

ORANGEVILLE CITY
PLANNING AND ZONING COMMISSION MEETING
Thursday, February 2, 2023
7:00 PM

Present: Bill Dellos, Susan Childs, Carole Larsen, Carolyn Carrasco, John Hughes. Seth Manning, Janice Winn, Randall Stilson, Dennis Robertson, Chase & Shawnalee Hinkins, Chad Larsen

Pledge of Allegiance led by Susan Childs.

Thought by Carolyn Carrasco

Previous minutes were read and approved with corrections. Motion to approve the minutes of January 5, 2023 by Carolyn Carrasco, second by Bill Dellos. Yea: Bill Dellos, Susan Childs, Carole Larsen, Carolyn Carrasco, John Hughes. Nay: None

Concerned Citizen: None

DENNIS ROBERTSON: Business License for an Electrical Contracting business. Motion to approve license by Bill Dellos seconded by John Hughes. Yea: Bill Dellos, Susan Childs, Carole Larsen, Carolyn Carrasco, John Hughes. Nay: None

RANDALL STILSON: Annexing land to the City

He would like to sell his grandson a building lot next to him. It is now County land. To build in the County they have to have 10 acres or subdivide it into 2 acre lots. This is not feasible for what he wants to do. An aerial map was passed around and the lot is right on the line of Orangeville. Seth has explained all the codes for building. Carole explained that the city couldn't annex an island. She explained that Randall needs to talk to the county about what he needs to do. He also needs to talk to Jim Fauver. He needs to talk to Utah Power & Light. He needs to talk to the County and see what he needs to do and come back again when this is done.

CHASE & SHAWNALEE HINKINS W/CHAD LARSEN: Developing the property on corner of Main and 300 North.

They return this month and report that they talked to UDOT and they gave them a permit for access to the property. It is on the north end on Main Street. It's too close to the Barndiminium to have an Airbnb. There is discussion of how it could be set up. It was decided that an RV Park would be the best idea. They will set up RV spots and cabins. This is for lodging for tourists. After the Recreation Vehicle Court Policy is passed by the City Council, they will need to use it to set up their park.

TABER INTERNATIONAL: Jake Tuttle

He tests emissions for the power plants. Carole did the zoning clearance in May. He needs to come in to get the business license.

RECREATIONAL VEHICLE COURT POLICY: Carole reports that the only thing the attorney said about the policy is that if you go to commercial zone that RV Court is a permitted use. Carole will add the definition for cabins within the park. She will discuss this with the attorney. Carolyn Carrasco made the motion to pass this policy with the changes included. John Hughes

seconded the motion. Yea: Bill Dellos, Susan Childs, Carole Larsen, Carolyn Carrasco, John Hughes. Nay: None

ZONING ADMINISTRATOR REPORT: Seth Manning

DOUG STILSON: They have a handicapped child and when it is snowy and icy it is not safe for him to get to and from the car. He doesn't have sufficient room for the setback for a carport. Seth looked up the codes for Fair Housing Act. The carport will not be an eyesore; it should be required to match the main structure of the house. The side setbacks will not be in compliance with code, so we will have to grant an exception for that. Carole will ask the attorney about special codes for special needs to keep them safe. We will return to this at the next meeting.

Scott Stilson called on Doug's property. He would like to give Doug 8 ft. so he has enough property.

Food Ranch construction on the canopy at the front of the store is shut down. They don't have the clearance and don't have a building permit. They need to get their clearance letter from the engineer that says they will meet all the requirements for wind and snow.

Jay Humphrey was issued a clearance for their awning and carport.

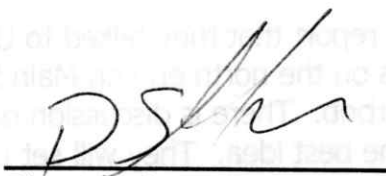
Stephanie Koogle at 165 South 200 East (.65 acres) She called inquiring about animals allowed. He told her the square feet required and animals allowed. He referred to the city code.

CITY COUNCIL REPORT: Carole Larsen

Nothing at this time.

Motion to adjourn the meeting by Carolyn Carrasco, seconded by John Hughes. Yea: Bill Dellos, Susan Childs, Carole Larsen, Carolyn Carrasco, John Hughes. Nay: None

Meeting adjourned at 8:20 pm.



Planning Commission Chair