

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

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

1. Public Hearing 6:00 p.m.
Public hearing on proposed changes to the Annabella Town Construction Standards
2. Planning Commission Meeting Roll Call
3. Approval of minutes
4. Consideration and discussion of proposed amendments to the Land Use Ordinance.
5. Review of current conditional use permits
6. Review Building Permit Applications
7. Other business
8. Adjourn

1. Public Hearing. A public hearing was held on proposed changes to the Annabella Town Construction Standards. Kent read old ordinance specifically streets sub section J. Then newly proposed changes were read and defined in detail. (See attached subdivision Ordinance Section 6-Streets: J cul-de-sacs 1, 2, 3 and table J1). Kent then opened the meeting to public comments. No public were in attendance to comment. Kent made a motion to close the public hearing. John seconded the motion, and all members approved.

2. Planning Commission meeting Roll Call. Kent Poulson, Kelvin Johns, Devin Squire, Wade Ingram, and John Chartier were in attendance.

3. Approval of minutes. John made a motion to approve the minutes of the last meeting. Devin seconded the motion, all members approved.

4. Consideration and discussion of proposed amendments to the Land Use Ordinance. Tyler brought visual aids to share. Tyler added and changed wording for Fencing and what defines a fence. Adjustments to maximum height, a breakdown with figures, pictures and sub-sections will be added to make requirements clear.

Internal Alternative Dwelling Units (IADU) and Alternative Dwelling Units (ADU) or tiny homes were all reviewed. All agreed standards must comply with state requirements and town requirements. Anything that contradicts state requirements needs to be removed. Also, that the owner of the property must live in or occupy the primary dwelling or ADU. All IADU's and ADU's will require consideration and approval of the Planning Commission and Town Council.

Ditch maintenance, specifically for canal and storm water conveyance were addressed and how to protect surface water and drainage and storm water flow. It must clearly be stated that if a property owner changes the flow or grade of frontage drainage, such as a culvert, gravel to road, trenching, or other, the town is not responsible for or liable if flooding occurs. Grade and drainage must be

maintained. Adding a new section Surface water is needed, can possibly be added to 6-807 Surface Drainage.

In conclusion make sure Section 12 ties in with state rules and requirements. Also, take out Planned unit development in section 13. Section 16, Home occupation section needs re-read to see if any further adjustments need to made. Add a section for IADU and ADU separate and add all state standards, regulations and requirements. Tyler will make changes and adjustments and get copies out to everyone. Thank you, Tyler.

5. Review conditional use permits. Conditional use permit for Cannon Clark at 119 S. 300 E. for Blue Jay Window services LLC. Window cleaning service. Wade made a motion to approve Cannon Clark conditional use permit. Devin seconded the motion; all were in favor and the motion passed.

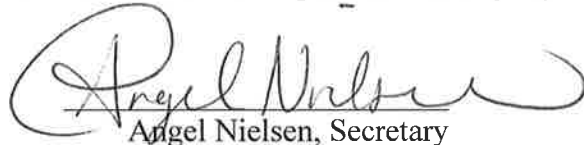
6. Review building permit applications. Peggy Nielson applied for a building permit for a home remodel. Lydon Friant applied for a single-family dwelling permit. John made a motion to approve all building permits. Wade seconded to motion and all were in favor, the motion passed.

7. Other Business. Devin made a motion to send the Land Use Ordinance to the Town Council for review. John seconded the motion and all were in favor, the motion passed unanimously.

8. Adjournment. Kent requested a motion to adjourn the meeting. Wade made a motion to adjourn the meeting. Devin seconded the motion and all were in favor, the motion passed. Meeting adjourned at 7:45pm.



Kent Poulson, Chairman



Angel Nielsen, Secretary

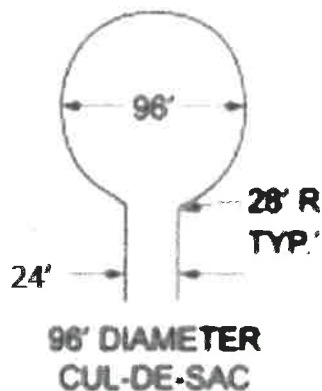
J. Cul-de-sacs. (End turn around). Each cul-de-sac shall have a minimum right-of-way width of fifty-seven (57) feet and must be terminated in a turnaround with a diameter of not less than ninety-six (96) feet. Surface water must drain away from the turnaround; however, where drainage cannot be achieved along the street due to grade constraints, necessary catch basins and drainage easements shall be provided. Cul-de-sacs shall have a maximum length of 500 feet, as approved by the Town Council.

1. Dead-end fire apparatus access roads longer than 150 feet shall comply with width and turnaround provisions in accordance with TABLE J1.

TABLE J1. REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	RIGHT OF WAY WIDTH w/ RURAL RESIDENTIAL ROADWAYS (feet)	SURFACED ROADWAY WIDTH w/ RURAL RESIDENTIAL ROADWAYS (feet)	TURNAROUND REQUIREMENT
0 - 150	57	24	None required
151 - 500	57	24	96-foot-diameter cul-de-sac in accordance with Figure J1
Over 500			Special approval required

FIGURE J1



2. Temporary Cul-de-sacs

Where a street is intended to be extended in the future but currently terminates due to undeveloped adjacent property, a temporary cul-de-sac may be permitted under the following conditions:

- a. The temporary cul-de-sac shall meet the same dimensional requirements as a permanent cul-de-sac, including a minimum 96-foot turnaround diameter and appropriate surface drainage.
- b. The right-of-way and improvements for the turnaround shall be constructed to public street standards unless otherwise approved by the Town Engineer.
- c. A note shall be placed on the final plat and recorded indicating that the cul-de-sac is temporary and may be removed or modified upon future extension of the roadway.

- d. The design shall provide for the removal or conversion of the cul-de-sac without adversely affecting adjacent lots, drainage, or utility connections.
 - e. A temporary easement may be required to ensure access and maintenance until the street is extended.
 - f. Note: Temporary cul-de-sacs shall not be used as a justification for exceeding the maximum 500-foot dead-end length unless approved by the Town Council.
3. Temporary cul-de-sacs must meet current Utah State Fire Code standards.