

KANOSH TOWN

Minutes of the Planning and Zoning Commission Kanosh City Building November 4, 2025

Meeting of the Kanosh Planning and Zoning Commission, November 4, 2025 was called to order at 7:00 PM by Chairperson Tim York.

Those Present Were:

Tim York – Chairperson
Geri Minton – Secretary
Stoyan Kolev – Member
Robert Walker – Member

Excused:

Stan Koyle

Disclosure Statement:

None

First Order of Business:

Review and approve meeting minutes for September 2, 2025. Chairperson Tim York asked for approval of the September 2, 2025 minutes. Robert Walker motioned to approve; Stoyan Kolev seconded the motion. All were in favor.

Guest/General Public:

Jess Perterson - R6

Old Business:

None

New Business:

Chairperson Tim York opened the floor for new business.

Corwin Chlarson: Nielsen Contracting – Kanosh Building Permit. Single Family Dwelling, water and power was approved and paid in December 14, 2022. Septic system has been approved. All other documents are in order and signed. Building permit has been signed by Adam Riches the building inspector. Chairperson Tim York asked for a motion to approve, Robert Walker motioned for approval; Stoyan Kolev seconded the motion. All were in favor.

Jess Peterson R6:

General Plan Survey Letters, will bring them by Wednesday the 5th.

Going through the new Subdivision again for the board.

Annexation.

Planning & Zoning Commission By-Laws or Policy's

Kanosh Town Web site

Review or recommendations to be made by the Mayor and Council:

Review of General Plan returned survey letters.

Public Comments:

None

Discussions Regarding (things for the future to do or take note on):

Adjournment:


Motion to adjourn at 7:55 PM was made by Stoyan Kolev; Robert Walker seconded the motion. All were in favor.

MILLARD COUNTY BUILDING PERMIT
PO Box 854, 71 South 200 West, Delta, UT 84624
(435) 864-1400

Date of Application October 7, 2025	Date Work Starts ASAP								
Proposed Use of Structure Single Family Dwelling									
Building Address 45 W 200 S Kanosh, UT 84637									
Owner of Property Corwin & Tara Charlson	Phone 435-406-5597								
Mailing Address PO Box 437 Kanosh, UT 84637-0437									
Architect or Engineer	Phone								
General Contractor Nielsen Contracting 2920 S Mulberry Lane A2, Richfield UT 84701									
License # 9016456-5501	Phone 435-289-3458								
Electrical Contractor Custom Electrical Service	Phone 435-919-7715								
License # 2264159-0160									
Mechanical Contractor SR Mechanical	Phone 435-979-3940								
License # 4737483-5501									
Plumbing Contractor Leavitt Plumbing	Phone 435-406-6592								
License # 13494166-5501									
Concrete Contractor Black Rock Pro Concrete	Phone 903-279-4306								
License # 12660032-0160									
Framing Contractor Your Dream Home Construction	Phone 435-633-5977								
License # 13492032-5501									
<p align="center">Type of Improvement/Kind of Construction</p> <table> <tr> <td>Sign</td> <td><input checked="" type="checkbox"/> Build</td> <td>Addition</td> <td>Remodel</td> </tr> <tr> <td>Repair</td> <td>Move</td> <td>MFG Home</td> <td>Demolish</td> </tr> </table>		Sign	<input checked="" type="checkbox"/> Build	Addition	Remodel	Repair	Move	MFG Home	Demolish
Sign	<input checked="" type="checkbox"/> Build	Addition	Remodel						
Repair	Move	MFG Home	Demolish						

Zoning compliance

Zone: Kanosh

Approved By: 
(Town of Kanosh)

Comments: Nov. 4, 2025

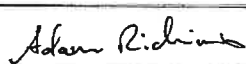
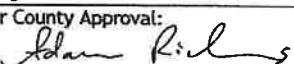
Form Updated April 14/2017

Date Issued	10/10/2025	Permit #	KNS25-1010-009
Building Fee Schedule			
Sq Feet of Building	1,567	Valuation	150,000.00
Rough Basement	1,567	Building & State Fees	1,093.48
Finish Basement		Plan Check Fees	100.00
Porches/Decks sq ft	135	Electrical Fees	
Garage sq ft	476	Plumbing Fees	
Type of Bldg	V B	Occ Grp IRC	Mechanical Fees
# Bldgs	1		SUBTOTAL 1,193.48
# Stories	1	R Value	Water Service
#Bedrooms	3	Walls 20 Roof 49	Septic Permit
# Dwellings	1		Moving/Demolition
Type of Construction:	Stucco	Siding	Reinspection
	Frame	Concrete	
	Brick	Steel	Conditional Use Permit
	Brick Var	MFG Home	
			TOTAL



Special Approvals	Received	Approved
Health Department		
Property Serial Number	K-1836-1	
Water or Well Permit		
Sewer or Septic Tank		
Gas		

Comments:

This Permit is not valid until signed below.

Plan Check:		Date:	10-10-25
Signature for County Approval:		Date:	

This Permit becomes null and void if work or construction authorized has not commenced within 180 days, or if construction/work is suspended or abandoned for a period of 180 days at any time after work has commenced. An approved inspection must be made every 180 days minimum or your Permit will EXPIRE. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Agent:		Date:	
Signature of Owner:		Date:	10-21-25