

Orderville Town Planning and Zoning Commission

The regular meeting of the Orderville Town Planning and Zoning Commission was held Monday, June 29, 2026 at 5:30 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

Staff Members Present: Breanna Crofts, Chris Esplin **Town Council Liaison:** Shaun Sharkey

Public attendees: Ann Bolander, Parker Franklin, Travis Franklin, Delynn & Glenda Crofts, Jeremy Chamberlain, Bert Reeve

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 May 18, 2026: Tony Collins motioned to approve the agenda. Letita Cox seconded the motion. All were in favor. Motion carries.

BUSINESS:

1. **CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR BROOKSTONE LEHI LLC (KAY ADAMSON) AT 618 W CEDAR 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. Letita Cox motioned to approve the conditional use permit. Tony Collins seconded the motion. Alex Pavlides abstains. All were in favor. Motion carries.
2. **CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR MAR MIL LLC (CAMERON MILLER) AT 10915 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. Letita Cox motioned to approve the conditional use permit. Tony Collins seconded the motion. Alex Pavlides abstains. All were in favor. Motion carries.
3. **REVIEW MINOR SUBDIVISION APPLICATION AS REQUESTED BY TYLER SHOAF FOR PARCEL O-1-7-4-23A-ANNEX** Given the unresolved zoning status and incomplete survey, the commission continued the item being tabled.
4. **REVIEW ZONE CHANGE APPLICATION REQUESTED BY TRAVIS FRANKLIN FOR PARCEL O-4-36A-ANNEX & SET FOR PUBLIC HEARING** The commission agreed the concept is in the general plan compliance and will set a public hearing for July 27, 2026 at 5:30 p.m.
5. **REVIEW/CONSIDER RECOMMENDING FEASIBILITY STUDY FOR UDOT TRAIL NETWORK** The commission revisited a request to support a UDOT trail network feasibility study extending from the Mt, Camel JCT to the East Zion visitor center. The Town is asked to provide a letter of support and designate a local project manager and a liaison. Planning Commission Chair Ed Bolander recommended appointing Ed Myers as the local project manager, and the liaison could be assigned by the Town Council.
6. **DISCUSSION ON CREATING NEW ZONE - SINGLE FAMILY RESIDENTIAL DISTRICT R-1-T** The commission engaged in a detailed policy discussion about creating a new R1-T zone for moderate-density, moderate-income single-family housing on smaller lots (5,000 sq. ft.). The intent is to provide a residential pathway for small or

non-conforming lots and deter the trend of rezoning such parcels to commercial solely to fit within existing regulations. The proposed features and constraints include:

Purpose and core features:

- Long-term housing only: explicit prohibition on short-term rentals (STRs) within R1-T.
- Foundation-built, single-family dwellings; RV pads not permitted.
- Minimum lot configuration enabling practical footprints: with a 50-foot frontage and typical depth, setbacks allow a potential ~2,200 sq. ft. home footprint.
- Flag lots permitted, but the zone requires frontage on an existing public road rather than access via easements.
- All utility connections must be separate for any lot created under this zone (separate meters and services as applicable).

Key concerns and refinements:

- Preventing mass subdivisions on agricultural land: Commissioners expressed strong reservations about enabling developers to cut large AG tracts into numerous 5,000 sq. ft. lots. A regulatory cap on the maximum number of allowable divisions within the R1-T zone was suggested, potentially limiting its use to one-offs or small minor subdivisions (e.g., 10 or fewer lots), subject to further council input.
- Zoning language adjustments: The chair requested removing “plurality of dwellings” to prevent multiple dwellings on a single lot and eliminating “similar use determination” clauses since R1-T is strictly residential.
- Internal ADUs: No consensus was reached. Some argued internal ADUs may be difficult to prohibit in residential zones; others raised parking and intensity concerns. This topic will be elevated to the Town Council for guidance.
- Enforcement realities: Commissioners acknowledged the town’s weak precedent in enforcing land-use restrictions, especially STR prohibitions. While the ordinance would bar STRs in R1-T, enforcement would rely on denying business licenses and conditional use permits for STRs in this zone and improving adherence to ordinances.

Use cases and implications:

- The zone could help regularize non-conforming lots (e.g., a known 5,000 sq. ft. lot on Frost Lane) and allow minor adjustments to enable family housing (e.g., parents creating a small lot for a child), provided all utilities and access requirements are met.
- Commissioners discussed whether to permit R1-T on AG lands. Given that AG parcels are typically large, the alternative of using R1 (9,000 sq. ft.) may be more appropriate to avoid scattered mixed zoning in agricultural areas.

The proponent will refine the draft and take it to the Town Council for broader discussion, including division caps, ADU policy, and utility/access standards. The commission noted that the ordinance would require iterative fine-tuning and likely multiple months to finalize, including a future public hearing once both bodies converge on language.

OTHER ITEMS:

NEXT MEETING ITEMS: Public Hearing for Travis Franklin

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

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

