

MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION
Wednesday, July 15, 2026
6:00 p.m.
Helper, Utah 84526

Attendance:

Chairman: Gary Burnham
Vice Chairman: John Diehl

City Staff:

City Recorder: Traci Bishop
Deputy Recorder: Shaley Vasquez

Board Members:

Amber Sparks - Absent
CJ McManus
Pat Symchych

Citizens: Derek Way, Keisha Way, Kate Kilpatrick, George Waldren, Anne

APPROVAL OF MINUTES FROM MEETING ON JUNE 17TH & SPECIAL MEETING JUNE 29TH, 2026.

There were no corrections to the minutes.

Board Member Symchych moved to approve minutes from meetings on June 17th, 2026 and special meeting on June 29th, 2026. Board Member Diehl seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Abstain	Absent
Burnham	X			
Diehl	X			
Symchych	X			
Sparks				X
McManus			X	
Motion passed				

DISCUSSION AND POSSIBLE APPROVAL OF APPOINTING A NEW VICE CHAIR FOR HELPER CITY'S PLANNING AND ZONING BOARD.

Chairman Burnham explained that with Dixie Marvidikis leaving the board, the Vice Chair position becomes open and needs to be filled. Board Member Diehl asked what that may entail. Chairman Burnham explained that the Vice Chair mainly just fills in for the Chairman as needed. Board Member McManus asked Board Member Diehl if he felt knowledgeable enough to represent Helper City and made the motion to nominate Mr. John Diehl as the Vice Chair.

43 Board Member McManus moved to approve nominating John Diehl as the new Vice Chair the
 44 for the Helper City Planning and Zoning Board. Board Member Symchych seconded the
 45 motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		
Symchych	X		
Sparks			X
McManus	X		
Motion passed			

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48 **DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED BUILD PROJECT AT 80**
 49 **SOUTH MAIN STREET FOR DEREK WAY**

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51 Derek Way stood before the board to explain the proposed carport's placement in relation to
 52 the building and also that he understands the building is considered a historical building.
 53 Further explaining that it because of its historical status, it would be detached from the
 54 building and the only attached area would be flashing to deter water away to prevent any type
 55 of flooding between the building and carport. Chairman Burnham asked that Mr. Way show
 56 the board an example on the photo that was presented so they could have a better
 57 understanding. Mr. Way also explained that it is to be around 8 feet away from the
 58 neighboring building to the north and extend to the edge of the proposed building. The
 59 carport is to be around 20 ft x 40 ft. and have 6 pillars. Mr. Way and the board then discussed
 60 a few more minor details along with a curious neighbor.

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62 Board Member McManus moved to approve proposed build projects at 80 South Main Street.
 63 Board Member Diehl seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		
Symchych	X		
Sparks			X
McManus	X		
Motion passed			

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

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69 Agenda item was tabled after discovering the address of the proposed business is in
 70 Carbonville rather than Helper.

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72 Board Member McManus moved to table agenda item for business license and conditional
 73 use permit for Milk Mustache. Board Member Symchych seconded the motion. Motion
 74 carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		

Symchych	X		
Sparks			X
McManus	X		
Motion passed			

DISCUSSION AND POSSIBLE APPROVAL OF PROPOSED BUILD PROJECT AT 4S 5TH AVE FOR COLT WILSON.

Chairman Burnham had some concerns regarding the plans that were given and asked if Mr. Wilson was present at the meeting to which he was not. Mr. Burnham then asked that due to Mr. Wilson's absence, there be a motion to table the item to request Mr. Wilson be present to discuss the plans further and answer questions.

Board Member McManus moved to approve to table agenda item for proposed build project 4 South 5th Avenue. Board Member Diehl seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		
Symchych	X		
Sparks			X
McManus	X		
Motion passed			

DISCUSSION AND POSSIBLE APPROVAL OF PLACING LANDSCAPE AT 133 S MAIN STREET FOR GEORGE WALDRON

George Waldron approached the board to explain his desire and need for a tree in the front of his business on Main Street. Board member Diehl mentioned that Mr. Waldron did move over one block from the one presented. Board Member Symchych also mentioned that there are already trees further up on the sidewalk from Mr. Waldron's business. Mr. Waldron also pointed out to the board that the tree would not interfere with what is already near, for example a bike rack. Board Member McManus asked what kind of tree to which he was answered that it would be a "red bud" tree like the trees that are already placed. Chairman Burnham voiced that his only concern is the mention of Mr. Waldron having a friend that would do the jack hammer work and if the city would feel comfortable outsourcing that task. City Recorder Traci Bishop also added that she spoke with the Mayor and Public works and their response was positive for the idea of a tree but the concern of possible pipelines below the proposed area.

It was recommended that a raised planter bed could be a better option as it would not interfere with any piping. Board Member McManus asked if this would be presented to public works for approval. Deputy Recorder Vasquez answered that if the tree were to be considered planted in the ground rather than above ground in a planter box, then yes, the item would need to be presented to Council and Public Works and would require approval.

111 Board Member McManus moved to approve placing landscape at 133 S Main Street
112 contingent on Helper City discussion and approval. Board Member Symchych seconded the
113 motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		
Symchych	X		
Sparks			X
McManus	X		
Motion passed			

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116 **PUBLIC COMMENT:**

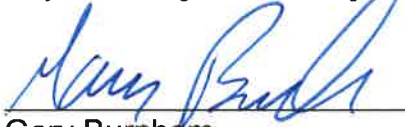
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119 There was no public comment.

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122 **ADJOURNMENT:**

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125 There being no further business Board Member Symchych moved to adjourn the meeting.
126 Board Member Diehl seconded the motion. Motion carried. Board Members voted as follows.

Board Member	Yes	No	Absent
Burnham	X		
Diehl	X		
Symchych	X		
Sparks			X
McManus	X		
Motion passed			

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129 I hereby certify the foregoing represents a true, accurate, and complete record of the Helper
130 City Planning and Zoning Commission meeting held on Wednesday, July 15, 2026.

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133 
134 Gary Burnham
135 Chairman

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Traci Bishop
City Recorder

Approved on August 19, 2026