

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes of the Planning Commission meeting held on Monday, May 23, 2022 beginning at 6:00 p.m. at the Annabella Town Council Chambers, located at 295 East 300 North, Annabella, Utah. John Chartier conducting.

PLANNING COMMISSION

1. ROLL CALL
2. APPROVAL OF MINUTES
3. LOT SPLIT PROPOSALS
4. CONSIDERATION OF CONDITIONAL USE PERMITS
5. BUILDING PERMIT APPLICATIONS
6. ADJOURN

1. ROLL CALL. John Chartier, Kelvin Johns, Wade Ingram, Jacob Olsen and Nate Selin were in attendance. Kent Poulson was excused. Tina Mitchell, Clerk, was also in attendance.

2. APPROVAL OF MINUTES. **Wade Ingram made a motion to approve the February Planning Commission minutes. The motion was seconded by Jacob Olsen and the motion carried unanimously.**

3. LOT SPLIT PROPOSALS. Tina Mitchell presented plat maps for two proposed lot splits. The first one for Holly Lay, 10 South Main Street, Parcel # 2-N9-35 (1.05 acres). The second for Mike and Bonnie Engebritson, 95 West Center Street, Parcel # 2-N9-34 (1.05 acres). The Planning Commission reviewed Ms. Lay's map and noted that the garage sits close (approximately 3-4') from the proposed property line. Because 10' of side yard is required, the proposal could not be approved as presented. The Planning Commission noted that the property line could be adjusted to allow the 10' for the garage, and then jog back to where it was originally proposed, provided it still met the acreage and frontage requirements.

It was noted that the Engebriston's proposed lot split met the setback and acreage requirement; however, a measurement of the shed's distance from the proposed property line will be needed for final approval. Septic tank placement was also discussed for both parcels.

In summary, the Planning Commission members agreed that the following will need to be provided before approval (in addition to meeting minimum lot size and frontage requirements):

Holly Lay property:

- **New map showing at least 10' side yard between garage and proposed property line.**

- Copy of septic tank map from the health department. If map not available, pictures of where septic tank and drain lines are located.

Mike & Bonnie Engebritson property:

- New map showing distance between shed and proposed property line.
- Copy of septic tank map from the health department. If map not available, pictures of where septic tank and drain lines are located.

Note: Both property owners and the surveyor were contacted regarding the requirements for approval after the meeting. New maps, both which met the requirements, were brought to the Town office. Pictures of septic tank and drain lines were also submitted. The new maps were signed by Chairman John Chartier.

4. CONSIDERATION OF CONDITIONAL USE PERMITS.

The Planning Commission approved the following Conditional Use Permit:

- Red Rock Performance Horses, 189 N. 200 E., a horse training business.
- It was noted that a signature was needed on the *Notification of Neighboring Property* from Ken or Angie Blackburn for the home they own at 215 E. 200 N.

Jacob Olsen made a motion to approve the Conditional Use Permit for Red Rock Performance Horses with the following conditions:

- No more than six animal units (as per Land Use Ordinance)
- Horse trailers must be parked off right-of way

The motion was seconded by Nate Selin and the motion carried unanimously.

5. BUILDING PERMIT APPLICATIONS.

The Planning Commission reviewed and approved the following building permits:

- John Chariter, enclosing existing garage, 245 West 100 South
- Wendy Patton, remodel, 115 East Center Street
- Dean Crickenberger, new home, 226 East 300 North
- Kathy Sorensen, carport, 95 East 100 North
- Spencer Hanson, detached garage, 125 East 500 South
- Jeremy Christiansen, accessory building, 406 North 320 East
- Kolten Robins, accessory, 457 East 270 South

Kent Poulson made a motion to formally approve the building permits. The motion was seconded by Kelvin Johns and the motion carried unanimously.

6. ADJOURN. At 6:56 p.m. **Kelvin Johns made a motion to adjourn the meeting. The motion was seconded by ~~Kent Poulson~~ Wade Ingram and the motion carried unanimously.**

Minutes from the Planning Commission meeting held on Monday, May 23, 2022 were approved this 27th day of June, 2022



John Chartier
Planning Commission Chairman



Tina Mitchell, Town Clerk