

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Tuesday, May 28, 2024, beginning at 6:04 p.m. in the Annabella Town Council Chambers, located at 295 East 300 North, Annabella, Utah. Kent Poulson conducted the meeting.

Planning Commission

1. Roll call
2. Approval of minutes
3. Taya Jensen, 270 South turnaround
4. Business Items – 270 South Discussion
5. Review of current conditional use permit applications
6. Review of current building permit applications
7. Other business
8. Adjourn

Public in attendance:

Taya Jensen, Jared Jensen, Danielle Ortega

1. ROLL CALL. Kent Poulson, Jacob Olsen, John Chartier, Lenny Hartle, Wade Ingram and Kelvin Johns were in attendance. Kathy Hayden was in attendance to take minutes.

2. APPROVAL OF MINUTES. John made a motion to accept the minutes. Lenny seconded the motion. The motion passed.

3. TAYA JENSEN, 270 SOUTH TURN AROUND:
She is not here yet so we will hold off on her arriving.

Jared Jensen building permit:

Jared Jensen presented his request for a building permit to finish a block fence of six feet. The fence is low in some spots because of the ground being low. He wants to finish how the rest of the block is done. The north side of the fence is low, and Jared wants 6 feet to level it out. There is an easement possible from Blue Stakes of Utah services. Jared wants to get a permit from the county and then get signatures from his neighbors.

Taya Jensen arrived and is next:

She wanted an update on the turnaround that we are wanting. What we did is get a quote from a contractor to lay it all out, get it all marked and do the survey work. We presented the information to the Town Council, and they requested that we get two more quotes. We got the two quotes, and all three

quotes will be presented to the Town Council in their next meeting to give approval. Once they give approval, we will engage whoever gets the bid and have them do the work. We will have them lay it all out so we can make a proposal to the Fords for purchasing that land.

Another problem she has had is vehicles stopping at the end of her driveway and she can't get out. An ambulance wouldn't be able to get there, or she wouldn't be able to get out to get her son to the hospital if she needed. What are they going to do immediately about this. What we don't know is what the Fords are going to do. We've got to the point now that when the next Town Council meeting is on the 13th of next month, they will hopefully give us approval to have the survey work done and get it all laid out and they can offer to the Ford's. Once an arrangement is made and the town takes over the property, we can get the boxes out of the way and get a turnaround going and continue to function as a turnaround. Then the town will go on and make the improvements to that area so the turnaround can be used as it has for the past 40 plus years. Hopefully we can get a quick solution. We are trying to move forward and hopefully get a resolution. At this point, until we own that property, we can't get those boxes out of the area. We had an email from Fords saying they would maintain cul-de-sac but now they're not doing that. Hopefully we can get a resolution so we can get the boxes out and use the turnaround as it previously was, and get the work done. Until it gets approved, we don't know how long it will get marked for the town to make an offer but that will also happen. We don't know who is going to be doing the work because it hasn't been approved yet. We are trying to get this done. Thanks for coming in.

4. BUSINESS ITEM – 270 SOUTH TURNAROUND

This property has already been discussed. Three Engineer firms have been assigned and their bids are to be presented at the next Town Council Meeting and they will approve the one to use. It will include an offer letter to the Fords of a value they will provide, and they can answer or counter offer. One more question is if we are having a certified appraiser to let them know what the offer should be. It will be part of the Town Council agenda so we can decide how we want to do that. Kent will talk to the Mayor to see if we want the appraisal ahead of time so we can proceed with it. The cost of the appraiser should be a fixed amount. It's in the best interest of the town just purchasing the property. Kent will reach out to the Mayor to know what all is at the next meeting.

5. USE PERMIT APPLICATIONS

Cody Hansen – he says specializing in driveways gravel projects lot clearing in landscape prep, the company name is Diamond H Dirt Work. Work will be performed on the customers property. The address 396 E Center will be used for office work and to store equipment. He's got signatures from some of his neighbors but there's a note from Tina saying he is getting signatures from Jake Davis, Sylvia Roberts, Jennifer Clark, Robert Nebeker. Is it possible to approve contingent upon him getting the signatures? Does anyone have any issues with this? As his business grows, he can have some issues with parking more equipment than originally intended so do we need to put anything regarding the amount of equipment allowed. How about having him update it with the amount of equipment he has when he renews it every year? That should be good. Approval with applied standard conditions. Jacob made a motion that we approve the Diamond H Dirt Work conditional use permit with the standard

conditions that we apply to construction related business and annually list any additional equipment obtained on the permit, and on condition that remaining signatures are obtained from his neighbors. Wade seconded the motion. The motion passed unanimously.

Danielle Ortega – she presented her business application for “Sharp Supervising Services,” a home-office based business with no customers visiting the physical location. She presented signatures from all the neighbors. There were no other concerns.

Jacob made a motion to approve “Sharp Supervising Services”. Lenny seconded the motion. The motion passed unanimously.

6. BUILDING PERMIT APPLICATIONS

Morgans Family Home

There was a drawing of a canal and septic on the south edge. Can’t sign application unless you have a septic. Wade talked about signing.

Boyd and Vicky Davis Residence

It is located next to Selin’s. It needs to be a double wide, 27 x 50 is ok. Shop is 34 x 36

Briant Bunnell Metal Building

An application if they are doing a building with a bathroom is an actual building away from the house. Needs a septic in case they are putting a bathroom in the building or any plumbing.

Conney Healey Block Fence

A block fence is the last one. It was signed. 3 foot on north and 3 foot on the south. West will be 6 feet tall should be east instead of west.

Jacob made a motion to approve building permits. Lenny seconded the motion. The motion passed unanimously.

7. OTHER BUSINESS

The Subdivision Ordinance needs to be updated. Tyler lives in town and has talked to Town Council about what needs to be done. Mike Hansen is hired to do what we need. Zoning is not paid by State. Invite Tyler to come to next meeting to let us know what we’re needing because zoning needs to be redone. Kent will ask Tyler to attend next Planning Commission meeting so we can understand what needs to be done.

Something Kent pushed off our plate was Tina called about complaint for a nuisance documentation and he told her that was for the Town Council.

Larmouth house is up for sale. It was talked about at the last meeting that he was at. It is for sale now and that is right. He's still living in the separate building he shouldn't be living in, Kent will follow up with that. Trevor is the enforcement person for the county. The Town Council sent him to go to other buildings that had been complained about.

8. ADJOURN

John made a motion to adjourn the meeting. Wade seconded the motion. The motion passed unanimously. The meeting adjourned at 7:04 p.m.



Kent Poulson
Planning Commission Chairman



Kathy Hayden
Planning Commission Secretary