

STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday, August 26, 2024, beginning at 6:03 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. Review and discuss proposed amendments to Annabella's subdivision ordinance
4. Update on 270 South 400 East cul-de-sac
5. Review of current conditional use permit applications
6. Review of current building permit applications
7. Other business items as needed
8. Adjourn

Public in attendance:

Tyler Timmons  
Chris Nielson

**1. ROLL CALL.** Kent Poulson, John Chartier, Kelvin Johns, Devin Squire, and Wade Ingram are in attendance. Kathy Hayden was in attendance to take minutes.

**2. APPROVAL OF MINUTES.** John made a motion to accept the minutes of the June 24, 2024 meeting. Wade seconded the motion. The motion passed.

**3. REVIEW AND DISCUSS PROPOSED AMENDMENTS TO ANNABELLA'S SUBDIVISION ORDINANCE**

We have until the end of the year to determine what the final decision will be. Not many members of the Committee have had a chance to completely review and make comments or questions about the ordinance. Questions were presented but no decisions were finalized. Subdivision review committee should be more than one person. An attorney can be involved with Tina to finalize the case. How much would it cost for the attorney? Does the developer have to pay the attorney fee? Several Committee members read the information about Subdivision Ordinance a few months ago but they have not recently. We have a couple months left to review and determine the changes. It was determined the Committee would review the information extensively before the next meeting. If possible, we will ask Tina to set it up on Google Doc so Committee members can make comments on the information that will be shared with each other. There will be a deeper review at the next meeting so it can be finalized. Tyler was asked if he is available to attend the next meeting and discuss the information. He will attend and discuss at the next meeting in September. If possible, Tina will create google docs with the information so the Committee members can all comment and it will be shared information.

**4. UPDATE ON 270 SOUTH 400 EAST CUL-DE-SAC**

The Town Council has worked with the attorney, and he has given some guidance as to what should happen. He suggested an offer be made to them at this time. Kent doesn't know what has happened since the last Town Council meeting. The Planning Commission is no longer involved with any decisions on the cul-de-sac. No further discussion now or on our future meetings.

**5. CONDITIONAL USE PERMIT APPLICATIONS**

Justin is doing a mobile tire business with a 16-foot trailer full of his equipment and he goes to where people are and need him to do their tires. They are building a barn that doesn't have anything to do with the tire business. The barn is for McKynzi's business of horse training and is not part of the application. We can add conditions for the application such as off-street parking. Tina can look them up, add them, and Kent will come in and sign the application. If Justin grows his business and has more than one trailer, when he comes in for renewal, he needs to let us know he's grown and added any more vehicles or trailers.

Wade made motion for the Business License and Conditional Use Permit for Red Rock Mobile Tire for Justin and McKynzi Short. Devin seconded the motion. All approved. Motion passed.

**6. BUILDING PERMIT APPLICATIONS**

The Building Permit for a barn was for Justin and Mckynzi Short for her horse training business. They need to keep the water on their property. Kent already signed this form, but the county didn't provide the other page that includes the signature.

Jared Jensen is just extending the fence up, already discussed.

Re-Roof building permit for Scott Hayden. The Committee doesn't fill anything out for those permits.

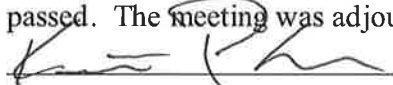
John made a motion to approve all the building permits presented. Kelvin seconded the motion. All approved. Motion passed.

**7. OTHER BUSINESS**

No other business.

**8. ADJOURN**

Wade made a motion to adjourn the meeting. John seconded the motion. All in favor. The motion passed. The meeting was adjourned at 6:54 p.m.

  
Kent Poulson  
Planning Commission Chairman

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Kathy Hayden  
Planning Commission Secretary