

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes of the Planning Commission meeting held on Monday, June 27, 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. OTHER BUSINESS
7. ADJOURN

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

2. APPROVAL OF MINUTES. **Kent Poulson made a motion to approve the May Planning Commission minutes with the following correction:**

6. ADJOURN....the motion was seconded by ~~Kent Poulson~~.

The minutes will be updated to reflect the Commission member that seconded the motion. Nate Selin seconded the motion and the motion carried.

3. LOT SPLIT PROPOSAL. Nathan Selin presented a plat map, prepared by Legacy Engineering, which outlined the proposed lot split of his property, parcel # 2-N7-1, containing 1.05 acres. He explained that, when split, both lots would meet the frontage and acreage requirements. He added that the property line would need to jog over to allow the side yard requirement. Mr. Selin also noted that the septic tank and leach lines are on the north side of the existing house and would not interfere with the lot split. **Based on the information presented, Kent Poulson made a motion to approve the lot split as presented. The motion was seconded by John Chartier and the motion carried.** Mr. Selin will get mylar copies for official signatures before having them recorded at the Sevier County Recorder's office.

4. CONSIDERATION OF CONDITIONAL USE PERMITS.
There were no Conditional Use Permits presented for approval.

5. BUILDING PERMIT APPLICATIONS.
The Planning Commission reviewed and approved the following building permit:



- Dale Street, garage/metal building, 232 West 100 South

Kent Poulson made a motion to formally approve the building permit. The motion was seconded by Nate Selin and the motion carried.

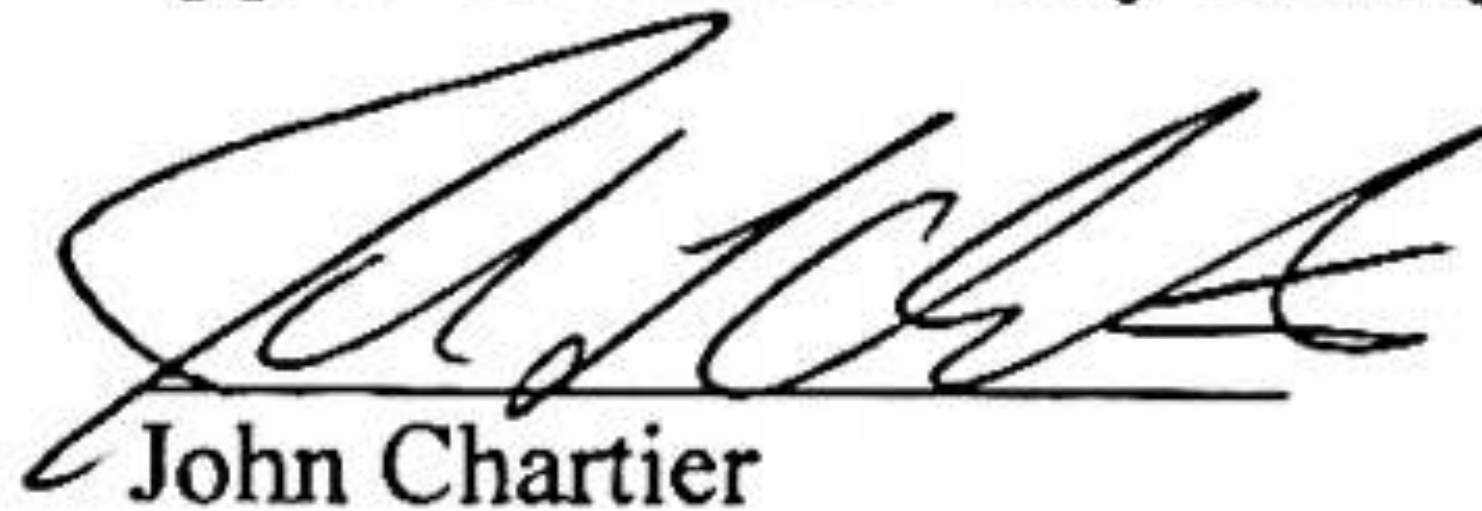
6. OTHER BUSINESS. The Planning Commission discussed sections in the Land Use Ordinance that need to be addressed or clarified. Kent Poulson questioned if a requirement should be set for new homes to be built within a certain time frame of a garage/shop that is first built on the property. Regulations pertaining to the use of mobile homes and RV's as living quarters were also discussed.

The Planning Commission reviewed Bicknell's Short Term Rental Policy. Tina Mitchell was asked to send it out to all Planning Commission members for them to review and offer suggestions in order to make it fit for Annabella Town. A few key concerns discussed were septic tank issues, off street parking, occupancy limit and owner not on site.

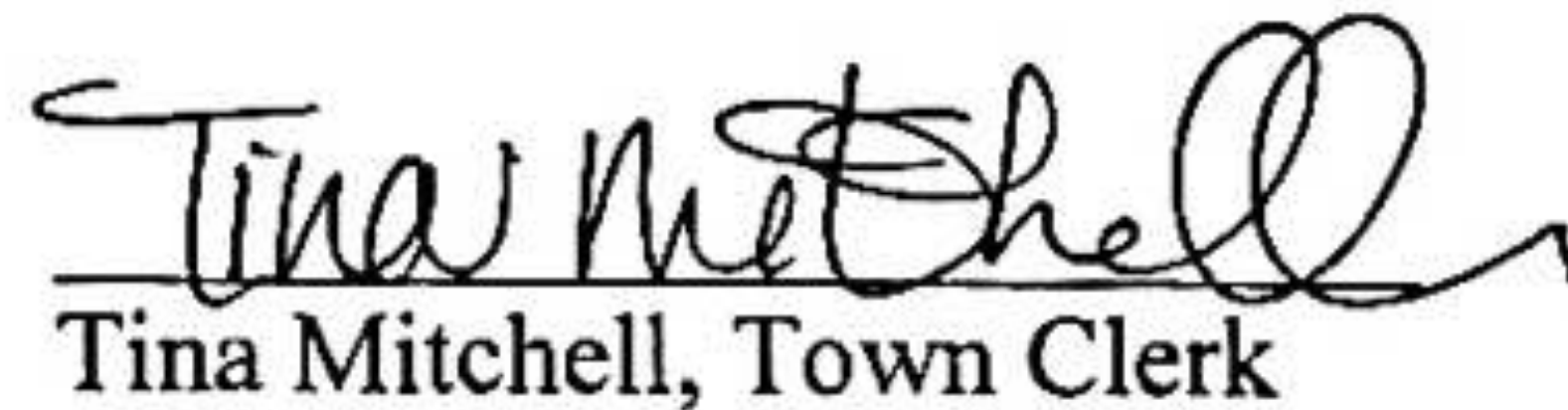
Tina Mitchell was asked to send a letter to Johnathan Barlow asking him to remove the gravel and debris brought onto the road from his property improvement project.

7. ADJOURN. At 6:46 p.m. **Nate Selin made a motion to adjourn the meeting. The motion was seconded by Kent Poulson and the motion carried unanimously.**

Minutes from the Planning Commission meeting held on Monday, June 27, 2022 were approved this 22nd day of August, 2022



John Chartier
Planning Commission Chairman



Tina Mitchell, Town Clerk