

**MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**  
**Wednesday, September 17, 2025**  
**6:00 p.m.**  
**19 South Main St.**  
**Helper, Utah 84526**

**Attendance:**

Chairman: Dixie Marvidikis  
Vice Chairman: Gary Burnham – Virtual

**City Staff:**

Deputy Recorder: Shaley Vasquez  
City Recorder: Traci Bishop  
Community Administrator: Cole Stapley

**Board Members:**

Scott Amott  
CJ McManus  
David Dornan – City Council Liaison

**Citizens:**

Roegun & Christie Wilde, Chad Closs, Cayla Hernandez, Shelly Elliot, Marilou Kundmueller

**PUBLIC COMMENT:**

A public comment was submitted by Renee Farnsworth Jewell regarding Shelly Elliot's business, Helper Hens. Exhibit A.

**DISCUSSION AND POSSIBLE APPROVAL OF MINUTES FROM THE MEETING ON AUGUST 20<sup>TH</sup>, 2025.**

Council Chair Dixie Marvidikis asked if everyone had a chance to look at the minutes. The rest of the board affirmed they found no errors.

Board Member McManus moved to approve the August 20<sup>th</sup> minutes. Board Member Amott seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

**DISCUSSION AND RECOMMENDATION OF PROPOSED ORDINANCE CHANGE FOR ORDINANCE 18.90.090.**

Shelly Elliot with Helper Hens spoke with the board on this. The board asked her for a synopsis on what she would like changed. She stated that she is seeking a variance on her property to allow roosters so that she can continue her business selling hatching eggs and chicks. Her flock is health tested. With her certification, she is able to ship hatching eggs and chicks all over the country. The board discussed the amount that would work for Mrs. Elliot to continue her business. Mrs. Elliot was informed that the next step will be a public hearing during the next council meeting in regard to the recommendation and possible change to the ordinance. Mrs. Elliot said that she is willing to comply with whatever decision is made, but she would like an answer sooner rather than later and would like to be able to sell her birds at an upcoming show. Board member CJ McManus said upon hearing from Mrs. Elliot, he was of the mind to change the ordinance to allow the rooster and raise the numbers allowed.

Community Administrator Cole Stapley added some things to be considered, such as allowing the roosters, how many, and an age limit when it comes to licensing. With that in mind, the board discussed with Mrs. Elliot the age necessary to sell them, breed them, etc. Following conversation, it was decided that the recommendation would read that a property size from 2,500 to 5,000 sq ft are permitted a maximum of three chickens, which would now include over the age of 6 months. The next sentence is that properties over 5,000 to 10,000 sq ft are permitted a maximum of 6 chickens with the inclusive of over the age of 6 months with the maximum of 2 roosters. Properties 10,000 to 20,000 sq ft can have 20 chickens over the age of 6 months with an inclusion of 5 roosters. The line regarding no roosters allowed would be struck out, as well as restrictions on coops and pens being visible from the street.

Board Member McManus moved to approve the recommendation as stated to the city council. Board Member Amott seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

**DISCUSSION AND POSSIBLE APPROVAL OF BUSINESS LICENSE, CONDITIONAL USE PERMIT FOR SHELLEY ELLIOT.**

Mrs. Elliot explained that she's had a state business license since 2023 and did not know one with the city was needed as well. City Recorder Traci Bishop added that this was recommended from Mayor Lenise Peterman.

84 Board Member Amott moved to approve business license and conditional use permit for  
 85 Shelly Elliot. Board Member McManus seconded the motion. Motion carried. Board Members  
 86 voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

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91 **DISCUSSION OF REZONING PROPERTY 1377 NORTH FRONTAGE ROAD BY CHRISTIE**  
 92 **& ROEGUN WILDE.**

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94 Mr. Wilde explained that this is the first time that he is attempting to rezone something. He  
 95 came across this property about four months ago as the family is also looking to move down  
 96 to the area from Heber. When he came across the property, he had an idea for a recycling  
 97 center for concrete, asphalt, tree trimmings, etc. He said the property already has culinary  
 98 water running down to it, power, and a pressurized irrigation system going through it, which  
 99 would be perfect for dust control. However, to get started with it, it would have to be rezoned.  
 100 He also provided an image of a mobile office/tiny home to stay on site while building. Mr.  
 101 Wilde said there is back-pay on the existing water shares they would have to catch up on to  
 102 get it live and they would then have to lease water shares for the pressurized irrigation. He  
 103 said another idea is a septic tank and leach field depending on the side of the building. For  
 104 now, he would like to get started with the mobile office/tiny home and rezoning. The current  
 105 property is zoned as Rural Residential (RR-1-30000) for agricultural purposes. One  
 106 neighboring lot is zoned the same, rural residential, while the other surrounding properties  
 107 are zoned Limited Industrial (LI-1).

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109 Board member Gary Burnham questioned access, equipment that would be brought in and  
 110 out, and if the city is responsible for upgrading or changing the road. Mr. Wilde said that he  
 111 has his own equipment and if the business takes off, there will be trucks coming in and out  
 112 but he has equipment to maintain the section himself. Council member Dave Dornan advised  
 113 that Mr. Wilde also check with Helper Fire, Chief Matt Montoya, regarding safety in terms of a  
 114 possible landslide or other hazards. The next steps, according to Mr. Stapley, would be an  
 115 actual application to rezone, with fees associated. Once that is received, the city works to  
 116 notify all adjacent property owners of when a public hearing would be hosted, which would be  
 117 the next planning and zoning meeting. The board can then make a recommendation for  
 118 rezoning, which goes to city council. The city council has a final approval. Mr. Wilde said he  
 119 owns an asphalt maintenance building currently. He wants to benefit himself and others.

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121 The council continued discussion with Mr. Wilde on the property, the rezoning, the river, and  
 122 more. He has a few ideas as back-ups depending on which zoning is approved. Deputy  
 123 Recorder Shaley Vasquez stated that according to the zone that is being sought, Limited  
 124 Industrial, a residential dwelling would not be allowed on the property. Mr. Wilde  
 125 acknowledged that he is not opposed to finding a little house to rent instead if needed. Board

member McManus acknowledged that what Mr. Wilde would be seeking is an industrial zoning, which Mr. Stapley affirmed.

Board Member Amott moved to table the approval while Mr. Wilde applies for the zoning change. Board Member McManus seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

### **DISCUSSION AND POSSIBLE APPROVAL OF GARAGE BUILD AT 350 SOUTH O'BERTO LANE BY CHAD CLOSS.**

Mr. Closs said he has an existing garage now built with railroad ties. At the back end, it is maybe two feet from the house and tapers out to about five feet. He is going to tear that down, and it is sitting on a concrete foundation about 18 inches high for most of it. There is also a small amount of ground-level concrete. The board was presented with a site plan, which shows that he will have a metal building on the concrete foundation. It will be farther away from the house. It is basically a new metal building, slightly smaller, located on the same foundation.

Board Member Amott moved to approved the garage build at 350 South O'berto Lane. Board Member McManus seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

### **DISCUSSION AND POSSIBLE APPROVAL OF BUSINESS LICENSE AND CONDITIONAL USE PERMIT FOR CAYLA HERNANDEZ AT 734 ROYAL STREET.**

Ms. Hernandez said she is starting a small bakery from her home, selling breads and other sweets. It will be a home-based business, scheduled for pick-up, which means that it will not cause any traffic or disturbances with neighbors. She will follow all state regulations for food and safety and her goal is to bring something positive to the community. The board asked brief questions on parking availability, as well as ensuring that Ms. Hernandez met everything she needed to for the business.

163 Board Member McManus moved to approve the business license and conditional use permit  
 164 for Cayla Hernandez. Board Member Amott seconded the motion. Motion carried. Board  
 165 Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

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170 **DISCUSSION AND POSSIBLE APPROVAL OF BUILDING PERMIT FOR TWO STORAGE**  
 171 **CONTAINERS & SEWER CONNECTION AT 159 DUCHESNE STREET BY JERRY**  
 172 **PENDLETON.**

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174 Mr. Pendleton said he would like to place two shipping containers: one on the north side and  
 175 one on the east, 15 feet back by behind the garage. In the future, he would like to build a roof  
 176 over the top and close the distance between the containers. The containers are fully built  
 177 inside with insulation, electrical, etc. They will be for storage. The containers would be two  
 178 feet from each property line, meaning he would need a conditional use permit. Board member  
 179 Amott said the board can work with him on a lot line variance. The county might also require  
 180 a two-hour fire rating. This would mean double layers of drywall on the wall of the container  
 181 facing neighboring properties. Mr. Pendleton is also asking for a sewer hookup to go into the  
 182 property from Uintah Street. The sewer would go inside the building in the center, with the  
 183 floor sloped to pull any moisture into the middle. The board discussed briefly the  
 184 requirements for what Mr. Pendleton is seeking, as well as getting clarification from Mr.  
 185 Pendleton. Mr. Stapley explained that there would be a new sewer fee connection fee, as  
 186 Price River Water Improvement District would have an impact fee.

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188 Board Member Amott moved to approve the building permit for 159 Duchesne Street. Board  
 189 Member McManus seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		
Amott	X		
McManus	X		
Motion passed			

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192 **ADJOURNMENT:**

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195 There being no further business Board Member McManus moved to adjourn the meeting.  
 196 Board Member Amott seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	X		
Burnham	X		

Amott	X		
McManus	X		
Motion passed			

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I hereby certify the foregoing represents a true, accurate, and complete record of the Helper City Planning and Zoning Commission meeting held on September 17, 2025.



Dixie Marvidikis  
Chairman



Shaley Vasquez  
Deputy Recorder

Approved on November 19, 2025