

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes From the Board of Adjustment meeting held on Thursday April 16th, 2026, at 6:00 p.m. in the Annabella Town Chambers located at 295 East 300 North, Annabella, Utah. Chairman Bradley Powell conducted the meeting.

1. Roll call
2. Consider variance request application for Kris Hunt and Kasey Hunt regarding parcel split 2-N8-14
3. Other Business
4. Adjourn

1. Roll call

Chairman Bradley Powell called the meeting to order and conducted a roll call. Present were Bradley Powell, Chairman; David Peterson; and Devin Squire.

2. Consider variance request application for Kris Hunt and Kasey Hunt regarding split of parcel 2-N8-14

Chairman Powell invited the Hunt Brothers to present their request. Kris Hunt explained that the family has owned the property, which is just under an acre at 0.94 acres, for approximately 50 years. The property contains a shop that they still use. Kris Hunt stated that his son would like to build a home on a portion of the property. Hunt noted that property prices have become extremely expensive, with half-acre lots in Annabella costing upwards of \$100,000 to \$110,000, making it financially difficult for young families to purchase property.

Kris Hunt explained that the canal running through the property has created a natural boundary that has historically affected the property lines. He believes this canal placement, established approximately 100 years ago, is the reason the property ended up being slightly less than a full acre rather than conforming to the typical four-acre blocks that could be evenly divided into eight half-acre lots. The property line runs to approximately the center of the canal, giving them 148 feet of frontage.

Kasey Hunt added that they had previously received a small portion of land from neighbor Mike to reach a full acre, but when Mike built his home, the family deeded that land back to him. He also mentioned that the canal company plans to cover the canal, which would make septic installation easier, with work potentially beginning this fall.

Chairman Powell inquired about easements related to the canal. The Hunts indicated there would likely be a 10 to 20-foot easement on each side of the canal for maintenance purposes, though the

canal company hopes to transfer maintenance responsibility to property owners once the canal is piped.

When asked about the timeline of ownership, Kris Hunt confirmed the property has been in the family for approximately 50 years, since around 1976 or 1977. He emphasized their desire to keep the property in the family rather than pursuing monetary gain.

Board member David Peterson asked why they couldn't simply build a house on the corner of the existing lot and keep it as one parcel. Kasey Hunt responded that surveying the entire property would cost twice as much, and they wanted to maintain separate ownership of the portion with the shop for potential future use or sale. Kris Hunt added that a half-acre would be more manageable for his son than a full acre, reflecting changing lifestyle needs compared to when previous generations used the land for farming and raising livestock.

Board member Devin Squire acknowledged his sympathy for the family's situation but expressed concerns about the variance criteria. He explained that as a Board of Adjustment, they could consider cases where someone already owns a nonconforming lot, such as a 0.43-acre parcel, and needs to build on it. However, in this case, the property can reasonably be used at 0.94 acres without any unique physical constraints creating hardship. Squire stated that the request appeared primarily aimed at increasing development potential by splitting into two lots, which doesn't meet variance criteria.

David Peterson echoed similar sentiments, sharing that he faces a comparable situation with unusable property he owns elsewhere. He noted that the town has consistently denied similar requests multiple times over the years, maintaining the half-acre ordinance, and suggested that any changes should come from elected officials rather than the Board of Adjustment.

Kris Hunt stated that the canal presents a legitimate hardship, as without it, the property would likely have been a full acre under normal circumstances. He suggested that times have changed since the ordinance was established and that the town needs to adapt to help families afford housing.

Chairman Powell acknowledged the family's admirable desire to keep their son close and help with housing affordability, sharing that his own children had to leave town due to cost concerns. However, he emphasized his civic duty to protect all town residents and maintain the established half-acre minimum. Powell stated that he moved to Annabella 30 years ago for its rural character and remembered when the town changed from one-acre to half-acre minimums. He expressed concern about where exceptions would stop and stressed that any changes should come through elected officials rather than variance requests.

Bradley Powell concluded that he could not support granting a variance, believing it would not be in the town's best interest to deviate from the established ordinance. He encouraged the Hunts to get involved politically if they wanted to change the ordinance.

Kris Hunt responded that when they appeared before the planning commission, there seemed to be general acceptance that the request could be beneficial, though no one was willing to second the motion to move it forward.

Devin Squire clarified that Kris's son, Carson, couldn't build a house without the split due to financial constraints, that represented a hardship for Carson personally rather than a hardship related to the property itself, which could still be reasonably utilized at 0.94 acres.

Chairman Powell acknowledged that he faces a similar situation with three acres and three children, expressing sympathy while maintaining his position on upholding the ordinance.

Motion: David Peterson moved to reject the variance request and maintain the half-acre ordinance requirement. Devin Squire seconded the motion. Motion carried unanimously.

Angel Nielsen informed the applicants that she would send them a letter explaining how they could move forward from the decision.

3. Other Business

No other business was discussed.

4. Adjourn

The meeting was adjourned with thanks extended to all participants.

X 
Bradley Powell
Board of Adjustments Chairman

X 
Angel Nielsen
Board of Adjustments Secretary