

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday, November 28, 2022, beginning at 6:00 p.m. in 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. APPOINTMENT | RICHARD LARMOUTH, ACCESSORY APARTMENT DISCUSSION
4. UNLICENSED DOG CONCERNS
5. BUILDING PERMIT APPLICATIONS
6. ADJOURN

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

2. APPROVAL OF MINUTES. Jacob Olsen made a motion to approve the Planning Commission minutes as presented. The motion was seconded by Kent Poulson and the motion carried.

3. APPOINTMENT | RICHARD LARMOUTH, ACCESSORY APARTMENT DISCUSSION. Mr. Larmouth was in attendance to discuss a Notice of Violation letter he had received from the Sevier County Building Department. He explained that he had met with the Town Council and had been directed to submit a Conditional Use Permit for an accessory apartment to the Planning Commission.

Mr. Larmouth explained that he is renting his house out and that he and his wife are living in a separate structure located on the same property. He explained that he had obtained a building permit for the improvements on the structure and that there is a restroom in close proximity. Mr. Larmouth also noted that he had obtained a building permit for the outside restroom. It was noted that the roofline between the shed and the restroom is not connected; they are separate structures.

Mr. Larmouth stated that he would like to stay through the winter. He then added that the lease on his house ends on September 15th, so being able to stay until then would be ideal for him.

Chairman Chartier then read a letter from Sevier County, dated November 1, 2022, which explained that the shed was never meant to be occupied as a permanent dwelling or an accessory building. It also states that Annabella Town does not allow permanent occupancy of accessory buildings within its town limits.

Mr. Larmouth presented a Conditional Use Permit with neighbors' signatures; however, he had not completed the requirements to show that the structure qualified as an accessory apartment, as outlined in the Land Use Ordinance.

The Planning Commission explained that in order to move forward with Mr. Larmouth's request, the Planning Commission would need the following:

- Obtain an occupancy permit from the Sevier County Building Department for the structure he is living in.
- Present the complete Conditional Use Permit application, including the requirements needed for an accessory apartment.

Chairman Chartier explained that the Planning Commission will not hold a meeting in December, so Mr. Larmouth will have until January 23rd to gather the information needed to proceed with the application process.

Tina Mitchell was asked to place Mr. Larmouth's appointment on the agenda for January's meeting.

4. UNLICENSED DOG CONCERNS. Tina Mitchell reported that there have been complaints regarding an excessive number of unlicensed dogs at the 375 East 360 North, the residence owned by Bryant Blake. Tina noted that she had mailed Mr. Blake a letter explaining the animal control ordinance, the procedure for licensing the dogs, as well as a Conditional Use Permit application. Tina noted that a few neighbors of Mr. Blake's neighbors have also called animal control regarding concerns with the number of dogs and barking. Jacob Olsen noted that animal control should enforce the ordinance when called out for an inspection or complaint. The Planning Commission asked Tina to follow up with another letter asking Mr. Blake to comply with the ordinance. If Mr. Blake doesn't comply, the Planning Commission will ~~enforce~~^{pursue} enforcement of the ordinance.

Note: A neighbor reported that Mr. Blake has removed the dogs from the property, so a second letter was not sent.

5. BUILDING PERMIT APPLICATIONS.

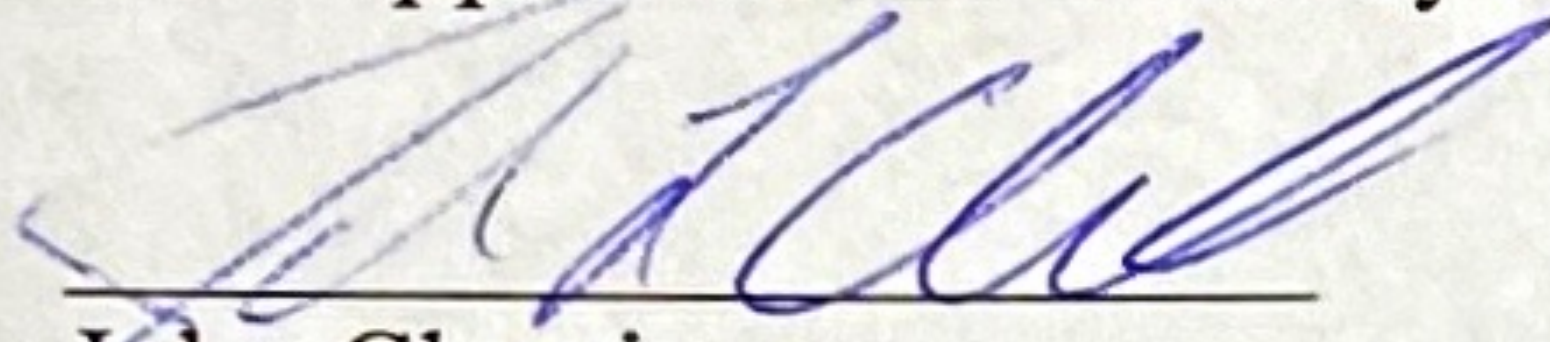
The Planning Commission reviewed and approved the following building permit applications:

- Tamara Hosteenetz, solar panels, 335 East 270 South
- Renate Anderson, solar panels, 415 East 270 South
- Lee Frank, solar panels, 296 South Main
- Bonnie Engebritson, solar panels, 95 West Center Street
- Tucker Hunsaker, re-roof, 220 South 200 West
- Kent Poulson, attached deck, 163 East 200 North
- Michael Torgerson, accessory building, 375 South 100 East

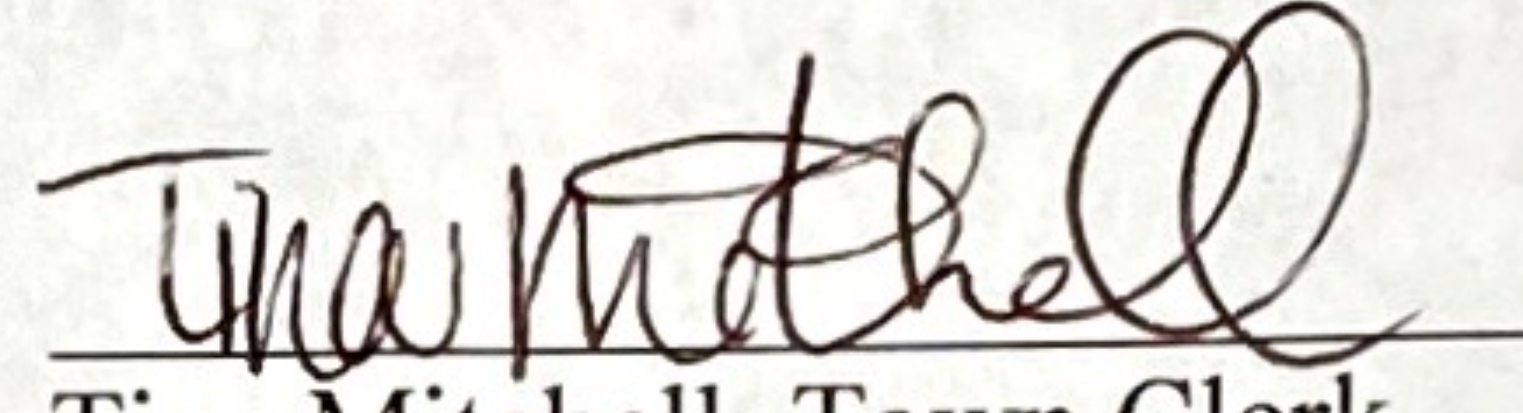
Jacob Olsen made a motion to formally approve the building permits. The motion was seconded by Wade Ingram and the motion carried.

6. **ADJOURN. Jacob Olsen made a motion to adjourn the meeting. The motion was seconded by Wade Ingram and the motion carried unanimously.**

Minutes from the Planning Commission meeting held on Monday, November 28, 2022 were approved this 23rd day of January, 2023



John Chartier
Planning Commission Chairman



Tina Mitchell, Town Clerk