

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes of the Planning Commission meeting held on Monday October 27, 2025, at 6 p.m. in the Annabella Town Council chambers located at 295 East 300 North, Annabella, Utah. Chairman Kent Poulson conducted the meeting.

1. Roll Call
2. Approval of minutes
3. Consideration and discussion of the proposed amendments to the Land use Ordinance
4. Review of current conditional use permits
5. Review building permit applications
6. Other business
7. Adjourn

1. Roll Call. Kent Poulson chairman, John Chartier, Kelvin Johns, Wade Ingram, were in attendance. Devin Squire and Lenny Hartle were excused.

2. Approval of Minutes. Kelvin made a motion to approve the minutes. John seconded the motion all approved and the motion passed.

3. Consideration and discussion of the proposed amendments to the Land use Ordinance. Tyler with six county was in attendance to review his progress and address questions. His first question was proposed by Devin, which was how to get approval for an IADU and what the town requires. As opposed to an ADU which requires a Conditional Use Permit. The commission discussed it and the IADU language will be changed. An IADU must be contiguous and share a common wall of the home. The primary owner has to prove owner occupancy of the home. The septic tank and system on property must be inspected and proper sized. Each IADU must have a cooking, bathing, and sleeping areas separate from the owner occupant. The IADU must have separate outside entrance and off-street parking. Devins' second question was addressing flag lots and if commission needed to change the language we currently have in place. The decision was made to keep flag lot language as is. Devins third question pertained to Section 14; Code permit required code requirement enforcement and penalties. It now sites the penalty of violation of the provisions of this ordinance shall be punishable by law. The commission determined we need to talk to the town lawyer and Sevier County Code Enforcement on their recommendations on enforcement. We need to add clarity to the Fence Requirements and tighten the language in that section. Lastly the Subdivision ordinances will not be combined or added to the land Use ordinances they will stay separate. Tyler will make the proposed language changes, and the commission will revisit this after the first of the year.

4. Review of current Conditional Use Permits. Review Conditional Use Permit for Janette Nielsen and Scott and Sona Asay. John made a motion to approve Janette Nielsen and Scott and Sona Asay requested Conditional Use Permit with a few conditions. 1. This Conditional Use Permit expires in 5 years if it is renewed every year. 2. This Conditional use Permit expires as soon as the Asays have taken

full-time residency in the manufactured home being built on the property. 3. Conditional on getting the final signature from the neighbors the Mathis's. Wade seconded the motion; all approved the motion passed.

5. Review of building permit applications. No building permits for review.

6. Other Business. No other business.

7. Adjournment. Kent asked for a motion to adjourn. Wade made a motion to adjourn the meeting; John seconded the motion. The motion passed, and the meeting adjourned at 6:36 p.m.



Kent Poulson, Chairman



Angel Nielsen
Angel Nielsen, Secretary