

STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday, April 28, 2025, beginning at 6:00 p.m. in the Annabella Town Council Chambers, located at 295 East 300 North, Annabella, Utah. Kent Poulson conducted the meeting.

1. Roll call
2. Approval of minutes
3. Donavan Allen Appointment – Engebritson Representative
4. Review and discuss possible changes to the Land Use Ordinance
5. Review Current Conditional Use Permits
6. Reviews Building Permit Applications
7. Other business
8. Adjourn

**1. ROLL CALL.** Kent Poulson, Kelvin Johns, Lenny Hartle, Wade Ingram, and John Chartier were in attendance.

**2. APPROVAL OF MINUTES.** Kent asked if everyone had an opportunity to review the minutes from the last meeting. John made a motion to approve the minutes as presented. Kelvin seconded the motion, and it passed unanimously.

**3. DONAVAN ALLEN APPOINTMENT.** Representing Mike and Bonnie Engebritson, to review requirements for dividing their property located at 95 West Center Street. Donavan did not attend the meeting.

**4. REVIEW AND DISCUSS POSSIBLE CHANGES TO THE LAND USE ORDINANCE**  
This was the last item discussed today.

**5. REVIEW CURRENT CONDITIONAL USE PERMITS**  
None were present.

**6. REVIEW BUILDING PERMIT APPLICATIONS**  
KC Ford came to the committee's desk to discuss his applications. The Fords adjusted the photos that had been discussed previously. Fences can be approved on the property line, but structure buildings must be a minimum of three feet back from the property line. Since the building is on the property line it will not be approved. They will need to take the information to the Board of Adjustment for review and approval. On the second building permit application, the ag building and the chicken coop, only one is currently built. They discussed many of the building changes that will be needed. There will not be any bathrooms in the buildings, but there will be power. They discussed what needed to be changed in his application. The Commission returned his application and he modified it accordingly to the

discussion. The Commission reviewed the adjusted application before approval. He needs to be sure to keep the water on his property.

There will need to be a motion to approve one building permit with ag building and fence the other two will need to be sent to the Board of Adjustment for review.

The first building permit is for an 18 x 28 ag building on the north property line.

Wade made a motion for the ag building 18 x 28 to deny the building permit and recommend it be sent to the Board of Adjustment because of the wood trusses on the roof. Lenny seconded the motion, and it passed unanimously.

The second building permit is also on the north side of the property, 8 x 8 with the 13 x 16 roof, very similar to the first one and it needs to be sent to the Board of Adjustment.

John made a motion to deny the building permit application for the ag building/chicken coop and refer it to the Board of Adjustment for evaluation. Wade seconded the motion, and it passed unanimously.

The third building permit with the two additional ag buildings, one of them being on the north, 30 x 60 building, all metal. The other ag building is on the east side of the property about in the middle, 30 x 40 also all metal. Also fencing going around the perimeter, 6-foot fencing with a horse fence. The opening is 62.17 for the right of way to enter the property. An interior fence in the north-west corner of the property that is 20 feet going east to west and north to south is 30 feet that is a metal fence.

This building permit application is titled Ag buildings and perimeter fencing.

Lenny made a motion to approved the third building permit the ag buildings and perimeter fencing with the boxes for the 30 x 60 all metal building on the north, the 30 x 40 all metal building on the east, the fencing for the goats on the north-west corner, the perimeter fencing that is welded pipe with horse panels and boxes, and the 62.17 feet in between for the right of way of the opening of the road. John seconded the motion, and it passed unanimously.

KC Ford left the meeting at 6:50 pm

The Commission reviewed additional building permit applications for Fred Evens, Craig Peterson, and Kent Poulson. They were discussed and approved.

John made a motion to approve the building permits as presented. Lenny seconded the motion, and it passed unanimously.

Wade left at 6:54 pm

#### **Review and discuss possible changes to the Land Use Ordinance**

Tyler came to the committee's desk to discuss suggested changes. He created one copy of changes and emailed every one of the changes suggested. Tyler had a few things to discuss about exotic animals. Section 2-107 where he added the comments we discussed last time. Section 2-129 was one that Devin suggested changes for domestic animals. Defining domestic animals will be required so 2-129 will be changed and exotic animals will be prohibited.

He will get a copy of the form already changed to review it. More will be changed and at the next meeting Tyler will bring the changed form and connect to the tv to review changes with the Commission. Tyler will share the document changes by sending it to the google dock for everyone. The Commission will go through the document and send comments to Tyler.

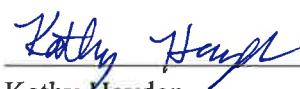
**7. OTHER BUSINESS.** Next month's meeting date. The fourth Monday of May is Memorial Day. If Donavan Allen can come on the 19<sup>th</sup> of May we will have a Planning Commission Meeting. If he is not available and we don't have other business, we will not have a meeting in May.

**8. ADJOURN.**

Lenny made a motion to adjourn the meeting. John seconded the motion, and the motion passed unanimously. The meeting was adjourned at 7:09 p.m.



Kent Poulson  
Planning Commission Chairman



Kathy Hayden  
Planning Commission Secretary