

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

**TOWN COUNCIL MEETING
May 14, 2026**

Minutes from the Annabella Town Council Meeting held Thursday, May 14, 2026, beginning at 6:00 p.m. in the Town Council Chambers, located at 295 East 300 North, Annabella, Utah. Mayor John Chartier conducting.

1. ROLL CALL. Mayor John Chartier called the meeting to order and confirmed the presence of a full Council: Councilmembers Louis Brown, Kelvin Johns, Christopher Nielson and Stephanie Morgan.
2. OPENING REMARKS. Councilmember Brown offered the prayer.
3. PLEDGE OF ALLEGIANCE. The Pledge of Allegiance was led by Councilmember Johns.
4. CITIZEN INPUT. There was not any citizen input.
5. APPROVAL OF MINUTES. A motion to approve the minutes as published was made by Councilmember Nielson and seconded by Councilmember Morgan. The motion carried unanimously.
6. APPROVAL OF WARRANT REGISTER. Motion to approve the warrant register was made by Councilmember Brown and seconded by Councilmember Nielson. The motion carried unanimously.
7. ADOPTION OF ORDINANCE 2026-01, UPDATING THE ANNABELLA LAND USE ORDINANCE AND REPEALING THE PRIOR VERSION. The Council considered Ordinance 2026-01, which was submitted by the Planning and Zoning Commission following a public hearing (it was noted that no public comment was received). Tyler Timmons, R6 Community Advisor, summarized that the majority of changes involved reorganization, improved definitions, and removal of unused provisions rather than substantive zoning changes. Key updates included the addition of an internal accessory dwelling unit section, a reduction in the maximum access strip length for flag lots from 800 feet to 150 feet in conformance with fire code, and a new provision addressing parking of heavy commercial vehicles on residential streets.

A question was raised regarding the acreage requirement for detached accessory dwelling units. Timmons clarified that the one-acre minimum, while no longer explicitly stated in the body of the ordinance, is preserved in the conditional use matrix, and that no acreage requirement applies to internal accessory dwelling units.

The Council discussed the construction noise provision setting allowable hours between 7:00 AM and 10:00 PM, with an exemption process available upon written approval by the Town. Councilmember Morgan raised the question of whether an earlier start time, such as 6:00 AM, should be permitted for concrete workers during hot summer months. After discussion, the Council agreed that the existing exemption process—through which contractors may seek prior written approval for early starts—was sufficient, and that broadly lowering the start time to 6:00 AM was undesirable. The ordinance was approved without changes.

A motion to adopt Ordinance 2026-01, updating the Annabella Land Use Ordinance and repealing the prior version, was made by Councilmember Johns and seconded by Councilmember Brown. The motion carried unanimously.

8. ADOPTION OF ORDINANCE 2026-02, ADOPTING THE WILDLAND-URBAN INTERFACE (WUI) CODE AND MAP. Tyler Timmons presented the WUI Code and Map, noting that the Planning Commission's recommendation was to adopt the 2006 WUI Code and the state-designated high-risk map. A printed map was reviewed by the Council. Timmons explained that adopting the 2006 version was a pragmatic first step, as most modern building materials are already compliant with it, and that the Town would have two years to evaluate whether to transition to the 2024 code. It was also noted that the legislature may amend WUI requirements in the coming session, making it prudent to adopt the 2006 version now and reassess.

A motion to adopt the 2006 Wildland-Urban Interface Code and Map was made by Councilmember Brown and seconded by Councilmember Johns. The motion carried unanimously.

9. DISCUSSION AND POSSIBLE APPROVAL OF A COOPERATIVE WILDFIRE SYSTEM (CWS) AGREEMENT. The Council discussed the Cooperative Wildfire System Agreement, which is administered through the Utah Division of Forestry, Fire and State Lands. Tyler Timmons explained that execution of the CWS Agreement had previously been deferred pending adoption of the WUI Code and Map. The agreement shields Annabella from financial liability for wildfire suppression costs. The current agreement carries no financial participation cost for Annabella.

A motion to approve the Cooperative Wildfire System Agreement was made by Councilmember Nielson and seconded by Councilmember Johns. The motion carried unanimously.

10. DISCUSSION OF THE PRELIMINARY BUDGET AND SET PUBLIC HEARING DATE. Tina Mitchell, Clerk, presented an overview of the preliminary budget for fiscal year 2026–2027 (beginning July 1, 2026). She noted there are few significant changes from the current year. Notable line items added or updated include:

- **\$50,000** in the Capital Projects Fund set aside for eminent domain proceedings.
- **\$20,000** in the Culinary Water Fund for planned expenses, including seal coat treatment and valve repairs.
- **\$10,000** in the Irrigation Fund for valve repairs and the pond screen repair.
- Increased medical insurance and retirement contributions, pending Shane Phelps obtaining his water certification.

Mitchell also noted that new line items were created to better track Youth Council revenue and expenditures, and that the Capital Projects Fund currently holds \$144,876 across street, park, and cemetery accounts. A three-year project outlook, as required by the state, was included for reference and can be updated at any time.

The Council set the public hearing on the proposed budget for the June 11, 2026 Town Council meeting at 6:00 PM.

11. WATER SUPPLY UPDATE & REVIEW OF CURRENT WATER RESTRICTIONS. Maintenance Supervisor, Eric Nielsen, provided a detailed update on the Town's water supply situation. The primary development since the last meeting has been a reduction in both wells' pumping rates from approximately 450 gallons per minute (GPM) down to approximately 300 GPM, after the Town eliminated software issues and began investigating possible electrical and physical causes for underperformance. Nielsen indicated that while a physical decline in the water table has not been ruled out, further investigation is ongoing before drawing firm conclusions.

Nielsen reported that the current watering schedule allows the pond and tanks to be adequately replenished for weekend demand, though levels fall again by mid-week. Approximately ten door-hanger reminders have been placed for violations, and compliance has been good overall.

Nielsen reported that a visit to the mountain lakes revealed very low water levels, likely due to both below-average snowfall and significant withdrawals by the Forest Service during the prior year's wildfire response. He estimated that if any lake water can be brought down at all, it would provide only two to three weeks of supplemental supply, and the plan is to hold that water as long as possible to offset peak summer demand.

Mayor Chartier provided context on the well replacement project, noting that historical well records show a significant decline in the production rate per foot of drawdown—from approximately 80 GPM per foot when originally drilled to approximately 60 GPM per foot currently. The well has reached the limit of pump depth, and a deeper replacement well is the primary long-term solution. A CIB (Community Impact Board) grant application for a water project including a

replacement well is being prepared for submission by June 1. Applications through congressional channels were previously unsuccessful.

The Council discussed the value of publishing a comparison of water usage data—both culinary and irrigation—from the same period last year versus this year, as a tool to demonstrate the impact of community compliance with restrictions.

12. DEPARTMENT BUSINESS

PARKS & BUILDINGS

Tina Mitchell reported that a contractor had informally estimated the door project at the Community Center at approximately \$5,000, though a formal bid had not yet been received. A prior bid was received for \$6,851. The Council expressed a desire to have the project completed by mid-June, ahead of July family reunions and the Fourth of July activities. Eric Nielsen estimated the work would take approximately three days.

Note: Three bids were solicited, but only one was received. The contractor, Full House Construction LLC was contacted to complete the project with the bid of \$6,851.

Councilmember Morgan also noted that several blue spruce trees near the Community Center pavilion are being considered for removal.

ACTIVITIES

Councilmember Nielson led the discussion on Fourth of July planning. Two community volunteers have come forward to assist. The Council discussed the full slate of traditional activities and reached the following general direction:

The Council agreed to discontinue the patriotic program, recognizing that attendance has declined significantly. The Council discussed encouraging residents to attend the Richfield patriotic program as an alternative.

The following activities were confirmed: Evening activities on the third of July including cornhole, bingo, root beer floats, and potentially kickball. Fourth of July activities include a flag-raising ceremony (and speaker), a pancake breakfast, a park luncheon with hamburgers/hotdogs, as well as games at the park and an inflatable slide.

With respect to the America 250 commemoration, the Town has received \$2,700 in state funds for celebration activities. Councilmember Nielson proposed using a portion of those funds for special commemorative activities or challenges—such as a community mileage goal or a "250 acts of kindness" initiative—and possibly purchasing America 250 flags to display along Main Street.

Flags for Memorial Day are scheduled to be placed on May 23 at 9:00 AM, with pickup on May 26 at 9:00 AM.

CEMETERY

The cemetery is being prepared for Memorial Day. Mowing is scheduled for the week prior to May 23.

ROADS

No new business was reported.

WATER

Covered under Council Business.

13. YOUTH COUNCIL BUSINESS. Youth Council Advisor, Kaylon Johns, reported on recent and upcoming Youth Council activities. A partnership has been established with T-Mobile to provide internet connectivity for outdoor movie nights, enabling the Youth Council to use either the Community Center north lawn or the Old Town Hall depending on availability. Six movies are planned for the summer, with dates selected to avoid conflicts with Sevier County events. At least two food trucks have expressed interest in participating on movie nights.

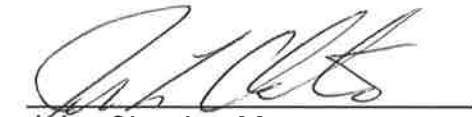
The Youth Council discussed the possibility of a Founder's Day Dinner on June 13th as a fundraiser, similar in format to the Pheasant Hunters Dinner. The yard flag subscription program will also continue as a fundraiser. Maddy Brimhall was introduced as the incoming Youth Council Mayor, replacing outgoing Youth Mayor Kayla Johns.

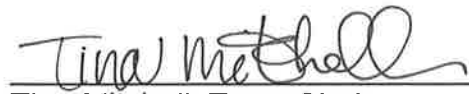
14. OTHER BUSINESS. No other business was discussed.

15. CLOSED MEETING. The Town Attorney, Eric Johnson, was expected to attend the closed session but did not appear by the time the regular meeting concluded. The closed session was deferred to a future meeting.

16. ADJOURN. At 7:52 p.m. a motion to adjourn was made by Councilmember Nielson and seconded by Councilmember Morgan. The motion carried unanimously. The meeting was adjourned.

Minutes of the Town Council meeting held Thursday, May 14, 2026 were approved this 11th day of June, 2026.


John Chartier, Mayor


Tina Mitchell, Town Clerk