

STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday, May 19 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. Consider proposed amendments to Construction Standards
4. Consider proposed amendments 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, Devin Squire, Wade Ingram, and John Chartier were in attendance. Devin arrived at 6:04.

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

**3. CONSIDER PROPOSED AMENDMENT TO CONSTRUCTION STANDARDS.**

Time was turned over to Kelvin. He discussed Table D103.4 requirements for dead-end fire apparatus access roads. Amendments will need to be made to some items, and a public meeting will need to be held before approved. This information was presented by the fire codes. John presented a picture of the items, and they were discussed individually. Creating a cul-de-sac was also discussed. These will be our options, including conditioning ones. We could match that up with our ordinances. The question would be if we were going to accept the options or change the ones to include ours. We're addressing requirements for dead end fire access. If we have 800 feet <sup>length</sup> ~~some where~~ we can change the 750 <sup>length</sup> ~~amount~~ to 800. If it's 500 ft it will be 20 feet width, if over 500 ft it can be 26 feet width. ~~The front of the letter talks about some places that are already not affecting the fire code. Kelvin said we should accept the fire code or develop it closer to our code.~~ The Planning Commission discussed the requirements that are listed in the letter. <sup>fire code</sup> We need to adjust the information and send it to the Town Council. We could get it written up, review, and vote on it and then submit it to the Town Council. We will get it written up and have it available to vote on and pass it on to the Town Council.

We will adopt the D103.4 requirement, cross off the hammerhead and 60 ft. It should already be available so we can approve our cul-de-sac requirements. We will just create the same word information as the letter. We don't need to keep the title of D103.1. Kent will provide information for Tina and Kelvin to present to Town Council.

John made a motion to amend our construction standards to include the information found in table D103.4 as presented in the packet tonight for a dead end fire access roads with the exception of taking out the hammer head and the Y options and stay with the 96 foot diameter cul-de-sac. Devin seconded the motion, and the motion was passed unanimously.

#### **4. CONSIDER PROPOSED AMENDMENT TO THE LAND USE ORDINANCE**

We went to use permits first and then went back to this  
*conditional*

#### **5. REVIEW CURRENT CONDITIONAL USE PERMITS**

None provided for this meeting.

#### **6. REVIEW BUILDING PERMIT APPLICATIONS**

Tianna Lopez Chavez – everything was approved by the other committee.

Perry Ray – they reviewed and discussed the picture provided. The building will be on the southwest side of the building. No concerns or comments

Kris & Heather Hunt – they discussed the fence, and they didn't see any concerns

Karen Stanton – no drawings included, no concerns

Monte Aldridge – storage garage. There was a concern about the height, but it will not be any bigger than house. It shall not be more than 3,000 square feet. They reviewed the picture provided to determine if it is appropriate.

Wade made the promotion to approve all the Building Permit Applications. John seconded the motion, and the motion passed unanimously.

#### **CONSIDER PROPOSED AMENDMENT TO THE LAND USE ORDINANCE**

Tyler attached items to the TV so all members could review the changes. The yellow items on the documents were the changes requested by the Planning Commission. Tyler discussed all the changes requested and provided in the document. They had all been discussed at previous meetings. Annabella Conditional Use Matrix section was discussed and will need to be adjusted. Accessory apartments in eternal accessory dwelling unit information needs to be changed.

(6:55 Wade was excused to leave the meeting)

Items were still reviewed and discussed regarding the changes. Some items were adjusted for the new requirements. Some wording was cleaned up. The Conditional Use Permits section was also discussed and asked if it needed to be changed. They were talking about construction items that may permit conditional use permit for those building their house on private property. We addressed the tiny houses and the trailer and RV. We should make a tiny house on wheels be considered an RV with information on recorder. A lot of section 11 was changed and discussed to determine whether it was approvable. There were a few changes suggested. Section 11-410 was one needing changes and Tyler made the change requested so it will still be approved. Section 11-408 had a change as well to qualify what was on the fire code paper previously discussed. Adding septic tanks was discussed about the acre amount required. It could be said that septic tanks are not provided in a half-acre. Septic tank items can still be open for discussion. There should be an addition of a section about construction for a canal, Section 6.

Tyler will take all the items discussed and make any additional changes requested.

**7. OTHER BUSINESS.**

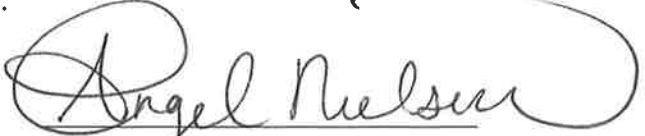
No other business.

**8. ADJOURN.**

John made a motion to adjourn the meeting. Kelvin seconded the motion, and the motion passed unanimously. The meeting was adjourned at 7:43 p.m.

---

Kent Poulson  
Planning Commission Chairman

  
~~Kathy Hayden~~  
Planning Commission Secretary