

STATE OF UTAH
COUNTY OF SEVIER
TOWN OF ANNABELLA

Minutes from the Planning Commission meeting held on Monday, March 27, 2023, 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. RICHARD LARMOUTH, CONDITIONAL USE PERMIT UPDATE
4. MICHAEL WILLITS PROPERTY
5. CONDITIONAL USE DISCUSSION
6. CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION
7. BUILDING PERMIT APPLICATIONS
8. ADJOURN

1. ROLL CALL. John Chartier, Kent Poulson and Lenny Hartle were in attendance. Minutes were taken by Benita Young.

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

3. RICHARD LARMOUTH CONDITIONAL USE PERMIT UPDATE. Richard and Diane Larmouth were in attendance to discuss the status of an occupancy permit from the Sevier County Building Department. It was noted that the Sevier County Building Department had stated that the structure could be used for temporary use and not long-term living.

Richard and Dianne explained that lease of the main house on the property is up on September 15, 2023. Chairman Chartier went over the accessory apartment requirements. Mr. Larmouth stated that the cost to pave the parking space would be a financial hardship for him. ^{Kent Poulson} ~~Chairman Chartier~~ **made a motion to approve the accessory apartment conditional use permit until September 15, 2023, contingent upon Mr. Larmouth providing a drawing with the size and dimensions of the structure. He added to the motion to waive the off-street pavement requirement stated in section 6-805.4. Lenny seconded the motion and emphasized that section 6-804 must be complete before the CUP is issued. The motion carried.**

4. MICHAEL WILLIT PROPERTY. Michael Willits was in attendance to discuss getting water connection on his property. Although the county records show the property as being 0.38 acres, Mr. Willits said the property is more. The Planning Commission



asked Michael to bring in proof that the lot meets the minimum lot size requirement of at least 0.50 acres. If it meets the minimum lot size, he can then purchase a culinary water connection.

5. **CONDITIONAL USE DISCUSSION.** Based on information that the Jeff and Wendy Golyer have their vacant property for sale, the Planning Commission discussed their recently approved CUP. The CUP was approved for an RV to be placed on the Dillavou and Golyer property during new home construction, now that the property is for sale, that intent is no longer there and the CUP is void. The Planning Commission asked that Tina Mitchell send a letter to both the Dillavous and Golyers letting them know that the CUP is no longer valid and they have 14 days to remove the RV from the Dillavou property.

6. **CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION.**

- Middle Utah Home Inspection, 226 E. 300 N. a real estate service company.

It was noted that signatures were needed from Ken or Angie Blackburn and Cornell or Paige Heaps.

Lenny Hartle made a motion to approve the conditional use permit contingent upon getting the additional signatures required. Kent Poulson second the motion. The motion carried.

7. **BUILDING PERMIT APPLICATIONS**

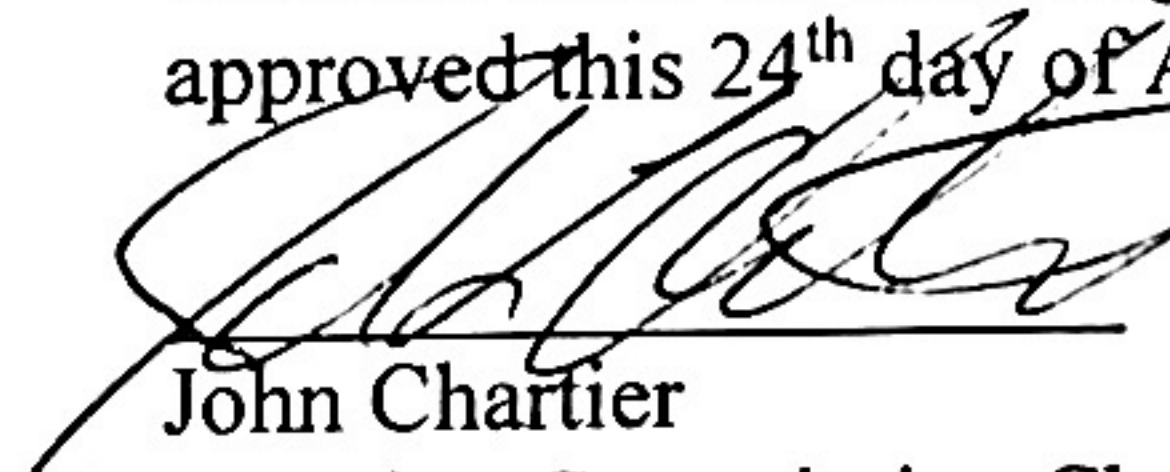
The Planning Commission reviewed and approved the following building permits:

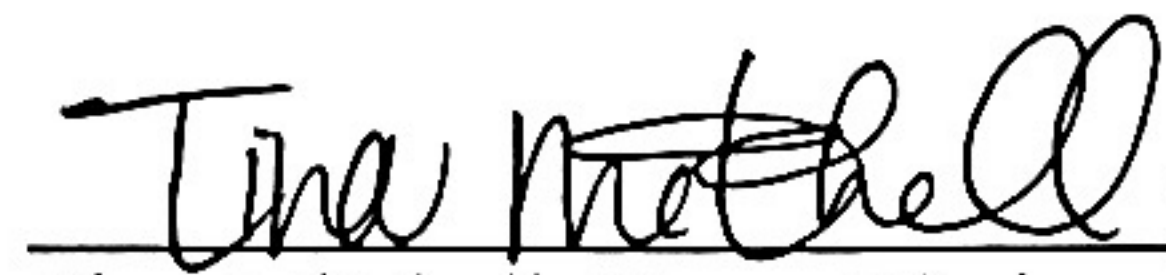
- David Short, carport, 174 S. 300 E.
- Nathan Selin, tear off and re-roof, 15 S. 300 E.
- Erin Phelps, solar, 357 W. 200 S.

Kent Poulson made a motion to formally approve the building permits. The motion was seconded by Lenny Hartle and the motion carried.

8. **ADJOURN.** At 7:30 Kent Poulson made a motion to adjourn the meeting. The motion was seconded by Lenny Hartle and the motion carried unanimously.

Minutes from the Planning Commission meeting held on Monday, March 27, 2023 were approved this 24th day of April, 2023


John Chartier
Planning Commission Chairman


Tina Mitchell, Town Clerk