

**ORANGEVILLE CITY PLANNING COMMISSION
REGULAR MEETING
ORANGEVILLE CITY HALL
THURSDAY, FEBRUARY 3, 2022
7:00 PM**

PUBLIC NOTICE is hereby given. The Planning Commission of Orangeville City, Utah will be held its regularly scheduled meeting on February 3, 2022 at 7:00 pm to consider the agenda items hereinafter set forth.

AGENDA

Items to discuss, approve/deny

1. Open Meeting
2. Pledge of Allegiance, and uplifting thought or prayer
3. Approval of minutes of last meeting
4. Citizen's concerns (five minute time limit)
5. David Allred – New sign at Bed and Breakfast
6. Casey Ainsworth - approval for barn and 7 acre
7. William with Rural Power Solar
8. Zoning Administrator report
9. City Council report

In compliance with American Disabilities Act, individuals needing special accommodations (including Auxiliary aids and service) during the meeting should notify Orangeville City hall at {435}748-265 at least 12 hours prior to the meeting.

Carole Larsen
Planning Commission

DATED AND POSTED February 2, 2022

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE.
Items not on the agenda will have no action taken.

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING
Thursday, February 3, 2022

7:00 PM

Present: Carole Larsen, Carolyn Carassco, John Hughes, Seth Manning, Steve Durrant, Janice Winn, David Robertson, Dusty Butler, Mark Brotherson, David Allred, McKette Allred, Levi Young

Pledge of Allegiance led by Carole Larsen

Thought by Carolyn Carassco

Previous minutes were discussed and approved after correction of spelling of Lori Labum's name. Motion by John Hughes, second by Seth Manning. Unanimous approval.

Concerned Citizen: Mark Brotherson.

Mark's family bought Fran Snow's home and is concerned what the new owners of the barn and lot have planned. Worried about the kind of people coming and going in the Air BnB and about the reception hall and possible drinking, etc. He and his family are not fans of that in their backyard. He wants to stay informed.

DAVID ALLRED – Sign for Guest House on Main Street.

He would like to have a bigger sign that is currently permitted by the city (2x2) in front of his bed and breakfast. He brought a picture and the size would be 3x4 ft. Steve Durrant doesn't have any objections with the sign or the placement. The motion was made by John Hughes and the second by Seth Manning to okay the exception. Motion passed unanimously.

LEVI YOUNG – Bed and Breakfast and possible use of land around it.

He is representing possible new owners of the Barn and 7 acres on Hwy 29. They are looking to do an Air BnB in the barn and possibly a wedding venue type reception hall in the field. They are talking about businesses that may be missing in this community. Nothing is concrete. There is a moratorium on Air BnB's until March. Steve met with them gave them the codes and information that they need for city codes, water hookups, and water shares, etc.

WILLIAM FARRELL – Rural Power Solar

They were not present, but have contacted Steven about putting solar panels on Christopher Waite's home. He has given them zoning clearance to apply their building permit from the County.

ZONING ADMINISTRATOR REPORT

Steve reports that there was a misunderstanding by Horace Petty when he built his green house on the side of his home. Steve gave him a zoning clearance.

The shop on Main street owned by the Barneys is not a business yet. They are building their own personal dirt race cars in the building.

DISCUSSION ON SHORT-TERM RENTAL ZONING ORDINANCES – Carole Larsen

Map of 9 short-term rentals that have been approved right now was given out.. Can see how far apart they are. Commission went through current ordinances and discussed possible changes, by reading one paragraph at a time. Changes will be made before final approval.

Carolyn Carassco commented that we need a balance permanent and short-term housing. We need rentals available for new families.

Application should be in the Business License information. Applicants must attend Planning and Zoning meeting to get their conditional use permit. Concerned citizens can attend also.

#7 – strike it off

#8 – Health Department yearly inspection.

#9 - Fire Department inspection before beginning operation.

#10 – Off-street parking

#11 – Sign not exceed 2 square feet

#12 – Exterior lighting downcase and not shining in houses around.

#13 – Quiet hours. 10 pm – 7 am on weekdays – 11 pm – 7 am on weekends

#14 – No trespassing on other properties – no illegal drugs or alcohol

#15 – Occupancy by bedrooms? Set limit when they meet with fire chief or designated member determines too. Move into fire inspection. Requirement on the sign on the door

#16 – when advertising include business license number

#17 – Owner will need to pay lodging taxes – quarterly

#18 – Responsible party – owner is responsible – must be available 24 hours a day. Have information on each occupant.

11-8-1 ordinance not found – strike C off.

Kelly Alton asked to build a carport, but didn't have enough footage between it and the neighbor's yard and was declined. He built it anyway. Carole will ask the Attorney to send a letter with 30 days to respond.

Motion to adjourn the meeting by Carole Larsen and seconded by Carolyn Carassco. It passed unanimously.