

Orderville Town Planning and Zoning Commission

The regular meeting of the Orderville Town Planning and Zoning Commission was held Wednesday, January 28, 2026 at 7:00 p.m. in the basement of the Orderville Town Office located at 425 East State Street, Orderville, Utah. The following items were discussed and acted upon as required.

Commission Members Present: Ed Bolander-Chair, Alex Pavlides-Vice Chair, Tony Collins

Staff Members Present: Chelcie Cox, & Chris Esplin **Town Council Liaison:** Shaun Sharkey

Public attendees: Angie Cox (representing Marlene Cohen)

Call to Order: Ed Bolander

Approval of Agenda: Alex Pavlides motioned to approve the agenda. Tony Collins seconded the motion. All were in favor. Motion carries.

Approval of minutes of previous meeting: Alex Pavlides motioned to approve the agenda. Tony Collins seconded the motion. All were in favor. Motion carries.

BUSINESS:

- 1. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR MARLENE COHEN AT 1750 SOUTH STATE STREET, ORDERVILLE FOR USE OF HOME AS A VACATION RENTAL – ANGIE COX REPRESENTING MARLENE COHEN** The commission considered a conditional use permit for Marlene Cohen to operate a vacation rental. The application was very complete, but a required access permit from the Utah Department of Transportation (UDOT) was missing. Due to this mandatory requirement, the commission voted to table the application until the next month's meeting, advising the applicant to obtain the UDOT permit.
- 2. DISCUSS/CONSIDER FOR APPROVAL SITE PLAN FOR PARCEL O-4-55-ANNEX – LUKE SEARCY VIA ZOOM** Development Footprint: Development will be concentrated on the eastern part of the property, leaving about 60% of the land undisturbed. Amenities: The main lodge will have a restaurant open to the public, a pool, a hot tub, and an outdoor movie screen, with quiet hours starting at 10 p.m. Accommodations: 75 total hotel rooms, including stand-alone units, four-room buildings, and a main lodge with 28 rooms. Parking: 112 parking spaces planned. It was clarified that this is not a permit for construction. The developers must return for a zoning permit with engineered drawings, will-serve letters, fire safety plans, and a letter from UDOT. Tony Collins motioned to approve site plan for Offland Zion. Alex Pavlides seconded the motion. All were in favor. Motion carries.
- 3. DISCUSS/CONSIDER DATE & TIME CHANGE OF MEETINGS -TONY COLLINS** The council discussed moving the planning and zoning meetings from Wednesdays to the last Monday of the month at 5:30 PM. The goal is to increase attendance and align with a potential schedule change by the City Council. The new time would allow members to review the agenda over the weekend. However, some members expressed concern that 5:30 PM might be too early. The discussion was tabled pending the Town Council's decision.

4. **OPEN AND PUBLIC MEETINGS ACT TRAINING VIDEO 2026** Commission members Ed Bolander, Alex Pavlides, & Tony Collins completed the annual training on the OPMA by watching the eight-minute training video. Letita Cox & Riley Anderson will need to complete this training online as they were not present.
5. **DISCUSS/APPOINT PLANNING & ZONING COMMISSION CHAIR, VICE CHAIR, & SECRETARY** Alex Pavlides motioned to nominate Ed Bolander as Commission Chair. ** seconded the motion. All were in favor. Motion carries. Tony Collins motioned to nominate Alex Pavlides as Vice Commission Chair. Ed Bolander seconded the motion. All were in favor. Motion carries. Alex motioned to nominate Letita Cox as secretary. Tony Collins seconded the motion. All were in favor. Motion carries.

Other Items: The commission discussed the Urban Wildland Fire state-mandated fire risk map. Concerns were raised about potential increases in insurance costs for residents. It was noted that while insurance companies use the state map for rates, the town's own map can define local risk zones. By creating its own map, the town can mitigate costs for residents and avoid liability for fires that start within its boundaries. The goal is to draw local zone lines to minimize financial impact on residents while complying with state law.

Next Meeting Items:

Adjourn: Tony Collins makes a motion to adjourn. Alex Pavlides seconds the motion. All were in favor. Motion carries.

On February 25, 2026 Alex Pavlides motioned to approve these minutes. Letitia Cox seconded the motion. All were in favor. Motion carries.