

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

The regular meeting of the Orderville Town Planning and Zoning Commission was held Wednesday, March 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:** Breanna Crofts, Chris Esplin **Town Council Liaison:** Shaun Sharkey

**Public attendees:** Terry Griffiths, Angie Cox, Richard & Susan Esplin, & Craig Overman

**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. PUBLIC HEARING - ZONE CHANGE APPLICATION AS REQUESTED BY TERRY GRIFFITHS TO CHANGE THE ZONE OF PARCELS O-6-13, O-6-14, & O-6-15 FROM SINGLE FAMILY RESIDENTIAL (R-1A) TO COMMERCIAL DISTRICT (C-1)**

Public hearing opened at 7:05 PM and closed at 7:06 PM. No public comment.

#### **2. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL TO THE ORDERVILLE TOWN COUNCIL A ZONE CHANGE APPLICATION FOR PARCELS O-6-13, O-6-14, & O-6-15 GOING FROM SINGLE FAMILY RESIDENTIAL (R-1A) TO COMMERCIAL DISTRICT (C-1) AS REQUESTED BY TERRY GRIFFITHS**

The commission then began its deliberation. While members agreed that the driveway issue needed resolution, concerns were raised about converting all three residential lots to commercial, given the limited housing available in Orderville. The discussion revealed that after the proposed lot line adjustment, at least one of the remaining parcels would be undersized for R1A zoning, with one at approximately 8000 square feet and another at 9,000 square feet, complicating a simple residential designation. The commission explored several alternatives, including variances, rezoning only the most impacted parcel (parcel 14), or a combination of rezoning and variances. A procedural concern was raised about whether the commission could amend the application during the meeting, with the consensus being that the proposed changes were too significant to be made without a new public notice. Ultimately, the commission and the applicant, Mr. Griffiths, agreed on a path forward. The consensus recommendation was to:

- Leave parcel 13 as R1A.
- Rezone parcel 14 (which contains most of the driveway and would become undersized) to C1.
- Rezone parcel 15 from R1A to R1 to accommodate its new, smaller lot size.

Tony Collins motioned to table current application and submit a revised zone change request application for parcel O-6-14 to C-1, O-6-15 to R-1, and leave O-6-14 as R-1A for April's meeting.

**3. 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**

Marlene Cohen has been waiting for an approval from UDOT for an access permit. Ed Bolander received confirmation from Marlene that UDOT had approved the property's existing access point for this use. Alex Pavlides motioned to approve the conditional use permit. Tony Collins seconded the motion. All were in favor. Motion carries.

**4. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR SHAWN REILLY AT 390 W PRICKLY PEAR CIRCLE, ORDERVILLE FOR USE OF HOME AS A VACATION RENTAL**

This home is already being used as a vacation rental, simply undergoing an ownership change. Tony Colling motioned to approve the conditional use permit. Letitia Cox seconded the motion. All were in favor. Motion carries.

**5. CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR WEEBACH (SAMCUBIS) AT 1045 S PINYON PINE DR, ORDERVILLE FOR USE OF HOME AS A VACATION RENTAL**

This home is already being used as a vacation rental, simply undergoing an ownership change. Tony Collins motioned to approve the conditional use permit. Letitia Cox seconded the motion. Ayes: Tony Collins, Letitia Cox, Riley Anderson, Ed Bolander. Alex Pavlides abstains due to potential management of the home. Motion carries four to one.

**6. DISCUSS/CONSIDER DATE & TIME CHANGE OF MEETINGS – TONY COLLINS**

The commission discussed changing its meeting date and time, an item that has appeared on the agenda for several months. The goal is to potentially align with the Town Council, which is considering a move to Mondays at 5:30 PM. It was noted that, unlike the Town Council's schedule which is set by ordinance, the commission's schedule is set by internal agreement and can be changed at any time. After a brief discussion, the commission decided to formally tie its decision to the Town Councils, voting to adopt the same meeting schedule if and when the council finalizes its change.

**OTHER ITEMS:** The commission was notified of a free Basic Land Use Law workshop scheduled for April 8th, from 3:00 PM to 6:00 PM, at Bryce Canyon. Several members expressed their interest in attending and were advised to register online promptly to secure a spot.

**NEXT MEETING ITEMS:**

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

On April 27, 2026 Tony Collins motioned to approve these minutes. Letitia Cox seconded the motion. All were in favor. Motion carries.