

Orderville Town Planning and Zoning Commission

The regular meeting of the Orderville Town Planning and Zoning Commission was held Monday, July 27, 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, Tony Collins, Riley Anderson & Letitia Cox

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

Public attendees: James Jennings, Laura Jennings, Chandler Mowbray (Iron Rock), Shanna Frost, Terry Griffiths, Sean & Dusti Frost, Kellie Frost, Michael Stewart (Red Sands Geomatics), & Tyler Shoaf via Teams.

Call to Order: Ed Bolander

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

Approval of minutes of previous meeting June 29, 2026: Tony Collins motioned to approve the agenda. Letita Cox seconded the motion. All were in favor. Motion carries.

BUSINESS:

- 1. PUBLIC HEARING, DISCUSSION, AND CONSIDER RECOMMENDING FOR APPROVAL/DENIAL TO THE ORDEVILLE TOWN COUNCIL A ZONE CHANGE APPLICATION GOING FROM AGRICULTURAL (AG) TO COMMERCIAL (C-1) AS REQUESTED BY TRAVIS FRANKLIN** Public hearing opened at 5:35 pm and closed at 5:37 pm. No public comment. Letitia Cox motioned to table zone change application as requested by Travis Franklin until UDOT documentation is received. Riley Anderson seconded the motion. All were in favor. Motion carries.
- 2. REVIEW ZONE CHANGE APPLICATION REQUESTED BY TYLER SHOAF FOR PARCEL O-1-7-4-23A & SET FOR PUBLIC HEARING** Tyler Shoaf submitted a zone change application for his property. His goal is to split his current single agricultural parcel into three separate parcels: the main field (to remain agricultural), his house, and an orchard. This division aims to make the house more affordable for a potential buyer while allowing him to retain the orchard for a future retirement lot. Since the proposed lots for the house (1.75 acres) and orchard (1.24 acres) are too small to be zoned agricultural under a minor subdivision, Shoaff requested a rezone to a residential designation. The commission recommended changing the zoning for these two parcels to Ag-Residential (AR), as the lot sizes meet the half-acre minimum and this designation allows for more agricultural-type activities. A public hearing for this application is scheduled for the next meeting on August 31, 2026.
- 3. APPROVE/DENY LOT LINE ADJUSTMENT FOR PARCELS O-1-7-4-7 & O-4-1 – PAUL COX** Chandler Mowbray with Iron Rock Engineering was presenting for Paul Cox. Paul Cox will acquire just under five acres of land from Lynette Spencer, absorbing it into his parcel. The land was considered less useful to the Spencers, and the adjustment makes more sense for the layout of Cox's property. Both parcels are zoned agricultural. Letitia Cox motioned to approve the lot line adjustment for parcels O-1-7-4-7 & O-4-1. Tony Collins seconded the motion. All were in favor. Motion carries.
- 4. APPROVE/DENY LOT LINE ADJUSTMENT FOR PARCELS O-6-2, O-6-3 & O-6-16 – TERRY GRIFFITHS** Terry Griffiths & Darlynn Sorensen will acquire a portion of land behind the bank, adjacent to their property. The bank is selling a triangular piece of land it considers a liability. Letita Cox motioned to approve the lot line adjustment for parcels O-6-2, O-6-3 & O-6-16. Riley Anderson seconded the motion. All were in favor. Motion carries.

5. **APPROVE/DENY LOT LINE ADJUSTMENT FOR O-35-5 & O-35-3 – ORDERVILLE TOWN** A piece of land previously donated by John Rush in 2019 for a potential turn lane on Ballpark Road, which was never used for that purpose, will be returned to him as it is surplus land for the Town of Orderville. Tony Collins motioned to approve the lot line adjustment for parcels O-35-5 & O-35-3. Letitia Cox seconded the motion. All were in favor. Motion carries.
6. **APPROVE/DENY LOT LINE ADJUSTMENT FOR O-1-7-4-9 & O-1-7-4-9A – ORDERVILLE TOWN** The town will acquire a piece of land from Lorin Robinson near where the old legion hall sate in exchange for the corner property returned to Jon Rush and other things listed in the signed agreement. Tony Collins motioned to approve the lot line adjustment for parcels O-1-7-4-9 & O-1-7-4-9A. Letitia Cox seconded the motion. All were in favor. Motion carries.
7. **CONSIDER RECOMMENDING FOR APPROVAL/DENIAL A CONDITIONAL USE PERMIT FOR DUSTI & SEAN FROST AT 2375 S STATE ST, ORDERVILLE FOR USE OF HOME AS A VACATION RENTAL** Tony Collins motioned to approve the conditional use permit. Riley Anderson seconded the motion. Letitia Cox abstained. Ayes: Tony Collins, Riley Anderson, Ed Bolander
8. **DISCUSSION ON PARCEL O-5-8 CONDITIONAL USE PERMIT – SHANNA FROST** Shanna Frost, who previously received a conditional use permit for a laundromat, requested to change her plans due to prohibitive costs. She now wishes to build two office buildings on her property instead. The commission advised her to submit a new conditional use permit application with a revised plot plan showing compliance with parking and setback requirements for office space. It was confirmed that a recent C2 zone change allows for a 10-foot setback, which will accommodate her new plan.
9. **DISCUSSION ON PARCEL O-1-7-4-170 – LYNN FROST** An inquiry was made on behalf of Lynn Frost regarding adding an Accessory Dwelling Unit (ADU) on her property. The commission determined this is likely a permitted use in her R2 zone and does not require a formal hearing unless the proposed ADU is larger than half the size of the primary dwelling.

OTHER ITEMS:

- **DISCUSSION ON SINGLE FAMILY RESIDENTIAL DISTRICT R-1-T** The commission discussed the creation of a new, smaller single-family residential zone (R1-T) to promote more affordable housing. The town council is reportedly open to the idea but has requested examples of similar ordinances from other small towns. The discussion will continue next month, with the possibility of a future joint work meeting with the town council to refine the details.

NEXT MEETING ITEMS:

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

On August 31, 2026 Letitia Cox motioned to approve these minutes. Tony Collins seconded the motion. All were in favor. Motion carries.

