

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**
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8 Attendance:

9 Chairman: Dixie Marvidikis - Absent
10 Vice Chairman: Gary Burnham

City Staff:

Deputy Recorder: Shaley Vasquez
City Recorder: Traci Bishop

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14 Board Members:

15 Scott Amott
16 CJ McManus - Absent
17 Pat Symchych
18 David Dornan – City Council Liasion

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

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28 There were no public comments to make.
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33 **DISCUSSION AND POSSIBLE APPROVAL OF MINUTES FROM THE MEETING ON**
34 **SEPTEMBER 17TH, 2025.**
35

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

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
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Marvidikis			X
Burnham	X		
Amott	X		
McManus			X
Symchych	X		
Motion passed			

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

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

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

Board Member Symchych moved to close the public hearing for rezoning of property on North Frontage Road. 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			

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

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

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

Board Member Symchych moved to approve the rezoning of 1377 North Frontage Road from Rural Residential to Limited Industrial. 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			

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

Board Member Burnham moved to table the rezoning of 1377 North Frontage Road. 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			

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

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

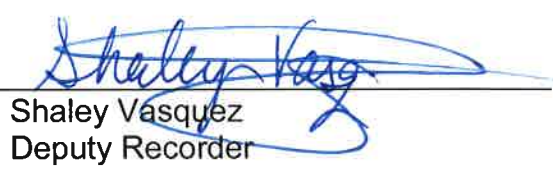
ADJOURNMENT:

There being no further business Board Member Symchych moved to adjourn the meeting. 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			

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


Dixie Marvidikis
Chairman


Shaley Vasquez
Deputy Recorder

Approved on November 19, 2025