

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING
Tuesday, May 6, 2025
7:00 PM

Present: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco, Doug Stilson, Shaun Bell, Seth Manning, Janice Winn, McCoy Allred, Todd Thorne, Steve Jeppson, Brittany Richards

Open Meeting 7:03 pm
Pledge of Allegiance

Motion to approve the minutes from April 3 2025 as read was made by Bill Dellos and seconded by Travis Richards. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

CITIZEN CONCERNS: none

BUSINESS LICENSE – Brittany Richards

Brittany would like to open a Body Art/Tattoo shop in her home. She wants to specialize in body art, tattoos, scar coverup, and makeup tattoos. She has plans to fix up the room off their carport. She has a floor plan that the Health Dept has approved. They won't give final approval until they can come in and look over everything she has on her floor plan. She doesn't want to do all the renovations until she knows she is approved for a license. She had to submit a list of every piece of equipment she will have in her shop. She also has had to purchase an Autoclave for sterilizing and also an ultrasonic cleaner. She has to put in three sinks, two besides the existing sink. Because it is a dwelling, they have had to section it off from the house.

Bill Dellos made a motion to approve this business license, on approval of the inspection by the Southeastern Utah Health Department, with Chad Larsen as second. Aye: Kris Bell, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

ANNEXATION- McCoy Allred

McCoy Allred has purchased property on south main street on county property to build a subdivision. Emery County has okayed this subdivision. He would like to have Orangeville City to Annex this property. Doug Stilson explained that McCoy came to the City Council to have this approved. He was told that it would not be approved because combined with City Code, State Code and the wording on the deed to his parcel.

One of the barriers was the deed he has and the deed prior to that says, "less than or except the road leaving Orangeville." In talking with Johansen and Tuttle Engineering, they said they look at the deed and go by that. The property does touch city property, but the deed says less than the road. The property is on the part of the road that is County Road 501 at that point. What McCoy is asking that we use discretion and not look at the road as an exclusion. The exception of the road makes it an island.

McCoy has reached out to the City attorney. The City did not request that, so McCoy will have to pay any fees.

The reason he wants it annexed so that the lots can get secondary water. If he is annexed into the city he could have smaller and more lots, but he says he will not change the plans. There are no sewer lines in this area. There cannot be septic tanks in the city. McCoy says that Orangeville City will not run sewer lines to his property. He says that the ordinances say that property has to be less than 300 ft from the closest connection. The primary purpose of wanting this is access to secondary water.

Kris explained that whatever we decide will make a precedence for future decisions. Todd Thorne from Carbon County asked if McCoy had turned an application to the City. He hasn't and will have to pay the fee at that time. Todd explained that State Code requires that there is no decision made until that is done. Nothing can be done at this time. Doug asked that everyone study the state codes and about sewer lines before this comes up again.

CARPORT – Steve Jeppson

Steve would like to build a carport onto his house for his trailer. It does not meet the side setback requirements. There are also fire codes. It was suggested that he buy some property from his neighbor. Carolyn Carrasco made the motion to deny this based on City ordinances and previous denials with the recommendation that he talk to his neighbor about buying some property and Bill Dellos seconded. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

LICENSE FEES FOR SOLICITORS

The license fees for solicitors is currently \$35 per business a day, so they could have 40 people on that permit. The recommendation is to change it to fee per salesperson. The City Council will have to have an ordinance issued to change the code. Motion to approve the business license fees for solicitors to \$35 a day per solicitor was made by Leland Sasser with Carolyn Carrasco as second. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

SHORT-TERM RENTAL – McKell France

McKell would like a license for a short-term rental for the little house they have just renovated. It is outside the ¼ radius from the Barndaminium, which is the closest short-term rental. There has been discussion of changing the distance from ¼ mile to ½. The application should have everything done, such as fire marshal, health department, etc, before it comes before this committee. Bill Dellos made a motion to table this until next month. Chad Larsen seconded. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

OUT OF CITY WATER CONNECTION – Joe Humphrey

Joe put in an application for culinary water on his property out of the city. The information for this application is not done. Chad Larsen made a motion to table this decision until he has brought the information that is needed, and Carolyn Carrasco seconded. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

SHORT-TERM RENTAL ORDINANCE & ACCESSORY DWELLING UNIT

Everyone will study up on the state and local codes on these ordinances and they will be discussed next month. Seth will copy all the information to study on these and each member of the committee needs to get it from him.

ZONING ADMINISTRATOR REPORT: None

CITY COUNCIL REPORT: None

Motion to adjourn the meeting Bill Dellos and seconded by Travis Richards. Aye: Kris Bell, Leland Sasser, Chad Larsen, Travis Richards, Bill Dellos, Carolyn Carrasco. Nay: none

Meeting adjourned at 9:10 pm.



Planning Committee Chairman