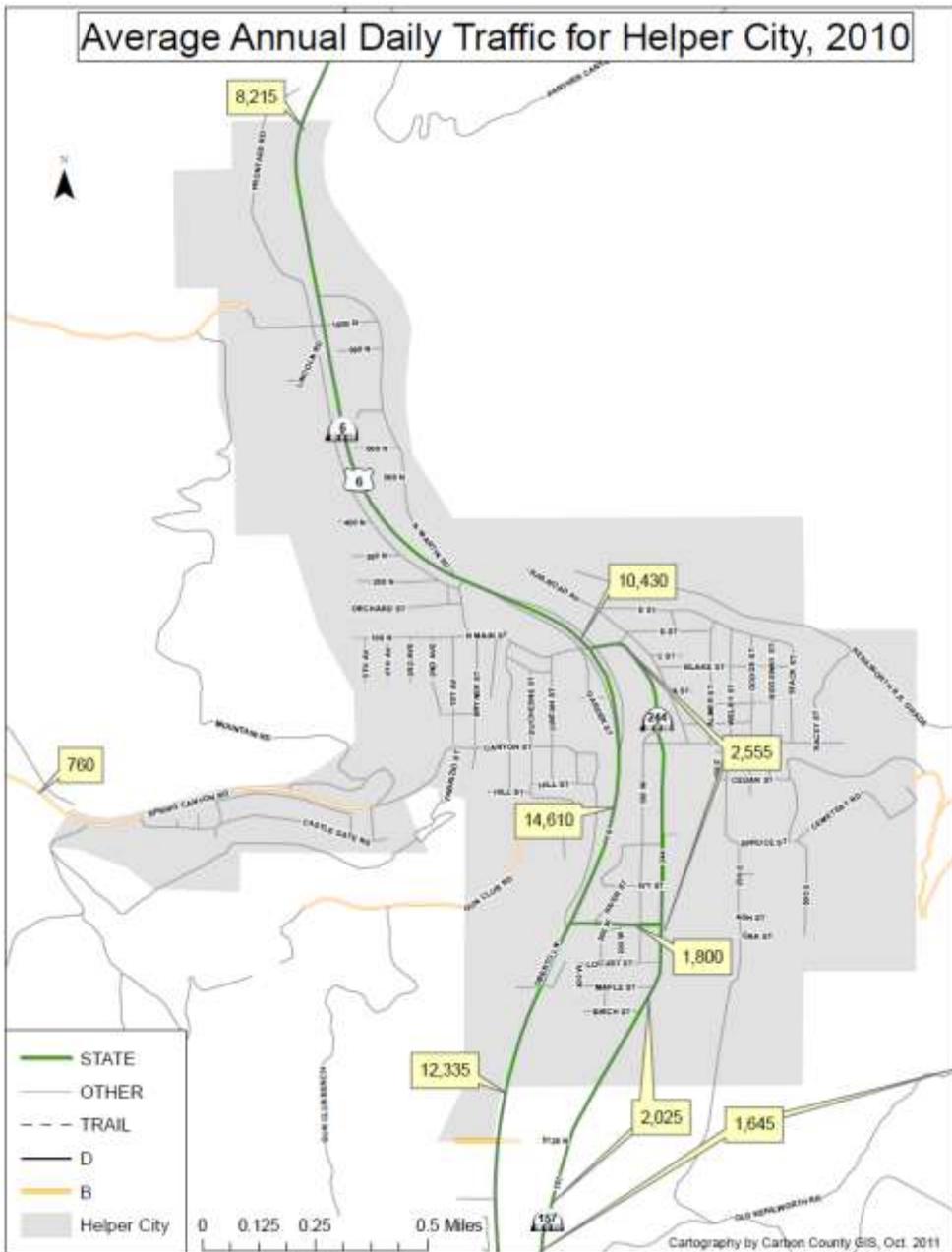
3.1 Introduction

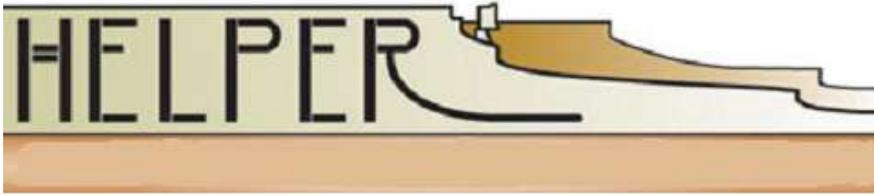
The efficiency and functionality of the transportation system and how it meets the present and future needs for the people of Helper has a significant impact upon the community. It is the desire of Helper City to develop and maintain a transportation

system that is viable for years to come. (The map below is an estimate of Average Annual Daily Traffic, AADT)

3.2 Transportation Master Plan

This chapter is intended to serve as the Helper City Transportation Master Plan. Safe and efficient transportation is the primary goal of this plan. In the future Helper City may adopt additional transportation plans to serve as an appendix to this chapter. This transportation master plan shall include planning for the flow of traffic on and the use of city streets. Included in this plan shall be a classification of streets and their intended functions, identification of needed street improvements, and a system of proposed and future streets.





General Plan

Chapter 3: Transportation

Additionally this plan shall address alternative modes of transportation available within the community, and specific areas within the city that need further attention to improve the transportation network. Helper City's Transportation Maps are included in this plan as **Appendix B**.

3.3 Alternative Modes of Transportation.

Helper City is aware of the need for additional forms of transportation beyond just private automobiles. Therefore it is the intent of Helper City to encourage and support all the various forms of alternative transportation.

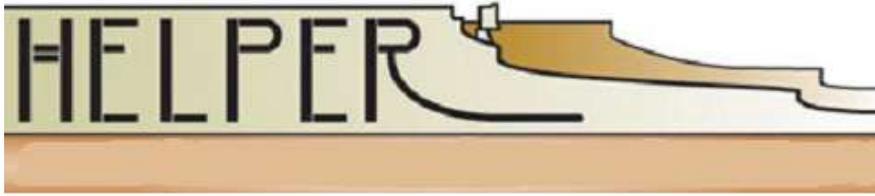
Presently within Helper City there are the following public transportation options:

- Greyhound Bus stop (to Provo & Green River)
- Amtrak Train stop (to Provo & Grand Junction)
- Various targeted population transit (e.g. Pick-Me-Up Travel, Active Re-entry, Senior Citizen's Bus)
- Within Carbon County there is also an airport
- Private Taxi Cab service is also available

Other modes of transportation are also encouraged including pedestrians and bicycles. Helper City has developed an attractive river walk path through a portion of the community and plans to cooperate with Carbon County and Price City to join with other sections of river walk paths throughout the county.



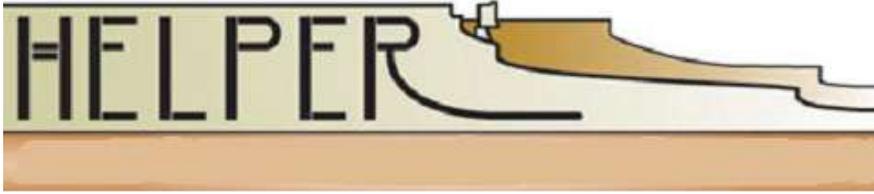
DENVER & RIO GRAND SNOWPLOW



General Plan

Chapter 3: Transportation

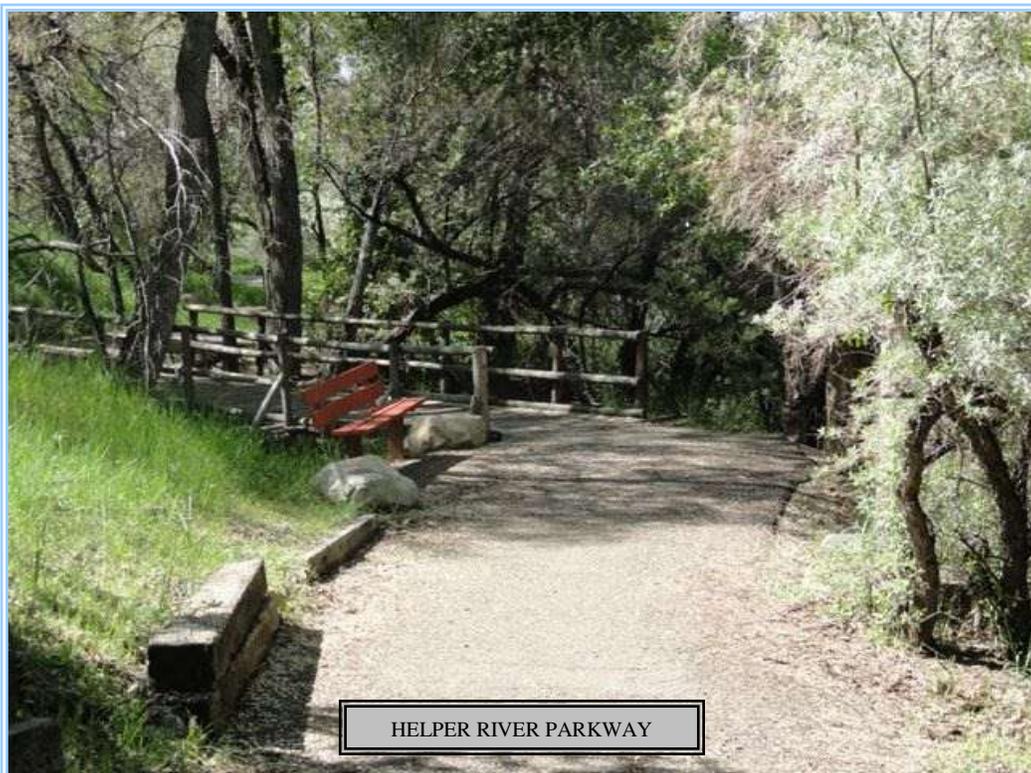
Goals	Strategies	Actions	Time line	Responsible Parties
Increase walk-ability within the City	Capital facilities plan that addresses curb, gutter & sidewalk	Promote Helper River walk and expand	1 to 20 years	Public Works City Council Mayor
Improve access east of Railroad	Identify transit needs in the City's capital facilities plan that addresses street and intersection improvements	Construct D Street railroad crossing arms Investigate alternative railroad crossing locations and solutions	1 to 10 years	Mayor City Council Railroad
	Utilize ADA requirements to work w/ Railroad for additional crossings			
Encourage Business Loop traffic and other places of interest	Identify recreational and cultural attractions within Helper City to travelers of Hwy 6 including; Helper City Railroad and Mining Museum, Rio Theater, Helper Swimming Pool, Helper River Walk, Art Galleries Christmas Town etc.	Install Business loop and other highway signage on Hwy 6	0 to 5 years	Mayor City Council
		Create driving tour online of business loop, Christmas Town etc.		
		Add links or tabs on City Website to show shops and attractions		

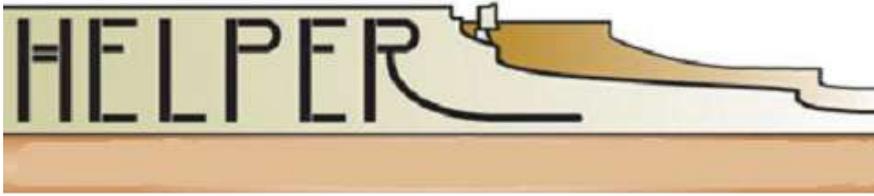


General Plan

Chapter 3: Transportation

Address narrow roads in East Helper shown on Transportation map in yellow	Consider the installation of One-Way Street signage	City Council review and discussion in public meetings	1 to 5 years	Mayor City Council Public Works Police Dept
	Consider the expansion of narrow roads			
	Eliminate on-street parking on narrow roads			
Locate and define City promotional signage	Promote City's cost sharing opportunities for signage	Encourage current signage on Hwy 6	1 to 5 years	Mayor City Council Public Works





General Plan

Chapter 4: Economic Development

4.1 Introduction.

Economic Development is a vital part of the growth and prosperity of Helper City. The City is eager to promote economic activity throughout the community. Helper is a development friendly community that seeks to promote growth in the manufacturing, commercial and the residential development industries.

4.2 Historic Main Street

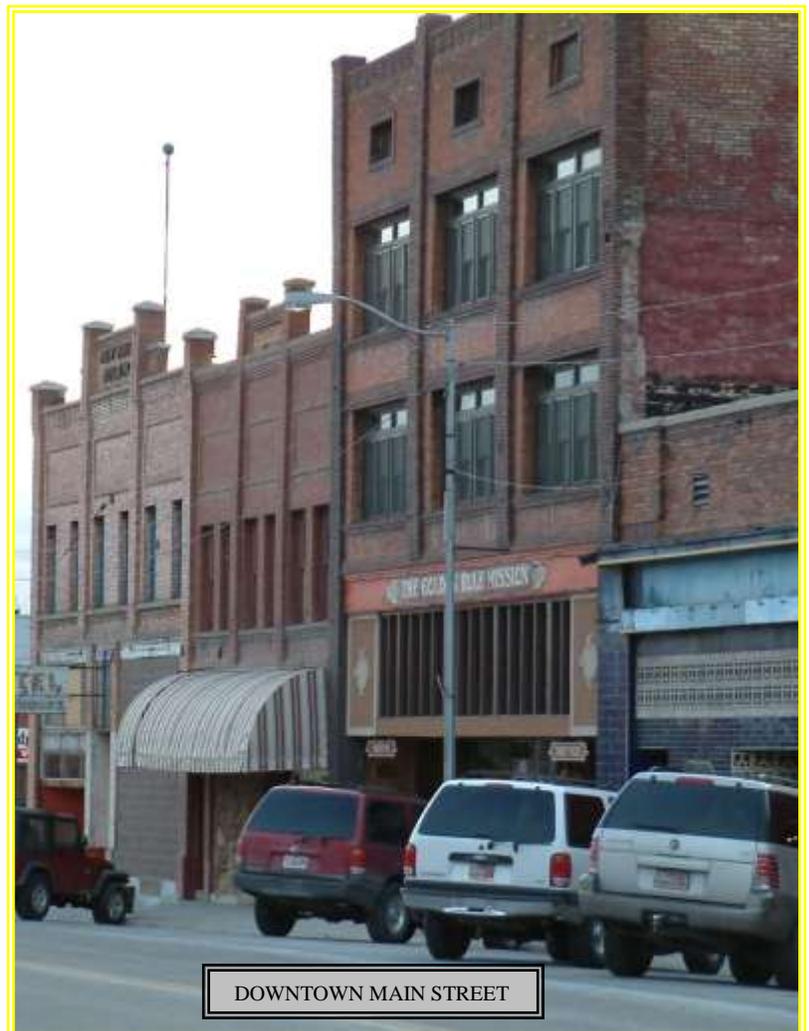
Historic Main Street has numerous economic development opportunities for established companies and start up businesses. The historic charm of Helper Main Street is appealing to many people and businesses, because of its walk-ability and historic structures. Vacant lots and redevelopment opportunities are also available along the Main Street corridor. Together with its historic charm and the City's plans to upgrade the infrastructure along Main Street and throughout the City, Helper is a viable place for investment opportunities.

4.3 Highway 6

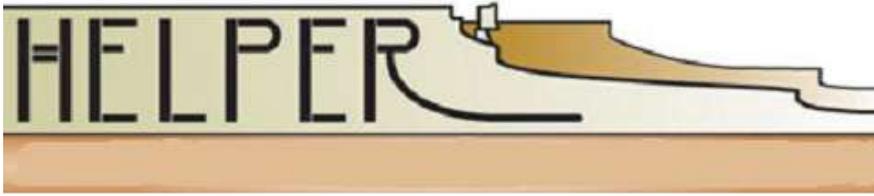
Helper City has an established business loop that begins at Exit #232 on Main Street and continues to the Poplar Street Exit that reconnects onto Highway U.S. 6. Highway 6 has numerous businesses already located adjacent to it, with opportunities for even more developments to locate along the corridor.

4.4 Tourism

Helper City is actively engaged in the promotion of tourism throughout the City.



DOWNTOWN MAIN STREET

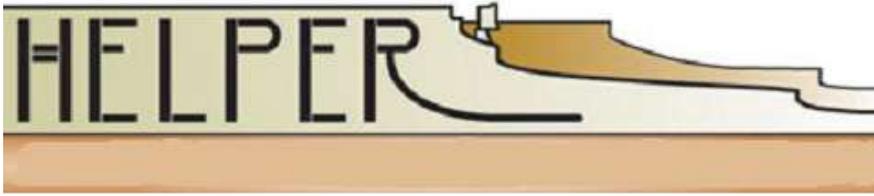


General Plan

Chapter 4: Economic Development

The City has numerous events to bring in tourists including: The Helper Arts & Music Festival, The Outlaw Car Show, Christmas Town and an Electric Light Parade. Local attractions include the Rio Theater, which hosts various plays and shows with professional performing artists. The Helper Railroad and Mining Museum is located right on Main Street. The Helper City Pool located adjacent to the City Park and several baseball fields. Outdoor recreation opportunities include: Gigliotti’s Community Fishing Pond, Price River, various off-road trails, nearby golfing and camping sites.

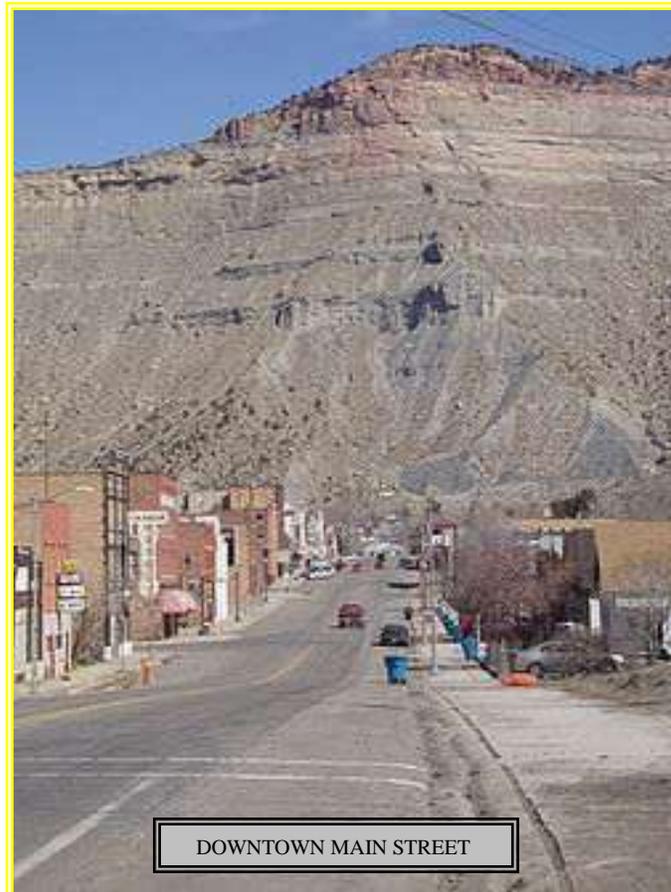
Goals	Strategies	Actions	Time line	Responsible Parties
Develop City website that displays links to local businesses	Contact local businesses to participate in website linking.	Identify local businesses that would like to participate	1-3 years	Website administrator Mayor City Council
		Send letters with information to businesses for website linking		
Encourage tourism in Helper and throughout Carbon County	Promote close proximity of Carbon County Golf Course	Create links on City website to Carbon County Golf Course website, Rio Theater past and present productions, Helper Railroad and Mining Museum exhibit pictures & recreation pictures	1-3 years	Website administrator Mayor City Council Public Works
	Promote the Rio Theater, The Helper Railroad & Mining Museum, and recreational opportunities of swimming, biking, hiking, kayaking & fishing			
	Promote tourism through welcome and business loop signage	Erect welcome and business loop signage. Keep signage current and in good repair.		



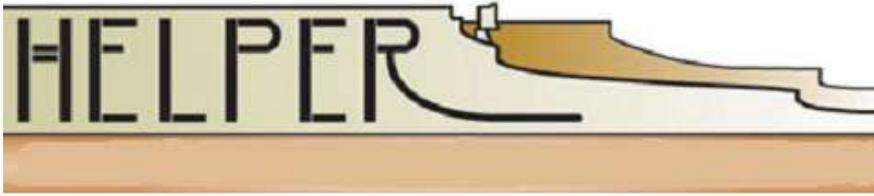
General Plan

Chapter 4: Economic Development

Encourage the development and re-development opportunities within Helper	Establish flexible zoning ordinance regulations and streamlined permitting process.		ongoing	Planning Commission Mayor City Council Carbon County Economic Development Local real estate companies
	Contact Real Estate agencies on better ways to promote available properties within Helper City.			
	Work closely with Carbon County Economic Development Department to encourage growth and development			



DOWNTOWN MAIN STREET



General Plan

Chapter 5: Public Facilities

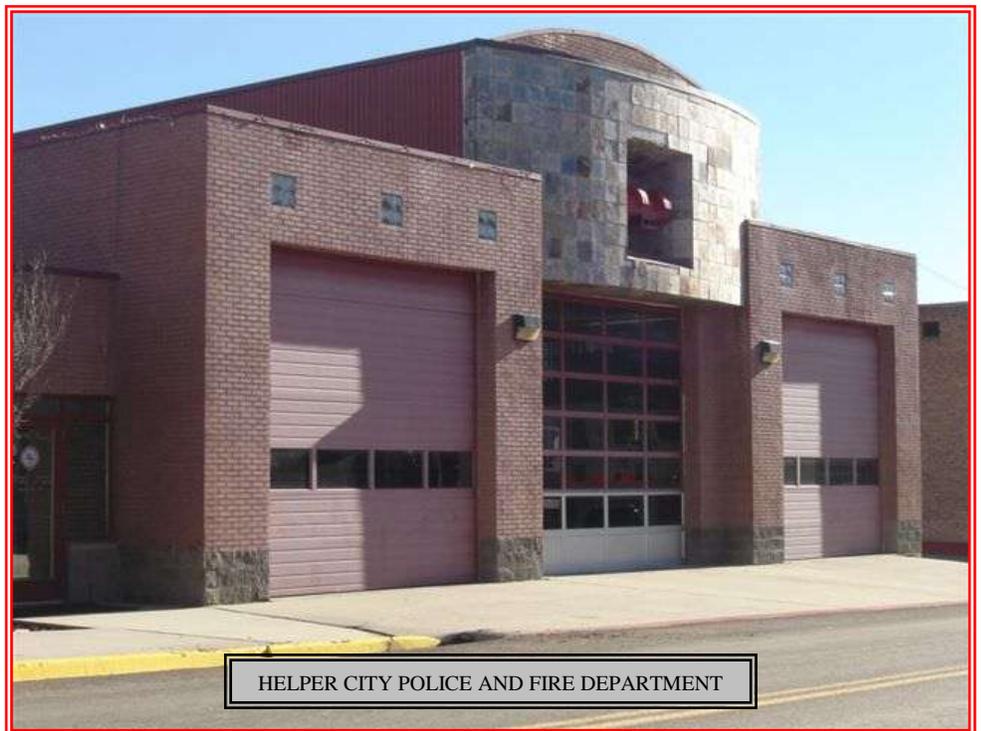
5.1 Introduction

Public Facilities are an integral part of the functionality and overall quality of life for a community's citizens. It is for this reason that Helper City is committed to growing and improving its various public facilities to better meet the demands of the people it serves.

5.2 Municipal Facilities and Services

City Administration

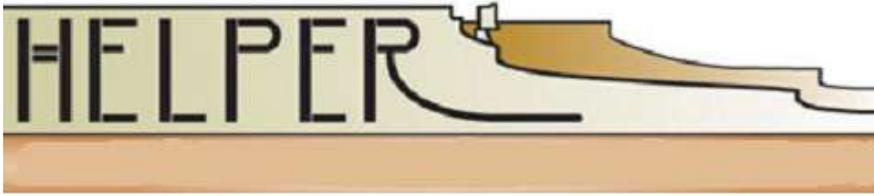
Helper City administration consists of a mayor and five council members. Together they oversee the city's Public Works and financial offices and the justice court. Also under the jurisdiction of the city administration are; The City Library & Civic Auditorium, The Mining & Railroad Museum, The Rio



Theater, the City Swimming Pool and the Police and Fire Departments. The Helper City offices are located at 73 South Main Street in Helper.

Public Works

The Helper City Public Works Department has the responsibilities of servicing, maintaining and repairing the city's water distribution systems, water treatment plant, waste water collection systems, street systems and storm drainage collection systems. Employees of the Public Works Department must be skilled in various construction and maintenance practices to properly serve the citizens of Helper City. The Helper City Public Works Department is currently housed in the rear of the City Hall building at 73 South Main Street in Helper.



General Plan

Chapter 5: Public Facilities

The City's capital facilities plan and maps is adopted in this plan by reference and is included in this document as **Appendix F**.

Police Department

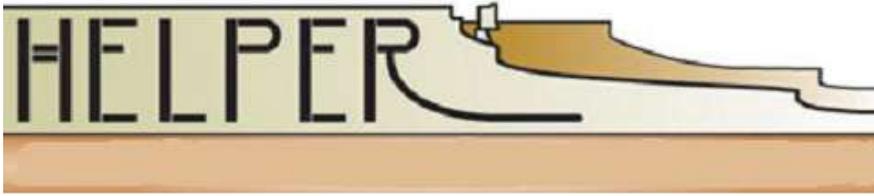
Helper City Police Department provides protection to the citizens of Helper City and the surrounding area in Carbon County. As of November 2011 Helper City's Police force consisted of (9) officers including reserves. The Helper City Police Department is located at 97 South Main Street in Helper.

Fire Department

The Helper City Fire Department serves all of Helper City, and a vast area of the surrounding county including as far as Scofield Reservoir. Helper City Fire Department consists of 16 part-time or volunteer firefighters. It is the goal of the fire department to have all firefighters certified with the following: Firefighting I, Firefighting II, EMT Basic. A select few of the firefighters are to be certified in:

Advanced EMT Status, Wildland Certification, National Incident Management Systems, Hazmat Awareness and Hazmat Operations. The Fire Department works very hard to maintain its current ISO rating, which is presently as low as it can be for residential homes.

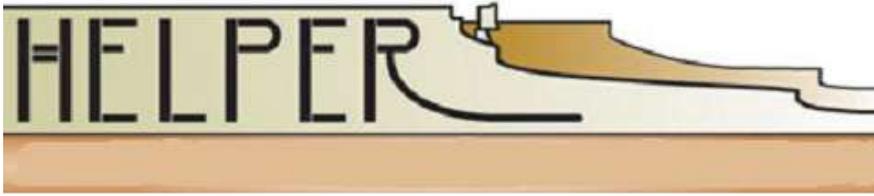




General Plan

Chapter 5: Public Facilities

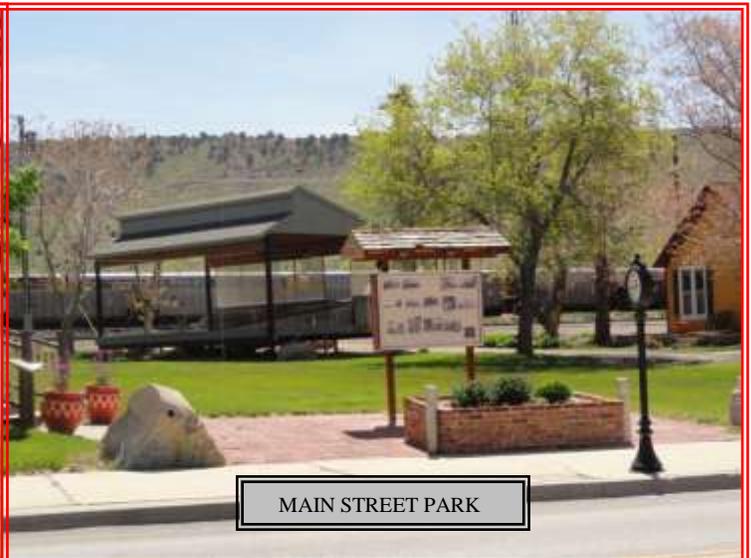
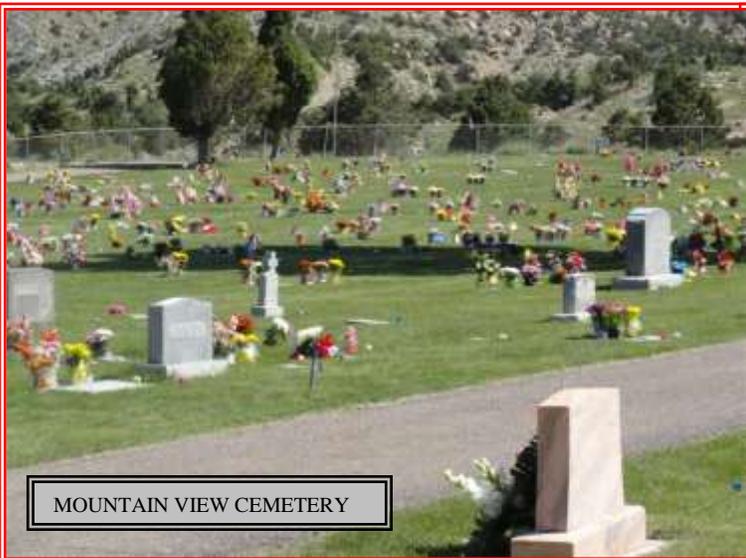
Goals	Strategies	Actions	Time Line	Responsible Parties
Renovate and expand City Hall	Solicit grants and other funding opportunities	Develop architectural & engineering drawings to identify best expansion alternative	5-10 years	Mayor City Council Public Works Utah Historic Preservation Society
	Work with Utah Historic Preservation Society	Apply for grants and funding		
Relocate Public Works buildings	Identify suitable sight locations and funding options	Develop architectural & engineering drawings to identify best expansion alternative	1-5 years	Mayor City Council Public Works
		Develop a cost analysis and apply for grants and other funding		
Expand and Improve Cemetery	Consider the possibility of double stacking graves Consider above ground burials in mausoleums Consider expanding cemetery grounds	Expand existing cemetery property	1-10 years	Mayor City Council
		Develop site plan for cemetery expansion		
		Build mausoleums Approve double stacking of graves		
Make improvements to Helper City Auditorium	Identify needed improvements and construction estimates	Develop acceptable funding options to finance improvements	1-5 years	Mayor City Council
Promote available Medical Services within Helper and nearby	Medical clinic in town Hospital 7 minute drive	Publish on web site	1-3 yr	Website administrator
Make 100 West Sewer Improvements	Develop capital facilities plan: identify 100 West as a need	Put 100 West on CIB list for infrastructure improvements	1-10 years	Mayor City Council Public Facilities Dept



General Plan

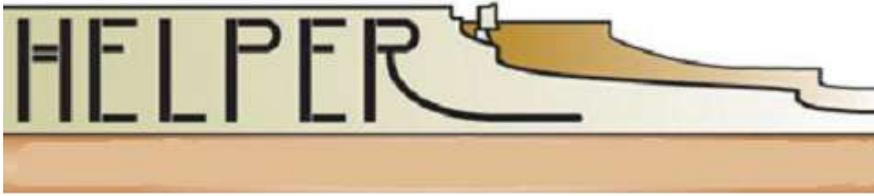
Chapter 5: Public Facilities

Coordinate secondary/culinary water improvements together	Develop capital facilities plan: identify areas in the plan that need secondary water and culinary improvements	Stage growth and development to allow for improvements to both secondary & culinary water	0-20 years	Mayor City Council Public Facilities Dept
Address storm water drainage issues throughout the City	Develop capital facilities plan: identify critical areas with storm water drainage issues	Make storm water drainage improvements based off of needs identified in capital facilities plan	0-20 years	Mayor City Council Public Facilities Dept
Replace two fire engines	Pursue grants and various funding sources. Provide local match as incentives for grants	Apply for grants to CIB, USDA and other grant fund sources	1-5 years	Mayor City Council Fire Department
Replace several police vehicles as needed	Have a vehicle replacement plan Pursue grants of various funding sources	Apply for grants from various grant sources Build up vehicle replacement fund	1-10 years	Mayor City Council Police Department



MOUNTAIN VIEW CEMETERY

MAIN STREET PARK

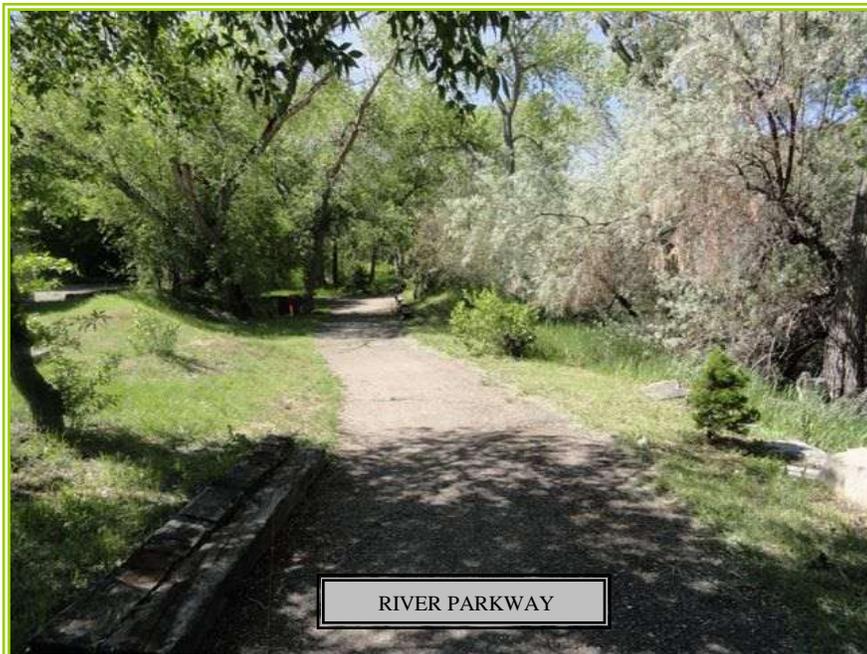
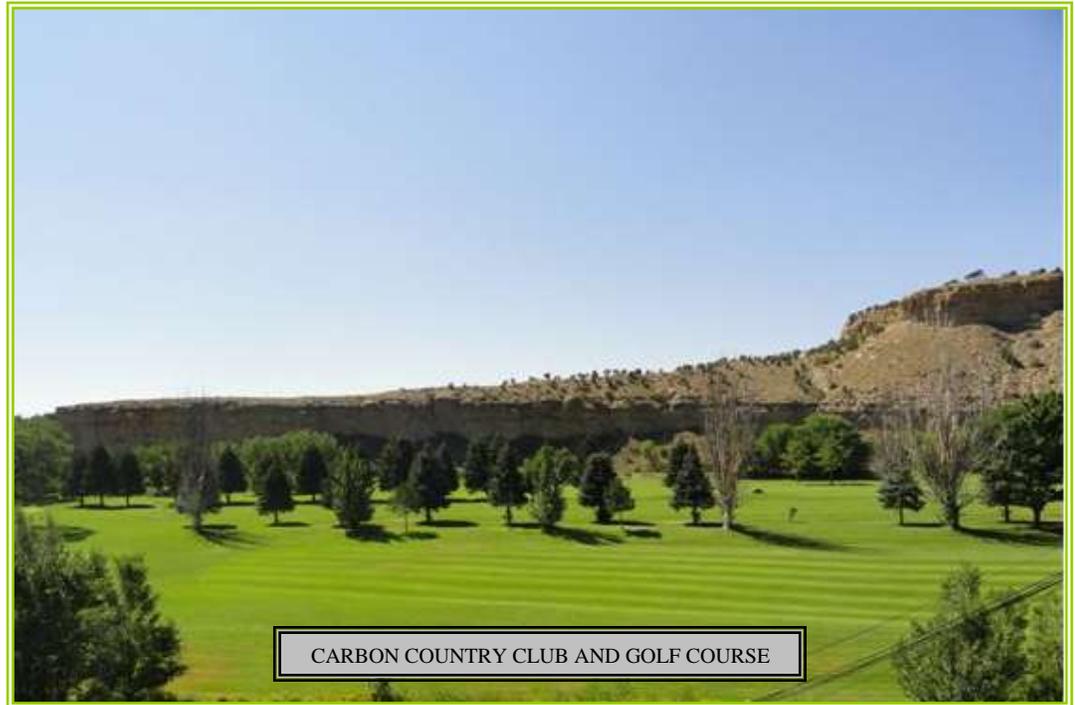


General Plan

Chapter 6: Arts & Recreation

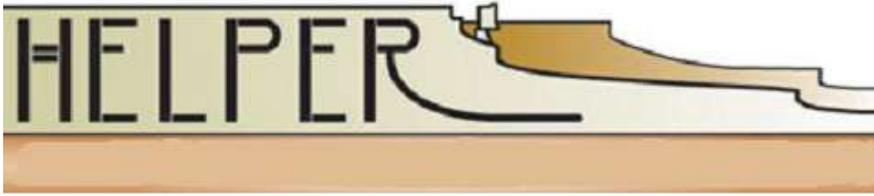
6.1 Introduction

Arts and recreation are very important to Helper City and its residents. The City encourages the arts through its Helper Arts Festival and by the promotion of theatrical productions within the city and the display of public art. Helper City recognizes that arts and recreation are key to attracting and maintaining a vibrant and diverse population.



6.2 Facilities and Programs

Within Helper City are various cultural and recreational facilities. There is: The Helper Junior High School, Sally Mauro Elementary School, The Carbon County Golf course is just a few short miles away also Helper has an American Legion Baseball field and two little league baseball fields there are various other parks and an outdoor city swimming pool. Various recreation programs exist



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Chapter 6: Arts & Recreation

through Carbon County Recreation Department.

6.3 Walk-ability and Trails

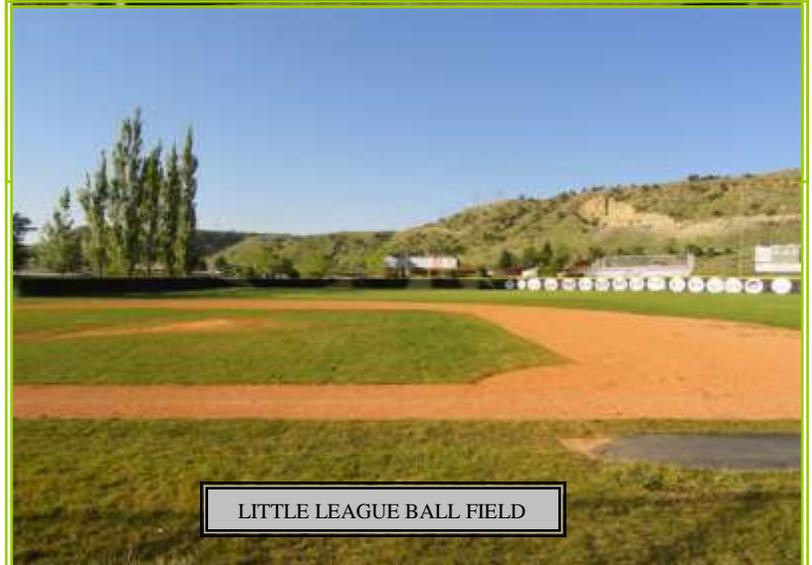
The Helper City river walk extends along the Price River for approximately 1 mile. Spring Canyon Trail begins at First Avenue and continues through Spring Canyon for approximately 4 miles. Various ATV trails are mapped throughout the surrounding county as well.

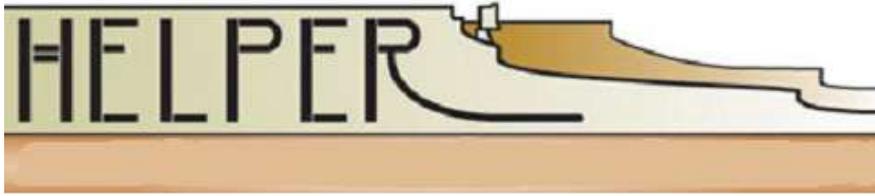
6.4 Arts and Culture

Helper City Arts Festival is held annually in August. Helper City has a local Arts Council, and welcomes the display of public art throughout the community.

The Rio Theater located on Main Street in Helper hosts various theatrical productions and cultural activities throughout the year. The theater is located at 214 South Main Street in Helper.

The Western Railroad and Mining Museum is home to numerous artifacts from the late 1800's and early 1900's. The museum is located at 296 South Main Street in Helper. The Helper City Library is located at 19 South Main Street in Helper.





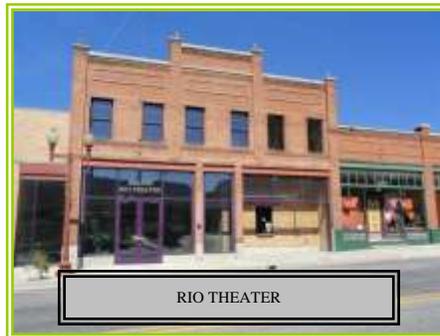
General Plan

Chapter 6: Arts & Recreation

Goals	Strategies	Actions	Time Line	Responsible Parties
Continue to promote the various shows and attractions within Helper	Encourage the erection and display of public art	Promote through website and signage: Arts Festival, Christmas Town, Outlaw Car Show	ongoing	Mayor City Council Website administrator
	Promote Rio Theater events			
Promote healthy living and walk-ability	Improve Helper Parkway river walk	Identify trails and sidewalks that need improvement in Capital Facilities Plan	1-3 yr	Mayor City Council Public Works
Promote the various Recreation Facilities within Helper	Encourage usage of newly improved ball-fields.	Continue to improve swimming pool and grounds	ongoing	Mayor City Council Public Works Carbon County Recreation Department
	Have events hosted at various recreation sites.	List parks and recreation sites on website with information for reservations		
Promote the Use of Rio Theater	Display a link to the Rio Theater on the Helper City Website.	Website link to list what is showing and show times & buy tickets online	ongoing	Website administrator Rio Theater owners
Promote Ghost towns and old mining town-sites	Create pamphlets with maps for self guided tours	Create a video tour that can be viewed on Helper City Website	1 to 10 years	Website administrator Museum director
	Advertise tours at Mining Museum and other public places.	Erect monuments for various points of interest along tour route		



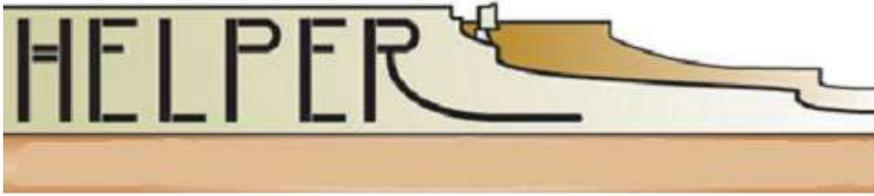
MINING AND RAILROAD MUSEUM



RIO THEATER



CIVIC AUDITORIUM



General Plan

Chapter 7: Affordable Housing Plan

7.1 Introduction

Affordable Housing for all of Helper's residents is essential to the enjoyment of its citizen's and the prosperity of the community. Helper City is sensitive to the needs of low to moderate-income individuals and strives to enact ordinances and regulations that may assist with making housing more affordable to everyone.

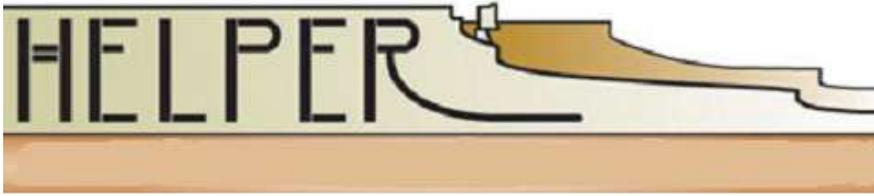
7.2 Ordinances and Regulations

Various ordinances are in place in Helper to assist with the development of affordable housing units. Some of these ordinances and regulations include:

1. **Small Lot Sizes.** Helper City traditionally has very small building lots in the original town-site and in various parts of the community. These small lots are less expensive to purchase, own, and maintain. Many small lots are centrally located near essential city services and shopping.
2. **Zero Lot Line Development.** Helper City recently enacted a Zero Lot Line ordinance that allows buildings and structures to be built within normal setback areas and even at the property line with the proper restrictions. This ordinance helps citizen's more fully enjoy their property especially on traditionally small lots that are numerous throughout the community.
3. **Walk-able Community.** Helper City is compact and people friendly. A walk-able friendly community is more sensitive to the needs of low to moderate-income individuals because it makes not owning a car or not driving a car as often more practical.
4. **Flexible Zoning Districts.** Zoning in Helper is sensitive to all housing types and various housing styles of all income levels are permissible within all residential zones. Some housing is also permitted within commercial zones, which further assists low to moderate-income individuals by locating residents closer to shopping and other services.

7.3 Group Housing

Helper City is aware of and sensitive to the very low-income population. Within the City is the Helper City Mission that houses individuals that need financial assistance for housing. The Mission was recently renovated and has (34) dwelling units. It is managed by a third party organization for profit.



General Plan

Chapter 7: Affordable Housing Plan

Helper City is sensitive to the need of all people of various capacities. Group Homes for elderly and disabled individuals are permissible in all residential zones as conditional or permitted uses.

7.4 Demographics & Housing Needs

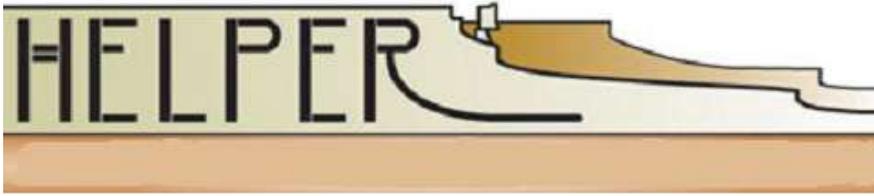
Included in this plan by reference is demographic data compiled from the 2000 and 2010 Census for the purpose of addressing the unmet need for affordable housing within Helper City. Much of this census data is used in the Utah Community-Based Housing Estimating Model developed by Lotus Community Development Institute Inc. to create an estimate of the various affordable housing needs in Helper. This Affordable Housing and Demographics Report is including in this plan as **Appendix G**.

7.5 Biennial Review

Utah state statute requires all cities to perform a biennial review of their affordable housing plans. During this review it is recommended that cities review their other ordinances and regulations for any barriers to affordable housing and make needed changes to those documents. Also cities should re-evaluate their housing needs estimates if and when better data comes available. Helper City is committed to maintaining current ordinances and regulations that are sensitive to all residents. For this reason and to satisfy state statute Helper shall complete a biennial review of its affordable housing plan *during the first quarter of every even numbered year starting with the adoption of this document.*

Biennial Review Checklist:

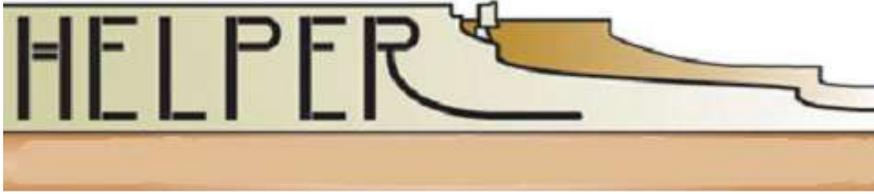
1. Does the Helper City Affordable Housing Plan provide estimates of the projected housing needs for low and moderate income housing for a 5-year period or longer?
2. Are estimates of projected housing needs accurate and current?
3. Do projections specify the type and density of housing needed as well as recommend locations where such housing could be located?
4. Compare zoning ordinances, large-scale development ordinances and subdivision ordinances for regulatory barriers to affordable housing.
5. Impact Fees: Are there any? If so are they calculated on actual capital investment directly related to the type of project proposed?



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Chapter 7: Affordable Housing Plan

6. Impact Fees: Is it possible to waive or reduce impact fees for low to moderate income housing developments?
7. Have special public hearing requirements been adopted to educate the public and expedite the approval process for affordable housing developments or projects?



General Plan

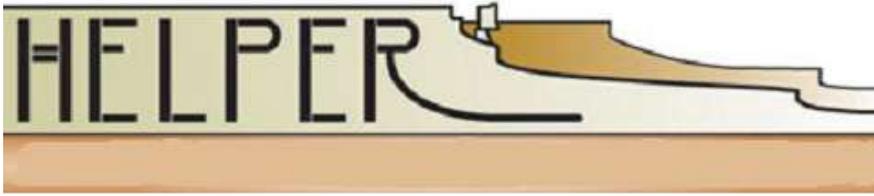
Chapter 8: Annexations

8.1 Introduction

Helper City is a progressive and development friendly community. For this reason Helper has seen it as a need to have an expansion and annexation plan to address the future expansion and growth of the City of Helper.

8.2 Annexation Policy Plan

Helper City has an annexation policy plan, which is included as part of the City's zoning ordinance. It together with the annexation and expansion area map are adopted here by reference. The annexation policy plan can be located in **Chapter 11-14** of the **Helper City Zoning Ordinance**. The annexation and expansion area map is contained here as **Appendix C**.



General Plan

Appendices

Appendix A: Helper City Zoning Map

Appendix B: Transportation Maps

Appendix C: Area of Influence, Annexation & Expansion Maps

Appendix D: Environmentally Sensitive Areas Map (Floodplain etc.)

Appendix E: Historic District Map

Appendix F: Capital Facilities Plan & Map

Appendix G: Affordable Housing & Demographics Report

