

**STATE OF UTAH  
COUNTY OF SEVIER  
TOWN OF ANNABELLA**

Minutes from the Planning Commission meeting held on Monday January 26<sup>th</sup>, 2026, at 6:00 p.m. in the Annabella Town Chambers, located at 295 East 300 North, Annabella, Utah. Kent Poulson Chairman conducted the meeting.

1. Roll call
2. Approval of minutes
3. Annual review of Conditional Use Permits
4. Consideration and discussion of proposed amendments to the Land Use Ordinance
5. Review of current Conditional Use Permits
6. Review of Building Permit applications
7. Other Business
8. Adjourn

### Roll Call

The Planning Commission meeting was called to order with members Kelvin Johns, Wade Ingram, Lenny Hartle, Devin Squire, and Lyndon Friant present. Chairman Kent Poulson welcomed Lyndon Friant, who was recently appointed to the Planning Commission at the last Town Council meeting.

### Approval of Minutes

The Commission reviewed the minutes from the October 27, 2025, meeting.

Wade Ingram moved to approve the meeting minutes of October 27, 2025. Kelvin Johns seconded the motion. The motion passed unanimously.

### Annual Review of Conditional Use Permits

The Commission reviewed a list of current conditional use permits in the town. During discussion, Kelvin Johns raised concerns about several trucking businesses and their compliance with parking regulations. He noted that Prescott Trucking (#24) and Zeyker Transportation (#28) have specific restrictions on where and how often they can park their trucks but observed that other truckers in town were parking their vehicles in restricted areas and abandoning trailers for extended periods.

The Commission identified four trucking businesses of concern: Prescott Trucking and Zeyker Transportation (which have business licenses and conditional use permits), as well as Josh Clark and Devin Grover (who may not have business licenses). It was noted that Hafen Enterprises is another trucking business in town but appears to be compliant with regulations.

The Commission discussed the need to send reminder letters to all these businesses about the parking rules, which include limitations on how often they can park on city streets (once per quarter) and requirements to park on private property, not on the right-of-way. It was clarified that if businesses don't have licenses, they should be informed that they need to either obtain proper licensing and follow the conditions or not bring trailers into town.

Another issue raised was regarding Justin Short, who has multiple businesses listed but may no longer be living at the property address, though his wife still resides there. His Red Rock Mobile Tires business trailer is parked at the property, but no complaints have been received.

Devin Squires moved to renew the conditional use permits for another year, assuming the businesses pay the required fees. Lenny Hartle seconded the motion. The motion passed unanimously.

## Consideration and Discussion of Proposed Amendments to the Land Use Ordinance

Tyler Timmons presented updates on the amendments to the Land Use Ordinance based on previous discussions. Several key points were addressed:

1. Clarification was added regarding accessory dwelling units (ADUs) versus internal accessory dwelling units (IADUs), specifically stating that IADUs must be located entirely within the primary dwelling and share common structural walls, floor, or ceiling with the primary dwelling. Connections by breezeways do not qualify as internal units.
2. Parking requirements for accessory dwelling units were confirmed to match the existing language, requiring improved surfaces of concrete, asphalt, masonry, or concrete pavers to reduce dust and erosion.
3. The commission discussed flag lot requirements, confirming that each lot should access the street by its own right-of-way or access strip, with successive stacking of lots on the same right-of-way not permitted.
4. The commission requested that Tyler work with Trevor (the county's code enforcement contractor) to revise the enforcement language in the ordinance to better reflect the actual enforcement process rather than simply referring to violations as "misdemeanors."
5. Tyler noted that Kent had requested clearer guidelines on animal units based on lot size. The commission located the existing regulations in the land use code (section 6-700) but agreed that a clearer table format would be helpful. Tyler agreed to create an appendix with a table showing lot sizes and corresponding allowed animal units.

The commission agreed to review Tyler's updated document before the next meeting, with the goal of forwarding it to the Town Council after that.

Tyler also informed the commission that Thomas Peterson would attend the February meeting to discuss the Wildland Urban Interface (WUI) Code. He explained that while towns are currently required to adopt the 2006 version of the code, the legislature is likely to change this to the 2024

version in the current session. The commission agreed to wait until after the legislative session (ending in early March) before acting on this requirement.

### Review of Current Conditional Use Permits

No current conditional use permits required review at this time.

### Review Building Permit Applications

The commission reviewed a reroof application from Rebecca Patterson.

Wade Ingram moved to approve the Rebekah Patterson reroof application. Devin Squire seconded the motion. The motion passed unanimously.

### Other Business

No other business was discussed.

### Adjourn

Wade Ingram moved to adjourn the meeting. Lyndon Friant seconded the motion. The motion passed unanimously.

X



Kent Poulson  
Chairman

X



Angel Nielsen  
Planning Commission Secretary