

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING

Regular Meeting

Thursday, February 10, 2026
7:00 PM

Present: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss, Doug Stilson, Seth Manning, Janice Winn

Open Meeting 7:00 pm

Pledge of Allegiance

Approval of Public Hearing meeting minutes for January 6, 2025: Travis Richards motioned to approve the minutes from January 6, 2026. Chad Larson seconded the motion. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss. NO: none

Approval of regular meeting minutes for January 6, 2025: Travis Richards motioned to approve the minutes from January 6, 2026. Mason Moss seconded the motion. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss. NO: none

Approval of minutes: Travis Richards motioned to approve the minutes of the regular meeting from January 6, 2026. Chad Larson seconded the motion. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss. NO: none

Doug Stilson reported that the Special Service District people talked with the Mayor Bell and said that there are at least 9 secondary water connections in the city that are used for watering farming acres, like alfalfa. Apparently, the City doesn't have enough water currently from the irrigation company for our needs. We went over the limit last year, so they recommended to us that we need to put meters on those connections that are irrigating farms. This is something that needs to be addressed. This will be coming up in City Council.

Citizen Concerns: Doug had four citizens talk to him about a kid that rides his motorcycle in the subdivision. He was told that he revs his motor and rides around and around. For enforcement of a noise ordinance, there has to be three people need to come down to the city hall and fill out a complaint. There is a problem of minors riding their motorcycles on the pickle ball courts. We need to get some signage for city property banning motorcycles from the premises.

Approve/Deny business license for McCoy Allred Mobile Home/Trailer park: McCoy Allred bought the existing trailer court at 30 South 100 West. It has been there for a long time. Right now it is not licensed. He has all of his paperwork in order. Motion to approve the business license for McCoy Allred and Chad Tolbert made a second. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss. NO: none

Discuss/ Consider: Amount of time campers are allowed to stay in Trailer parks without moving. In the codes all it says about time allowed to stay is 30 days or less. A citizen from Castle Dale turned in a complaint that there had been one that was allowed to stay for longer than 30 days. So we told the owner that they had to have them move. The owner asked if they could just move to another spot or can they move for an hour, or what. We are going to keep the 30 day or less contract. In the

research that Doug has done, if they stay more than 30 days, they can establish a residence. What we came up with is the owners of the park that they have everyone sign a 30 day or less contract and that person can stay in that spot as long as they want, as long as they renew the 30 days or less contract. That way it gives the owner the ability to say the contract is up and give strength behind the owners to be able to evict them if they need to. We need to add this to the code book. Seth and Doug are going to work on getting the wording right and add it to the code book.

Definition of Land Separation distance: In the book, as far as short-term rentals, it originally stated in the book that there was to be a quarter mile distance between. Our precedence has been we go from the closest property line to the closest property line. Before the last incident that we turned down an application, we increased the distance from ¼ to ½ mile and now we need a definition of what this distance means. Carbon and Emery County has a shortage of housing. Doug came up with a definition last month that says it is the nearest property line to the nearest property line, drawn by a straight line.

Discussion was made of allowing short-term rentals in the primary residence. This will be explored at a later time. We will need to vote and add to the ordinance. We'll bring this to a vote next month.

Discuss/Consider: March 1st license renewal fees if late renewing. Seth explained that there are a lot of people that are late on paying their licenses. Currently there is a 10% penalty if late. We could increase the penalty or make them go through the licensing process again. Doug is in the process of setting up business license fees. In other local cities after June 1st, they have to restart the process, including health dept inspections, etc. Some cities double the fees after so long. It has to be something that makes the owners pay attention.

Discuss/Consider: Adding fines for code violations in Liew of citations for misdemeanors. There needs to be a code violation fee for such as animal control, trash cans left on the street, etc. There will be a fee schedule for different violations. Something more than just a warning. We will work on this.

Zoning Administrator Report: Seth Manning
If anyone sees anyone building in their yard, etc. please report to him.

City Council Report: Doug Stilson
There will probably be discussions with the County Commissioners. Right now when we pick up a stray animal, we take it up to the vet office. The vet is contracted with the county and they pay him a lot to do so. Mayor Bell talked to commissioners and the County is interested in discussing this too. We are going to talk to them about Orangeville taking over that contract. We would update the pound up on Mill Dam Rd. That would bring in more money for the city and for animal control, maybe hire a part-time person, etc. Discussion of how this would work was made.

Motion made by Travis Richards to adjourn this meeting and Chad Tolbert seconded. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss. NO: none

Adjourn – 8:06 pm



Planning Committee Chairman