

1 **MINUTES OF THE HELPER CITY PLANNING AND ZONING COMMISSION**
2 **Wednesday, September 9th, 2026**
3 **6:00 p.m.**
4 **Helper, Utah 84526**
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9 **Attendance:**

10 Chairman: Gary Burnham
11 Vice Chairman: John Diehl
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City Staff:

 City Recorder: Traci Bishop
 Mayor: Lenise Peterman
 Council member: Tyson Damron

14 **Board Members:**

15 Amber Sparks
16 CJ McManus – Absent
17 Pat Symchych
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20 Citizens: None
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23 **DISCUSSION ON CODE UPDATE WITH HANSEN.**
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25 Mike Hansen with Hansen Planning Group returned to continue the discussion on the Helper City
26 code re-write. He began by asking the board if they had gone through what he had submitted
27 previously and if anything had stood out or seemed to be a red flag for them. Before opening the floor,
28 Mr. Hansen said the previous file was around 190 pages and the document right now is at 61 pages.
29 Hansen Planning Group has been able to compress it, but add more teeth. Board member Pat
30 Symchych first brought up the temporary occupancy in an RV and possibly changing some of the
31 language. From there, the board continued to work through some of the changes presented by
32 Hansen Planning Group, such as short-term rental occupancies, possibly putting a cap on how many
33 Airbnb's are allowed in Helper City, tiny homes, and more. The board also spoke with Mr. Hansen on
34 licenses and permits that could be approved by admin staff versus brought to the meetings.
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36 The mayor also informed the board and Mr. Hansen that administrative staff roles were discussed and
37 the City Recorder, Traci Bishop, will be appointed as the Zoning Administrator. Mr. Hansen also
38 brought up the possibility of having a committee set up that meets with developers about the potential
39 of ideas for development every so often. To conclude the work meeting, Mr. Hansen reminded the
40 board of ways to contact him with questions, before the section of the code regarding the cemetery
41 and its duties, as well as having clear language on how meetings will be conducted, were discussed.
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43 **PUBLIC COMMENT:**
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46 There was no public comment.
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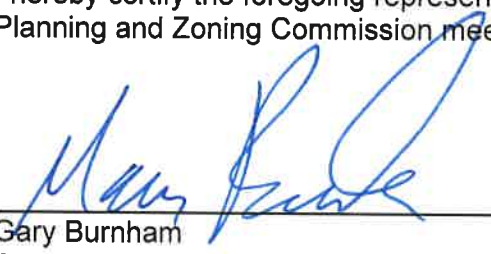
49 **ADJOURNMENT:**
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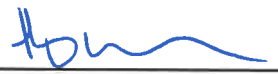
52 There being no further business Board Member Sparks moved to adjourn the meeting. Board Member
53 Symchych seconded the motion. Motion carried. Board Members voted as follows.

<u>Board Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
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Burnham	X		
Diehl	X		
Symchych	X		
Sparks	X		
McManus			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 Wednesday, September 9, 2026.


 Gary Burnham
 Chairman


 Traci Bishop
 City Recorder

Approved on September 16, 2026