

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING

Regular Meeting

Thursday, April 14, 2026
7:00 PM

Present: Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett, Doug Stilson, Seth Manning, Scott and Heather Stilson, McCoy Allred, Shaun Bell, Janice Winn

Open Meeting 7:00 pm

Pledge of Allegiance

Approval of minutes: Travis Richards motioned to approve the minutes from March 10, 2026. Chad Tolbert seconded the motion. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

CITIZENS CONCERNS: None.

Planning and Zoning Chairperson nominations and approval: Because of an error in posting last month's agenda, this needs to be repeated. Kris Bell was nominated as the 2026 chair of the Orangeville planning and zoning committee by Chad Tolbert and seconded by Travis Richards. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

Applications for opening on Planning Commission: Orangeville City Council approved Don Bennett as a new member of this committee. Because of an error last month in posting the agenda, this needs to be voted on again. Mason Moss made the motion to appoint Don Bennett as the new member of the planning and zoning committee, with Chad Tolbert as second. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

APPROVE/ DENY: BUSINESS LICENSE – Travis Nielson, First Choice Carpentry
Because of an error in posting last month's agenda, this needs to be repeated. Chad Tolbert made the motion to approve the business license for First Choice Carpentry and Mason Moss seconded. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

APPROVE/DENY: BUSINESS LICENSE – Michael Bonner, Walley's Roadside Grill, (food truck).
Because of an error in posting last month's agenda, this needs to be repeated. Travis Richards made the motion to approve a business license for Walley's Roadside Grill and Chad Tolbert seconded. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

APPROVE/DENY: CHANGES TO FRANCE RV PARK PLAN:

McKette would like to move in small cabins on wheels to be used in spaces within the park. It would be classified as RVs and not out of compliance. Kris Bell made the motion to approve these additions and Leland Sasser seconded. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

APPROVE/DENY: Updating City Code for business license fees that are past due.

Business licenses are due by March 1st. The plan is to double the cost of the license every month through June 30th and then the license will be voided and they must start over again. Doug Stilson explained this ordinance needs to be written up. Chad Tolbert motioned to table the business license late fee. Don Bennett seconded. . YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

DISCUSS/CONSIDER: Business license Classifications.

As part of the business license fee schedule all licenses are the same price. Chad Tolbert reported that the classifications he found were rural, residential, commercial, industrial, light, medium and heavy residential. These are intent based. The main three are Industrial, commercial, business residential. Recreational vehicle courts are light industrial. When the fee schedule is updated the licenses will be broken up in these categories. They will bring them to the committee next month to be voted on.

DISCUSS/CONSIDER: Mobile home standards.

Discussion was made of info from other cities in the county. 1976 is in the State codes. The committee would like to leave it the same as the State code for now.

ZONING ADMINISTER REPORT: Seth Manning

He issued some citations for animal control problems. There were goat problems.

He met with the Utah Animal Shelter to look into the possibilities of having one in the city.

There was driver that hit a tree branch that took out the AC and wants the city to pay for it.

CITY COUNCIL REPORT: Doug Stilson

There is an individual that owns a short-term rental and they would like to remodel the building next door, that is in the commercial zone, and was wondering if they could have 2 short-term rentals next to each other. The land separation distance requirement restriction applies regardless of zones.

Motion made by Travis Richards to adjourn this meeting and Chad Tolbert seconded. YES : Kris Bell, Chad Tolbert, Travis Richards, Leland Sasser, Chad Larson, Mason Moss, Don Bennett. NO: none

Adjourn – 7:56 pm



Planning Committee Chairman