

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes from the Board of Adjustment meeting held on July 9th, 2025, beginning at 6 p.m. in the Annabella Town Council chambers, located at 295 East 300 North, Annabella, Utah. Bradley Powell conducted the meeting.

1. Roll call
2. Consider Variance request for Tracy Nebeker/Annabella Blooms location at 110 East Center.
3. Other Business
4. Adjourn

1. Roll call

Bradley Powell, David Peterson, and John Chartier were in attendance.

2. Variance request for Tracy Nebeker/Annabella Blooms

Tracy Nebeker, Shelly Monson, Terry Nebeker, and Bob Nebeker were in attendance. Bradley Powell started the meeting by explaining why the conditional use permit was denied by the Planning Commission in accordance with section 16-301. John Chartier discussed the possibility of Shelly Monson, who owns the property at 110 E. Center to apply for the conditional use permit. Tracy then explained that she wants to use the Flower Patch at 110 E. Center for a U-pick Flower Farm. It would take place every Saturday in August and September, in the evenings from 6-9 p.m. Tracy would pre-sale tickets for up to 20 people maximum, at a time to come pick flowers and take photos. Tracy expects at most 10 vehicles at a time so there will be plenty of parking.

John suggested approval of variance by having Shelly Monson apply for the conditional use permit provided by Angel Nielsen Planning Commission secretary. Shelly filled out the permit and submitted the application. In addition, it was agreed that new conditions be added to this conditional use permit those conditions are as follows: Any neighbor complaints and the permit will be revisited. Also, water usage must be responsible and reasonable and follow any restrictions the town may have in place.

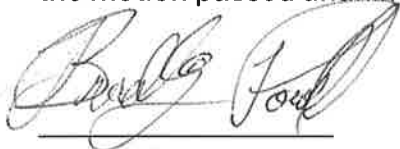
With the new conditions in place John made the motion to **approve** the Conditional Use Permit for Tracy Nebeker/Annabella Blooms located at 110 East Center. With Tracy Nebeker as the owner and Shelly Monson as the proprietor. Bradley Powell seconded the motion. All in favor, all approved the motion passed.

3. Other Business

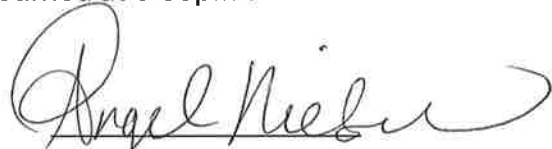
No other business.

4. Adjourn

Bradley made a motion to adjourn the meeting. David Peterson seconded the motion. And the motion passed unanimously, meeting adjourned at 6:30p.m.



Bradley Powell
Board of Adjustment Chairman



Angel Nielsen
Board of Adjustment Secretary