

1                   **MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**

2                   **Wednesday, September 17, 2025**

3                   **6:00 p.m.**

4                   **19 South Main St.**

5                   **Helper, Utah 84526**

8                   **Attendance:**

9                   Chairman: Dixie Marvidikis

10                  Vice Chairman: Gary Burnham – Virtual

City Staff:

Deputy Recorder: Shaley Vasquez

City Recorder: Traci Bishop

Community Administrator: Cole Stapley

14                  **Board Members:**

15                  Scott Amott

16                  CJ McManus

17                  David Dornan – City Council Liasion

21                  **Citizens:**

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

25                  **PUBLIC COMMENT:**

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

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

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

37                  Board Member McManus moved to approve the August 20<sup>th</sup> minutes. Board Member Amott  
38                  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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43 **DISCUSSION AND RECOMMENDATION OF PROPOSED ORDINANCE CHANGE FOR**  
44 **ORDINANCE 18.90.090.**

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

57  
58 Community Administrator Cole Stapley added some things to be considered, such as  
59 allowing the roosters, how many, and an age limit when it comes to licensing. With that in  
60 mind, the board discussed with Mrs. Elliot the age necessary to sell them, breed them, etc.  
61 Following conversation, it was decided that the recommendation would read that a property  
62 size from 2,500 to 5,000 sq ft are permitted a maximum of three chickens, which would now  
63 include over the age of 6 months. The next sentence is that properties over 5,000 to 10,000  
64 sq ft are permitted a maximum of 6 chickens with the inclusive of over the age of 6 months  
65 with the maximum of 2 roosters. Properties 10,000 to 20,000 sq ft can have 20 chickens over  
66 the age of 6 months with an inclusion of 5 roosters. The line regarding no roosters allowed  
67 would be struck out, as well as restrictions on coops and pens being visible from the street.  
68  
69

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

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

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77 **DISCUSSION AND POSSIBLE APPROVAL OF BUSINESS LICENSE, CONDITIONAL USE**  
78 **PERMIT FOR SHELLY ELLIOT.**

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80 Mrs. Elliot explained that she's had a state business license since 2023 and did not know one  
81 with the city was needed as well. City Recorder Traci Bishop added that this was  
82 recommended from Mayor Lenise Peterman.  
83

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.**

93

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).  
108

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.  
120

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

126 member McManus acknowledged that what Mr. Wilde would be seeking is an industrial  
 127 zoning, which Mr. Stapley affirmed.  
 128

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

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

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

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

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 147 Board Member Amott moved to approved the garage build at 350 South O'berto Lane. Board  
 148 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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153 **DISCUSSION AND POSSIBLE APPROVAL OF BUSINESS LICENSE AND CONDITIONAL**  
 154 **USE PERMIT FOR CAYLA HERNANDEZ AT 734 ROYAL STREET.**

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 156 Ms. Hernandez said she is starting a small bakery from her home, selling breads and other  
 157 sweets. It will be a home-based business, scheduled for pick-up, which means that it will not  
 158 cause any traffic or disturbances with neighbors. She will follow all state regulations for food  
 159 and safety and her goal is to bring something positive to the community. The board asked  
 160 brief questions on parking availability, as well as ensuring that Ms. Hernandez met everything  
 161 she needed to for the business.  
 162

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.**

173

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

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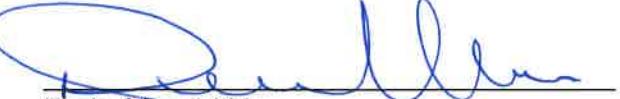
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Dixie Marvidikis  
Chairman



Shaley Vasquez  
Deputy Recorder

Approved on November 19, 2025