

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday March 23, 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.

Roll call

Chairman Kent Poulson called the meeting to order and conducted the roll call. Present were Planning Commission members Lyndon Friant, Devin Squire, Lenny Hartle, and Wade Ingram, as well as Chairman Kent Poulson. Kelvin Johns was excused from the meeting.

Approval of minutes

Chairman Poulson asked if everyone had a chance to read through the minutes from the February 23rd Planning Commission meeting. Seeing no issues with the minutes, Lyndon Friant made a motion to approve the February 23rd meeting minutes, which was seconded by Lenny Hartle. The motion passed unanimously.

Appointments

Kris Hunt and Kasey Hunt, Parcel 2-N8-14 discussion and options

Kris Hunt and Kaycee Hunt appeared before the Planning Commission to request a parcel split on their property. Kris Hunt explained that their son Carson and his wife looking for a place to build, noting that property costs have risen dramatically since he moved to Annabella 25 years ago. He described purchasing his property for \$11,000 with an \$86,000 mortgage payment of \$800 per month, compared to today's reality where young couples face \$450,000 loans with property costs of \$100,000-\$150,000.

Kris Hunt detailed their property situation, explaining they own almost an acre (0.94 acres) with 148 feet of frontage and approximately 285 feet depth. The property includes a shop that they use for business purposes. They would like to split the property to help their son afford a building lot, proposing to divide it into two lots of approximately 0.47 acres each.

The discussion revealed several technical considerations. Kaycee Hunt noted that the property would need to meet septic setback requirements from the canal, which are currently 50 feet for the septic tank and 100 feet for drain lines. However, when the canal is piped (planned for later in the year), these setbacks may be reduced to 50 feet for both components.

Planning Commission members expressed sympathy for the housing affordability crisis but explained they are bound by the town's land use ordinance requiring a minimum of one-half acre per lot. Devin Squire stated that while the request makes sense, the Commission must follow regulations and would have to vote no, directing the applicants to the Board of Adjustments for a variance.

The discussion also touched on new state legislation allowing accessory dwelling units, which could potentially provide two homes on a single lot anyway.

Angel Nielsen, Planning Commission Secretary, agreed to schedule a Board of Adjustments meeting for the applicants.

Motion: Devin Squire motioned to deny the request by Kris and Kaycee Hunt for a parcel split because the lot size is not big enough for two half-acre lots and to push this to the Board of Adjustments. After initial hesitation about seconding the motion, Kaycee Hunt seconded it, expressing hope that the Commission could help prepare the applicants for their variance request. The motion passed unanimously.

Business

Consideration and discussion of proposed amendments to the Land Use Ordinance

This item was briefly mentioned but discussion was deferred to focus first on the WUI code review, as the two items were interconnected.

Review and discussion of the WUI code (Wildland-Urban Interface)

The Planning Commission received detailed briefings from Tyler Timmons and Justin Short regarding the Wildland-Urban Interface (WUI) code requirements. The discussion covered multiple complex legislative requirements stemming from HB 48 and HB 41.

HB 48 and Fee Structure: The representatives explained that HB 48 created a high-risk wildfire zone map that will result in additional fees for property owners in designated areas, with fees postponed until next year due to HB 41. Properties can potentially reduce these fees through mitigation efforts verified by certified inspectors.

WUI Code Requirements: Separate from the HB 48 fees, municipalities must adopt WUI building codes for new construction in designated high-risk areas. The Commission learned they have two options: adopt the 2006 WUI code immediately or wait up to two years to adopt the required 2024 code. The 2006 code would allow them to join the Cooperative Wildfire Services (CWS) program immediately, providing protection from liability for wildfire-related costs.

CWS Protection: Justin Short emphasized the importance of CWS membership, explaining that without it, the town could be liable for significant wildfire suppression costs. He cited Marysville's potential \$200,000 liability that was avoided due to CWS membership.

Building Code Requirements: Devin Squire reviewed specific requirements in the WUI code, noting restrictions such as required stainless steel wire mesh spark arrestors on chimneys, prohibition of vented soffits requiring Texas-style spray foam insulation, and other fire-resistant building materials and techniques.

Mapping Discussion: The Commission examined proposed WUI boundaries, with Tyler Timmons presenting a draft map that was more conservative than the full HB 48 high-risk

area. Angel Nielsen clarified that municipalities must include HB 48 high-risk areas in their WUI zones but cannot include areas below risk level 5 without justification.

After extensive discussion about the complexity and urgency of wildfire protection, the Commission recognized the need to act quickly to secure CWS coverage while taking time to properly review the 2024 code requirements.

Motion: Lenny Hartle motioned to table the WUI code discussion until the Commission has the 2024 code available for review. Devin Squire seconded the motion, and it passed unanimously.

However, upon learning that they could adopt the 2006 code immediately for CWS protection while having two years to adopt the 2024 code, the Commission decided to proceed with scheduling a public hearing for the 2006 code adoption for the following month.

Review of current conditional use permits

No current conditional use permits were reported.

Review building permit applications

No building permit applications were reported.

Other business

The Commission discussed the need to review the proposed Land Use Ordinance amendments, with Tyler Timmons noting that most comments and questions had been addressed. The main remaining issue involved group homes, which Tyler explained are heavily regulated at the state level with limited local control options.

Tyler Timmons suggested the Commission could hold back-to-back public hearings next month for both the WUI code and the Land Use Ordinance amendments if members completed their review in the coming weeks. The Commission agreed to this approach to move both items forward efficiently.

The meeting concluded with plans to hold public hearings next month for both the WUI code (2006 version) and the Land Use Ordinance amendments, with the expectation that both items would then proceed to the Town Council for final approval.

X

Kent Poulson
Chairman

X

Angel Nielsen
Planning commission Secretary