

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING

Regular Meeting

Tuesday, September 8, 2026

7:00 PM

Present: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss, Leland Sasser, Doug Stilson, Jared and Angie Anderson, Shania Tolbert, Seth Manning, Janice Winn

Open Meeting 7:05 pm

Pledge of Allegiance

Approval of minutes: Travis Richards motioned to approve the minutes from August 11, 2026. Mason Moss seconded the motion. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss, Leland Sasser. NO: none

CITIZENS CONCERNS: Jared and Angie Anderson came to the meeting to make sure they have everything in place to begin construction on their home at 60 South 300 West. They have turned in their water shares. Everything is now in place.

DISCUSS/CONSIDER: They want to put in two 40 ft containers to build a shed. Seth says there is plenty of room. Seth will give them the okay.

APPROVE/DENY: Farm Stand. Shania Tolbert came to meeting to get approval to set up a Farm Stand across from the Post Office on Main Street. It will have baked goods and crafts. Leland Sasser moved that this Farm Stand be approved for business and Mason Moss seconded. Aye: Travis Richards, Chad Larsen, Mason Moss, Leland Sasser. NO: none Chad Tolbert abstained because Shania is his wife.

APPROVE/DENY: Update City Annexation Ordinance. The changes to this policy was made available for members of the committee to study before meeting. These changes make the policy in compliance to the State laws as of 2026. Chad Larsen made the motion to approve this completed ordinance with Travis Richards as a second. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss, Leland Sasser. NO: none

APPROVE/DENY: Habitation in camp trailers on private property on which primary residence exists. Discussion was made of a rough draft drawn up to study for this ordinance. The committee members made note they would like to discuss at a later date. Doug Stilson read the information. He did research on other cities in the state and their ordinances. Discussion will take place in a special work meeting in the near future. Chad Tolbert made the motion to table this item until the October meeting, after the work meeting. Leland Sasser seconded. YES: Travis Richards, Chad Larsen, Chad Tolbert, Mason Moss, Leland Sasser. NO: none

DISCUSS/CONSIDER: Cost change on overage of allotted gallons of water usage. Doug Stilson explained that the reason we are looking into overage costs because of potential water needs in the future. There was a large overage for Valar, which they say is a one-time usage. This ordinance needs to be put in place to protect our water supply if large industrial companies comes in. He has researched and read the documents he prepared to the committee. This will be discussed at the Work meeting later this month and revisited in the October meeting.

DISCUSS/CONSIDER: Cost of larger water line connections (4,6,8 inches)

Doug read the information that may be approved for an ordinance to the committee. This will also be discussed at the work meeting later.

DISCUSS/ CONSIDER: Planning Committee Members' concerns

None

ZONING ADMINISTER REPORT: Seth Manning

The work meeting is set for Thursday, Sept 17th @ 6:00 pm.

CITY COUNCIL REPORT: Doug Stilson

None

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

Adjourn – 8:40 pm

Planning Committee Chairman