

**MINUTES OF THE HELPER CITY PLANNING AND ZONING  
COMMISSION  
Wednesday, February 21, 2024  
6:00 p.m.  
Helper, Utah 84526**

**ATTENDANCE:**

Chairman: Dixie Marvidikis

**Board Members:**

David Palacios  
Scott Ammot-Absent  
Gary Burnham

**City Staff:**

Council Member Liaison: David Dornan  
City Recorder: Zack Tonc  
Deputy Recorder: Melissa Parker

Citizens: Michelle Goldsmith, Richard Passman, Angel Villa, Marilou Kundmueller, Harley Woolstenmulme, Niyen Woolstenmulme, Charlene Burnham, Kimberly Horsley, and Katie Jones

The regular meeting of the Helper City Planning and Zoning Commission was called to order by Vice-Chairman Marvidikis at 6:00 p.m.

**APPROVAL OF MINUTES: January 17, 2024.**

Board Member Palacios moved to approve the regular meeting minutes of January 17, 2024. Board Member Burnham seconded the motion.

Board Member	Yes	No	Absent
Marvidikis	X		
Palacios	X		
Ammot			X
Burnham	X		
Motion passed			

**Discussion and/or approval on building/site plans for “Homegrown” DeVinent Enterprises.**

DeVinent Enterprises would like to put the gas station back to its original footprint, the gas station is no longer standing. Board Member Palacios stated it is in the flood plain but DeVinent Enterprises is just seeking approval on the setbacks right now. Board Member Burnham stated we could approve the setbacks.

Board Member Palacios moved to approve setbacks for Homegrown site plans for DeVinent Enterprises. Board Member Burnham seconded the motion.

Board Member	Yes	No	Absent

Marvidikis	X	_____	_____
Palacios	X	_____	_____
Ammot	_____	_____	X
Burnham	X	_____	_____
Motion passed			

### **Discussion and/or approval on building/site plans for “Renegade” DeVincent Enterprises.**

The site plan was previously approved, the filter company needed more space, so they are going into the building behind the original building. The only difference to the original site plan is the building in the back. Approval of setbacks needed for the buildings.

Board Member Burnham moved to approve the site plans for Renegade, with the condition the setback of 30 ft. Board Member Palacios seconded the motion. Motion Carried.

Board Member	Yes	No	Absent
Marvidikis	X	_____	_____
Palacios	X	_____	_____
Ammot	_____	_____	X
Burnham	X	_____	_____
Motion passed			

### **Discussion and/or approval for Richard Passman caboose at 99 N Main Street.**

Vice-Chair Marvidikis recognized Richard Passman to state what he would like to do with the caboose located at 99 N Main Street. Richard Passman stated he would like to add a grassy area around the caboose, and he would like to make the caboose into an Airbnb and make it part of the Riverside Hotel. Board Member Burnham asked if Planning & Zoning had already given the variance, City Recorder Tonc stated Planning & Zoning was going to issue a conditional use permit. Council Member Dornan questioned how far back the caboose is sitting now, and Richard Passman responded 35 feet. The track the caboose is to sit on is set back 25 feet.

Board Member Burnham moved to approve the Zero lot line conditional use permit to change the setback from 30 feet to 25 feet for Richard Passman Caboose at 99 N Main Street. Board Member Palacios seconded the motion. Motion Carried.

Board Member	Yes	No	Absent
Marvidikis	X	_____	_____
Palacios	X	_____	_____
Ammot	_____	_____	X

Burnham	X		
Motion passed			

**Discussion and/or approval of business license, and short-term rental for Marilou Kundmueller.**

Marilou Kundmueller stated she does not want a short-term rental, she stated she runs workshops out of her building at 76 S Main Street, and the upstairs is an old hotel. Started workshops in 1994 and students have stayed upstairs and classes downstairs. Marilou Kundmueller questioned if she needed a short-term rental license to have students stay there. Board Member Marvidikis questioned if there would be a fee charged for staying upstairs, Marilou Kundmueller stated there would be a fee. Board Member Burnham questioned if Marilou Kundmueller would like to be counted as a possible Airbnb, as the number of Airbnb's will in the future will be limited. The building has 12-13 rooms, and at times they could all be occupied. Michelle Goldsmith suggested the building be listed as a motel. Marilou Kundmueller stated she would research the best way to proceed.

Board Member Burnham moved to table the possible approval of a business license and short-term rental for Marilou Kundmueller. Board Member Palacios seconded the motion. Motion Carried.

Board Member	Yes	No	Absent
Marvidikis	X		
Palacios	X		
Ammot			X
Burnham	X		
Motion passed			

**Discussion and/or approval of business license, and conditional use permit for Scott Amott @ 110 Ivy Street.**

Scott Amott was not present, agenda item was tabled.

Board Member Burnham moved to table the possible approval of a business license, and conditional use permit for Scott Amott at 110 Ivy Street. Board Member Palacios seconded the motion. Motion Carried.

Board Member	Yes	No	Absent
Marvidikis	X		
Palacios	X		
Ammot			X
Burnham	X		
Motion passed			

**PUBLIC COMMENT:**

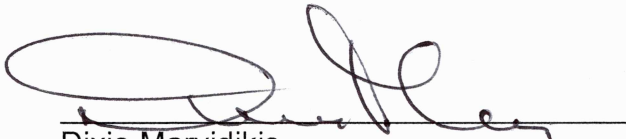
Michelle Goldsmith updated the Planning and Zoning Committee that she has completed the short-term rental proposal and the recreation plan

**ADJOURNMENT:**


There being no further business Board Member Burnham moved to adjourn the meeting. Board Member Palacios seconded the motion. Motion carried.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Marvidikis</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Palacios</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Ammot</u>	<u>_____</u>	<u>_____</u>	<u>X</u>
<u>Burnham</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Motion passed</u>			

I hereby certify the foregoing represents a true, accurate, and complete record of the Helper City Planning and Zoning Commission meeting held on Wednesday, February 21, 2024.



\_\_\_\_\_  
Dixie Marvidikis  
Chairman



\_\_\_\_\_  
Zack Tunc  
City Recorder

Approved on March 20, 2024