

## **Orderville Town Planning and Zoning Commission**

The regular meeting of the Orderville Town Planning and Zoning Commission was held Wednesday, February 25, 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, Letitia Cox, & Riley Anderson

**Staff Members Present:** Chelcie Cox **Town Council Liaison:**

**Public attendees:** Vanessa Pavlides, Anthony Terrando, Terry Griffiths, Ty Gant, Brittney Johnson, Bert Reeve, Kellie Frost, Austin & Kelsie Spencer, Chance & Lori Bentley

**Call to Order:** Ed Bolander

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

**Approval of minutes of previous meeting:** Alex Pavlides motioned to approve the agenda. Letitia Cox 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** Tabled until next month pending approval from UDOT.
- 2. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR AUSTIN SPENCER AT 56 NORTH CENTER STREET, ORDERVILLE FOR USE OF BASEMENT AS A VACATION RENTAL** Parking was discussed briefly. Tony Collins motioned to approve the conditional use permit. Alex Pavlides seconded the motion. All were in favor. Motion carries.
- 3. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR CHANCE BENTLEY AT 590 WEST JUNIPER CIRCLE, ORDERVILLE FOR USE OF HOME AS A VACATION RENTAL** Tony Collins motioned to approve the conditional use permit. Letita Cox seconded the motion. Ayes: Tony Collins, Ed Bolander, Letita Cox, Riley Anderson. Alex Pavlides abstains.
- 4. REVIEW ZONE CHANGE APPLICATION REQUESTED BY TERRY GRIFFITHS FOR PARCELS O-6-13, O-6-14, & O-6-15 & SET FOR PUBLIC HEARING** Terry Griffiths intent is to adjust zoning (proposed commercial) to align property boundaries for inheritance/trust purposes; no construction is planned or changing of the layout. Existing houses sit on lots reportedly around 10,000 – 12,000 square feet. The commission discussed lot sizes, current R1A zoning, and the practicality of commercial zoning (not minimum lot size). Tony Collins motioned to approve a public hearing to be set for March 25, 2026. Letita Cox seconded the motion. All were in favor. Motion carries.

5. **DISCUSS/CONSIDER DATE & TIME CHANGE OF MEETINGS -TONY COLLINS** Tabled until next month pending Town Councils decision.

**Other Items:** Commission secretary was briefly discussed. Letitia Cox was voted in at the previous meeting as reflected in the minutes. Letitia Cox is willing to do the job, just needs to know what it entails.

**Next Meeting Items:**

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

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