

1 MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
2

3 Wednesday, December 17, 2025
4

5 6:00 p.m.
6

7 19 South Main St.
8 Helper, Utah 84526
9

10 Attendance:

11 Chairman: Dixie Marvidikis
12 Vice Chairman: Gary Burnham
13

14 City Staff:

15 Deputy Recorder: Shaley Vasquez
16 City Recorder: Traci Bishop
17

18 Board Members:

19 Scott Amott
20 CJ McManus
21 Pat Symchych
22 David Dornan – City Council Liaison - Absent
23

24 Citizens:

25 Temple Jackson, Roegun Wilde, Christie Wilde, Jerri Burgess, Kristen Leech, Joan Burgess,
26 Cory Burgess
27

28 **PUBLIC COMMENT:**

29 Jerri Burgess.
30

31 **DISCUSSION AND POSSIBLE APPROVAL OF MINUTES FROM THE MEETINGS ON**
32 **NOVEMBER 19, 2025.**

33 Board member Dixie Marvidikis asked if everyone had a chance to review them. The answer
34 was that nothing was noticed by any members as out of place.
35

36 Board Member McManus moved to approve minutes from meetings on November 19, 2025.
37 Board Member Amott seconded the motion. Motion carried. Board Members voted as follows.
38

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

43

44 **PUBLIC HEARING OF UPDATED 2025 GENERAL PLAN FOR HELPER CITY.**

45

46 Board member Marvidikis said the plan was gone over during the work meeting and that it
47 looked good. The hearing was opened at 6:02 p.m. and was closed at 6:03 p.m. following no
48 comment from the public.

49

50

51

52 **DISCUSSION AND POSSIBLE RECOMMENDATION OF UPDATED GENERAL PLAN FOR**
53 **HELPER CITY.**

54

55 Board member CJ McManus asked if the board members had anything other than what was
56 gone over previously, saying it looked nice. Deputy Recorder Shaley Vasquez clarified that
57 the only update since then was photos added per Mayor Lenise Peterman.

58

59

60 Board Member McManus moved to approve the General Plan as discussed and send the
61 positive recommendation to council. Board Member Amott seconded the motion. Motion
62 carried. Board Members voted as follows.

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

Motion passed

63

64

65

66 **DISCUSSION AND POSSIBLE APPROVAL OF HOME BUSINESS LICENSE AND**
67 **CONDITIONAL USE PERMIT FOR KINLEY COWDELL.**

68

69 This item was tabled for the following month.

70

71

72

73 **CONTINUED DISCUSSION AND POSSIBLE APPROVAL OF REZONING PROPERTY**
74 **1377 NORTH FRONTAGE ROAD FROM POSSIBLE INDUSTRIAL (I-1) OR POSSIBLE**
75 **RURAL RESIDENTIAL (RR1-30000) TO LIMITED INDUSTRIAL (LI-1) BY CHRISTIE &**
76 **ROEGUN WILDE.**

77

78 Mr. Wilde provided more information regarding the secondary water and dust control. He
79 provided documentation in regard to the dust control. He stated with this, the property is set
80 up and ready to go for industrial use. Board member McManus questioned which option they
81 are leaning toward, as he saw two different options. There was a trailer sales yard and one
82 for a crusher plant. As of now, Mr. Wilde said they are just trying to do the crushing, recycling,
83 mulch pile, etc., which is why they are going for the industrial zoning. That idea was the first
84 that came to mind. Water shares, the possibility of a storage tank, and other dust mitigation

85 possibilities were discussed between Mr. Wilde and the board. Board member McManus also
86 brought up trees that were mentioned and asked if they existed already or would be planted,
87 to which the answer was that they would have to be planted. Mr. Wilde already owns this
88 property; he purchased it back in June.

89
90 Board member Scott Amott then questioned how often they would be crushing. Mr. Wilde
91 stated that it would depend on how much is being taken in, though it would likely be the first
92 of the season or later in the year. This would mean water in the ground to assist, or use of
93 water before it is turned off. They will not be crushing daily. There is roughly between 3,500
94 and 4,000 tons that need to be brought in first. Board member McManus asked if the city had
95 any forethought to use the property as residential in the future, but Deputy Recorder Vasquez
96 stated that it was not city property. Chairman Marvidikis stated that she had previously looked
97 at the property, but the water was an issue, as well as the road down into it. Mr. Wilde said
98 the road down into it was another issue talked about and with this proposal, it would not need
99 to be a full-access road. Mr. Wilde said most of the road is in compliance with the fire code
100 and after talking with Fire Chief Matt Montoya, it looks like there is plenty of material for
101 improvements on the road that can be used for fill dirt.

102
103 Mr. Wilde continued to answer questions from the board, such as how much debris would be
104 on-site, though many were difficult to answer until the business was fully working. Board
105 member Amott then summarized what seemed to be main concerns from the community,
106 which were water, sound/noise, dust, and aesthetic. The water has been addressed and Mr.
107 Wilde has talked through possibilities for the sound and dust. Board member Amott drove to
108 that area today and remarked that he believed the biggest eyesore was the substation. For
109 aesthetics, he heard what people were saying but did not quite see it as this town is full of all
110 sort of debris and other things. Mr. Wilde also talked about getting a hydrant installed to
111 assist with any fire suppression concerns. Board member McManus clarified that after the
112 zoning, Mr. Wilde would still have to contact the county for the business license and the
113 zoning would have to be approved by the city council. They are the first step.

114
115 Board member Gary Burnham asked if a public hearing had been held for this, to which
116 Deputy Recorder assured it had taken place at the last meeting. The board chose to give the
117 audience the floor for concerns, following Deputy Recorder Vasquez saying that letters have
118 been sent out to those that have properties nearby to Mr. Wilde's. Community concerns
119 began with an ingress and egress for the road, to which Board member McManus stated that
120 would be addressed by the county itself. Board member McManus stated that he was
121 discouraged by what happened with a previous business that had to cease. He would like
122 Helper to be a business-friendly community, which would help the economic growth of the
123 entire area. He said many of these concerns would be addressed during the business license
124 application. Following community input, Board President Marvidikis asked if the board would
125 like to make a recommendation to the council.

126
127 Board Member Amott moved to positively recommend the zone change from rural residential
128 to Industrial-1. Board member McManus seconded. Motion carried. Board Members voted as
129 follows.

Board Member	Yes	No	Absent
Marvidikis		X	
Burnham		X	
Amott	X		

McManus	X	—	—
Symchych	X	—	—
Motion passed			

130

131

132 **CLOSED SESSION** - An unscheduled closed session was then called by Chairman
133 Marvidikis.

134

135 Board Member McManus moved to approve opening closed meeting. Board Member Amott
136 seconded the motion. Motion carried, the council roll call vote is as follows:

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

137

138 A Closed Meeting Sworn Statement was signed and notarized for the record.

139

140 Board Member McManus moved to approve closing the closed meeting. Council Member
141 Symchych seconded the motion. Motion carried, the council roll call vote is as follows:

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

142

143

144 **ADJOURNMENT:**

145

146 Board member Amott motioned to close the meeting, with Board member McManus
147 seconding the motion.

148

149

150 I hereby certify the foregoing represents a true, accurate, and complete record of the Helper
151 City Planning and Zoning Commission meeting held on December 17, 2025.
152

153

154

155

156

157

158

159

160

161

Dixie Marvidikis

Chairman

Traci Bishop

City Recorder

Approved on January 21, 2026