

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

**Attendance:**

Chairman: Dixie Marvidikis  
Vice Chairman: Gary Burnham

**City Staff:**

Deputy Recorder: Shaley Vasquez  
City Recorder: Traci Bishop

**Board Members:**

Scott Amott  
CJ McManus  
Pat Symchych  
David Dornan – City Council Liaison - Absent

**Citizens:**

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

**PUBLIC COMMENT:**

Jerri Burgess.

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

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

Board Member McManus moved to approve minutes from meetings on November 19, 2025.  
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			

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

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

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

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

Board Member McManus moved to approve the General Plan as discussed and send the positive recommendation to 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		
Symchych	X		
Motion passed			

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

This item was tabled for the following month.

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

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

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

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

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

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

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

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
<u>Marvidikis</u>	<u>          </u>	<u>X</u>	<u>          </u>
<u>Burnham</u>	<u>          </u>	<u>X</u>	<u>          </u>
<u>Amott</u>	<u>X</u>	<u>          </u>	<u>          </u>

McManus	X		
Symchych	X		
Motion passed			

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

Board Member McManus moved to approve opening closed meeting. Board Member Amott 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			

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

Board Member McManus moved to approve closing the closed meeting. Council Member 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			

## ADJOURNMENT:

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

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

  
Dixie Marvidikis  
Chairman

  
Traci Bishop  
City Recorder

Approved on January 21, 2026