

## KANOSH TOWN

### Minutes of the Planning and Zoning Commission Kanosh City Building February 3, 2026

Meeting of the Kanosh Planning and Zoning Commission, February 3, 2026 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 November 4, 2025. Chairperson Tim York asked for approval of the November 4, 2025 minutes. Robert Walker motioned to approve; Stoyan Kolev seconded the motion. All were in favor.

**Guest/General Public:**

Wenda Crabb – Kanosh Mayor  
Jess Perterson - R6

**Old Business:**

Thayne Christensen-Approved between meetings. December 2, 2025.Townhomes (4 units). New water and power applications. Water was approved March 12, 2025. Building permit was signed by Adam Riches the building inspector. All other documents are in order and signed. Geri Minton meant with each member of planning & zoning for approval. Robert Walker motioned for approval; Geri Minton seconded the motion. All were in favor.

**New Business:**

Chairperson Tim York opened the floor for new business.

**Chad Vawdrey** – Kanosh Building Permit. Single Family Dwelling. New water and power applications. 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.

**Paul Gates:** New water and Power applications. Backed out of power application as Dixie Power deposit request was \$14,018.55 and he felt that was to much at this time. He is thinking of going solar and propane. Putting in a portable green house 30X14X38 family consumption. Adam Riches notified me that this would be Agricultural exempt. Utah code/Chapter31/Section 3112. No permit need.

**Jess Peterson R6:**

Updating the Kanosh General Plan, Subdivisions, Annexation, Building Permit Set/Backs Planning & Zoning Commission Ordinance for 2026. Jess will review the following and make suggestions for the planning and zoning commission on these topics.

**Kanosh Mayor Wenda Crabb:** The mayor reviewed the planning and zoning commission appointed schedules With us to make sure we agreed with the schedule. All agreed. Wenda also brought in a new program called "Base Camp" to help organize the processing of our paperwork. Stoyan has volunteered to help set this program up.

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

Chad Vawdrey- Water and Power applications.

Paul Gates – Water application

**Public Comments:**

None

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

Stan Koyle - Resigned from Planning and Zoning Commission as of February 2026

**Adjournment:**

Motion to adjourn at 8:30 PM was made by Robert Walker; Stoyan Kolev seconded the motion. All were in favor.