

Orangeville City Council  
Public Hearing Minutes  
December 11, 2025  
6:30 P.M.

**Present at said meeting were:** Mayor- Shaun Bell, Council Members- Tracy Addley, Kari Alton, Kirk McQuivey, Doug Stilson, City Recorder- Amanda Lake, Treasurer- Dani Tuttle,

**Visitors:** Dallin Law, Wendi Berger, Doug Huntington, David McKee, Candace Bell

**PUBLIC HEARING**

1. **Introduction by Mayor Bell**

2. **Open Public Hearing Meeting:**

Public Hearing was opened in previous hearing.

3. **Accept Public Comments-** No Comments

4. **Discuss Short Term Rental Appeal- Wendi Berger:** Wendi approached City Council to appeal Planning and Zoning decision to deny a short-term rental. The denial was based on the distance requirement between short-term rentals which is 1350 feet or ¼ mile. Wendi argued the ordinance language is ambiguous. Wendi states that it could be read as being measured from property line to property line or door to door. Dallin law states that they have contacted other surrounding municipalities whose codes clearly define how distance is measured. Dallin Law presented a hand drawn map and claims that if measured along the road then it does exceed the requirement. Doug Stilson explains that they measure form property line to property line and have with other short-term rentals because of the code stating to measure land distance. Wendy states that a Salt Lake zoning contact and State property Ombudsman believe they have a strong case. Doug Stilson explains that the committee’s role is to apply existing code as consistently as possible, despite personal relationships in a small town. Doug states that decisions are based on precedent, Code wording and the advice that the city attorney advises the city on. Doug states that changing the interpretation would break precedent and could potentially open the door to numerous exceptions and disputes about property lines. Doug recognizes that the ordinance may need o be more clarified going forward. Mayor Bell states that the city has spent significant legal fees consulting the attorney on this matter and that the city has had many concerns from the community on how many short- term rental the city already has and the lack of housing available for those whom already live here. A decision will be made in the regular session.

5. **Close Public Hearing and Motion to move into the Regular Session:**

**Motion:** Kirk McQuivey   **Second:** Tracy Addley

**Motion passed with 4 affirmative votes.**

ORANGEVILLE CITY

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Amanda Lake- Recorder