

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

2                   **Wednesday, October 15, 2025**

3                   **6:00 p.m.**

4                   **19 South Main St.**

5                   **Helper, Utah 84526**

8                   **Attendance:**

9                   Chairman: Dixie Marvidikis - Absent

10                  Vice Chairman: Gary Burnham

8                   **City Staff:**

9                   Deputy Recorder: Shaley Vasquez

10                  City Recorder: Traci Bishop

14                  **Board Members:**

15                  Scott Amott

16                  CJ McManus - Absent

17                  Pat Symchych

18                  David Dornan – City Council Liasion

22                  Citizens: Roegun & Christie Wilde, Kathy Fausett, Joan Burgess, Cory Burgess, Jerry  
23                  Burgess, Marylou K., Barbar Warnock

26                  **PUBLIC COMMENT:**

28                  There were no public comments to make.

33                  **DISCUSSION AND POSSIBLE APPROVAL OF MINUTES FROM THE MEETING ON**  
34                  **SEPTEMBER 17<sup>TH</sup>, 2025.**

36                  Board member Gary Burnham explained that they would not need to approve the minutes as  
37                  they did not have the draft in front of them. They will be approved during the November  
38                  meeting.

43                  **PUBLIC HEARING FOR REZONING OF PROPERTY 1377 NORTH FRONTAGE ROAD**  
44                  **FROM RURAL RESIDENTIAL (RR1-30000) TO LIMITED INDUSTRIAL (LI-1).**

47                  Board Member Amott moved to open the public hearing for rezoning of property on North  
48                  Frontage Road. Board Member Symchych seconded the motion. Motion carried. Board  
49                  Members voted as follows.

Board Member      Yes      No      Absent

Marvidikis			X
Burnham	X	—	—
Amott	X	—	—
McManus	—	—	X
Symchych	X	—	—
Motion passed	—	—	—

50

51 The public hearing opened with Barbara Warnock, who said she is incredibly concerned  
 52 about what the rezoning might do not just in that one area, but how it would affect the other  
 53 properties in the area. She's also concerned about the environmental impact, especially with  
 54 dust and dirt. Roegun Wilde, property owner, explained he purchased it a few months ago.  
 55 Public comment continued with Corey Burgess speaking on the secondary water not always  
 56 being on, Jerry Burgess commenting on how her home is right on the corner and she's used  
 57 to the tankers, railroad, etc. She stated she did not want to deal with dust and traffic. Mr.  
 58 Wilde discussed these concerns with those commenting. Marilou Kundmeuller public  
 59 comment on whether Mr. Wilde had water shares yet and he explained an issue on previous  
 60 water share purchases on that property with the individual he purchased the land from.  
 61 Council member David Dornan believed it beneficial to the audience to read out Mr. Wilde's  
 62 application.

63

64 Mr. Wilde is looking to bring a convenient place to dispose of big material and bring in  
 65 revenue. They are also looking to have a minimum 5,000 sq. ft. building. Instead of burning  
 66 the tree trimming, Mr. Wilde would like to mulch the tree waste. Kathy Fausett said Frontage  
 67 Rd. is not set up for a lot of traffic and questioned how much traffic he anticipated, to which  
 68 Mr. Wilde said he could not answer at this time. It would be a future proposal to mitigate that  
 69 traffic and dust control. Joan Burgess expressed concern on how wide the road is, and Mr.  
 70 Wilde assured that he met with Fire Chief Matt Montoya on making the road more accessible  
 71 and up to code. The discussion turned to the zoning options, with the public comments  
 72 largely being against the industrial option. A large concern was the homes already in the area  
 73 and what the Industrial Zoning would do to their property value. Ms. Kundmueller also spoke  
 74 on affordable housing and spot zoning, saying they were important to keep in mind.

75

76 Deputy Recorder Shaley Vasquez then stated that there was some confusion regarding the  
 77 zoning. Though the application asks for Limited Industrial, Vasquez stated that Mr. Wilde  
 78 would be searching for Industrial if he is hoping to accomplish all he is with the recycling  
 79 business. Mr. Wilde said that it sounds like the citizens of Helper are open to business  
 80 coming into the area, and he is open to looking at different options. The Industrial Zoning  
 81 would allow Mr. Wilde a myriad of choices, but would go more in-depth than Limited  
 82 Industrial. Ultimately, the public's opinion was that it sounds like a good idea and a good  
 83 business, but that does not seem like the right place for it. Instead, something that promotes  
 84 tourism, foot traffic, or even housing was proposed. Mr. Wilde said he is also not opposed to  
 85 residential possibilities, but said if that was approached, it was likely that the city would be  
 86 responsible for supplying necessities, such as re-cutting and paving the road.

87

88 Board Member Symchych moved to close the public hearing for rezoning of property on  
 89 North Frontage Road. Board Member Amott seconded the motion. Motion carried. Board  
 90 Members voted as follows.

Board Member	Yes	No	Absent
Marvidikis	—	—	X

Burnham	X		
Amott	X		
McManus			X
Symchych	X		
Motion passed			

91

92

93

94

95 **DISCUSSION AND POSSIBLE APPROVAL OF REZONING PROPERTY 1377 NORTH**  
 96 **FRONTAGE ROAD FROM RURAL RESIDENTIAL (RR1-30000) TO LIMITED INDUSTRIAL**  
 97 **(LI-1) BY CHRISTINE & ROEGUN WILDE.**

98

99 Deputy Recorder Vasquez wished to be clear that if the board votes for the crushing and  
 100 more industrial side to vote Industrial (I). For his other ideas, such as storage sheds, that  
 101 would be the LI-1. Board member Burnham asked if there needed to be further discussion.  
 102 Board member Scott Amott said there seems to be a lot more, still, that has to be determined.  
 103 Mr. Wilde clarified on certain concerns and timelines such as the crusher placement and  
 104 dust. Board member Amott stated that he believed that the Price landfill is that far away and it  
 105 is better situated for that kind of space. As far as voting on an Industrial change, he would not  
 106 see himself necessarily voting that way. He asked Mr. Wilde if the commercial designation  
 107 would be his second priority, to which the answer was Light Industrial. Deputy Recorder  
 108 Vasquez went over the options available for both the Light Industrial and Industrial zonings.  
 109

110 Mr. Wilde stated that it seems as if there are pros and cons, which is good. Board member  
 111 Burnham asked for a motion to approve the rezoning property from rural to Industrial. The  
 112 motion was not made. Board member Burnham then asked about a motion for Limited  
 113 Industrial.

114

115 Board Member Symchych moved to approve the rezoning of 1377 North Frontage Road from  
 116 Rural Residential to Limited Industrial. Board Member Amott seconded the motion. Motion  
 117 carried. Board Members voted as follows.

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

118

119 The motion did not pass. Rather, discussion was had on tabling the item to obtain more  
 120 information on what exactly will be done on the property.

121

122 Board Member Burnham moved to table the rezoning of 1377 North Frontage Road. Board  
 123 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
Symchych	X	—	—
Motion passed	—	—	—

124

125

126

127 **DISCUSSION AND POSSIBLE APPROVAL OF LOT LINE ADJUSTMENTS FOR PARCEL**  
 128 **NUMBERS: 1A-0126-00, 1A-0127-0000, 1A-0139-0000, AND 1A-0124-0000.**

129

130 This item was struck from the agenda at the request of the DeVincent's.

131

132

133

134

135 **ADJOURNMENT:**

136

137

138 There being no further business Board Member Symchych moved to adjourn the meeting.  
 139 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
Symchych	X	—	—
Motion passed	—	—	—

140

141

142 I hereby certify the foregoing represents a true, accurate, and complete record of the Helper  
 143 City Planning and Zoning Commission meeting held on October 15, 2025.

144

145

146

147

148

149

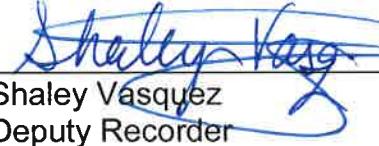
150

151

152

153

Dixie Marvidikis  
 Chairman

  
 Shaley Vasquez  
 Deputy Recorder

Approved on November 19, 2025