

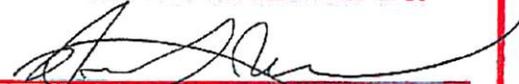


Cache/Rich Counties
 85 E 1800 N
 North Logan, UT 84341
 (435) 792-6570
 (435) 752-1570 (fax)

Box Elder County
 817 W 980 S
 Brigham City, UT 84302
 (435) 734-0845
 (435) 723-6747 (fax)

Permit To Install Septic System

Owner: Kenny & Deena Balls
 Property Address: 46 E 200 S
 City: Clarkston
 County: Cache
 Tax ID: 15-042-0025
 Phone #: 435-512-4747
 Subdivision:
 Lot #:

DATE 3-17-15
PLANS REVIEWED BY:

 Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

Type of System: New, Standard Trench
 Minimum Tank Size: 1250 Gallon
 Maximum Depth of Trenches: 24 inches
 Elevation of sewer exiting foundation: 6 inches below existing grade
 Minimum Absorption Area: 220 linear Feet (pipe and gravel)

Comments/Instructions:

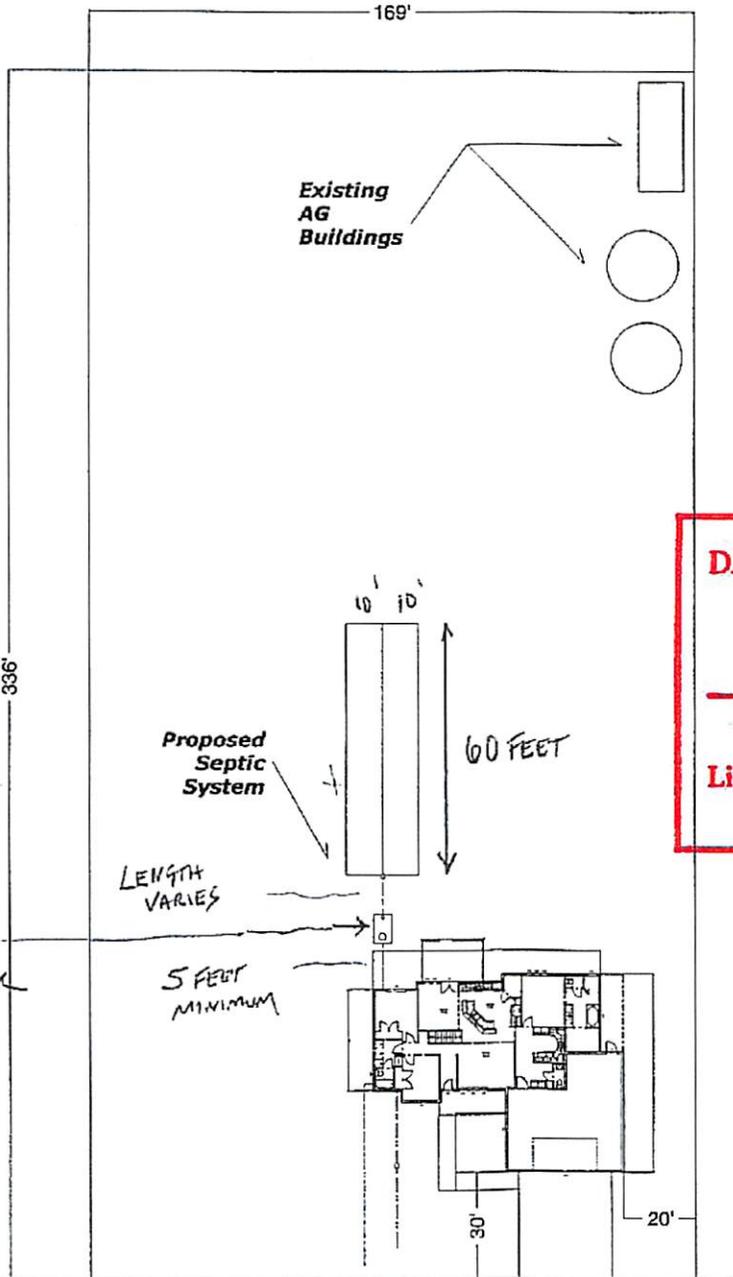
Due to water table concerns, the absorption area will need to be no deeper than 24 inches. A lift pump may be needed for lower level plumbing. If type A chamber is used, the Absorption area can be reduced to 160 linear feet.

Permit expires one year from date of approval. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. Please note that a final inspection(s) is required by the Health Department before backfilling.

Signature 

Date 3/18/15

15-042-0025
CACHE



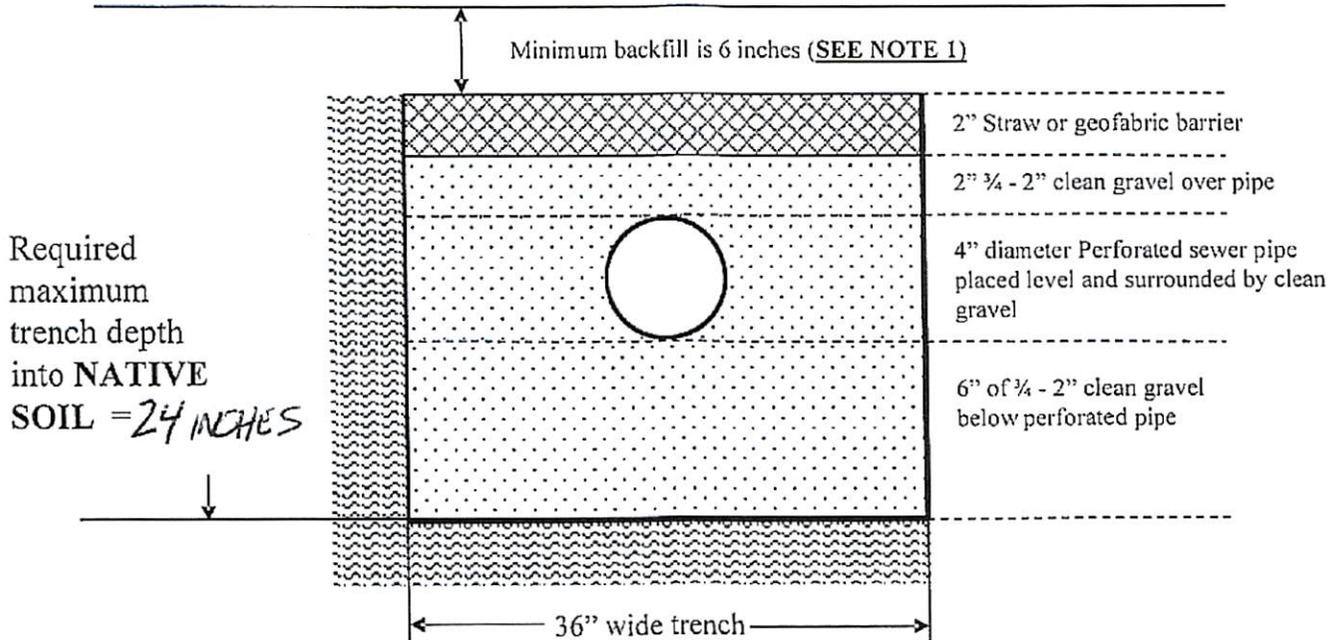
DATE 3-17-15
PLANS REVIEWED BY:

Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

200 SOUTH

15-042-0025
CACHE

Pipe and Gravel Option



Notes:

- 1 If the maximum trench depth to native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 System to be inspected before backfilling.
- 3 If you have any questions please call (435) 792-6570.

DATE 3-17-15

PLANS REVIEWED BY:

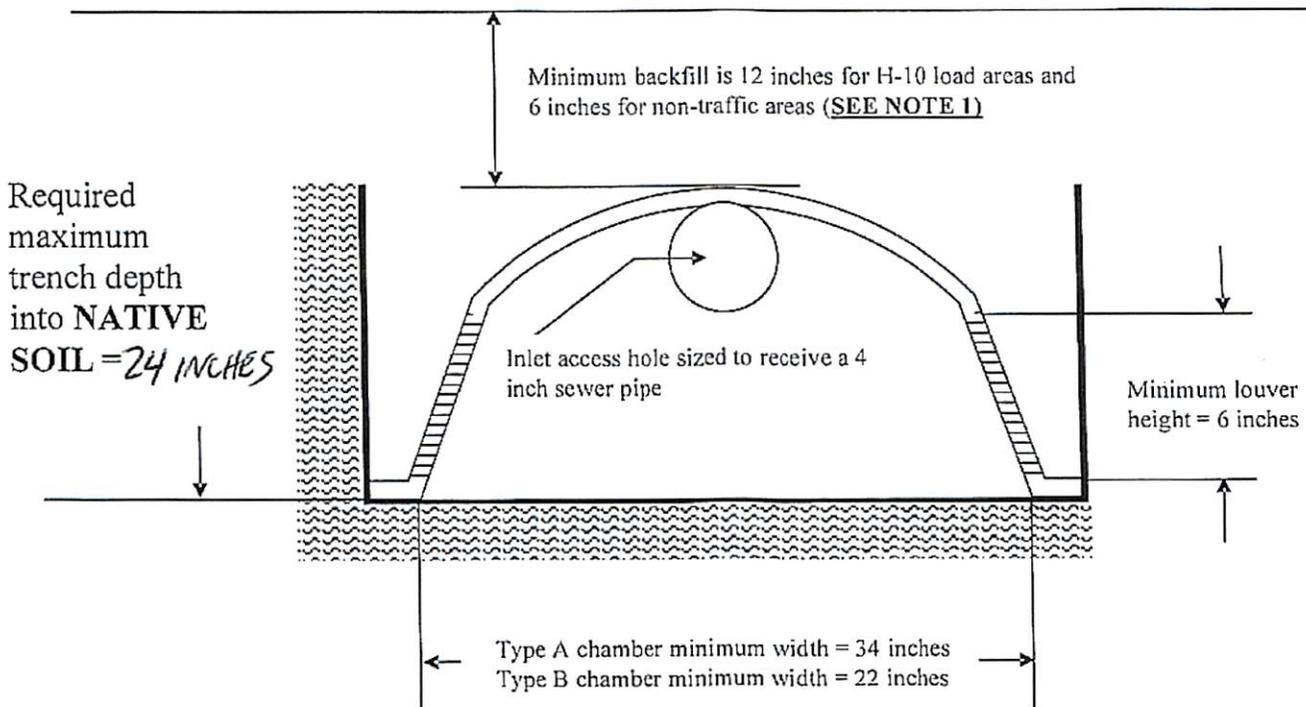

Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

15-042-0025

CACHE

Chambered Trench option



Notes:

- 1 If the maximum trench depth into native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 If type A chambers are used, a 30% reduction credit in absorption area is allowed.
- 3 If type B chambers are used, a 0.05% increase in absorption area is required.
- 4 System to be inspected before backfilling.
- 5 If you have any questions, please call (435) 792-6570.

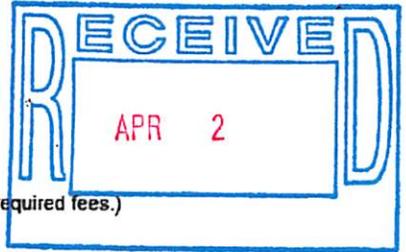
DATE 3-17-15
PLANS REVIEWED BY:


Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

Permit #: 15-06

Town of Clarkston Building Permit
 50 S. Main, PO Box 181
 Clarkston, UT 84305 435-563-9090



(This application becomes a permit upon required approvals and acceptances of required fees.)

Description of Work: New Home Construction
 Address: 140 S 200 E
 Owner Name: Bridget & Sara Atkinson
 Owner Address: 69 E 100 N
 City/ST: Clarkston UT Zip: 84305
 Phone Number: 662-9071

Fees:	Date Paid:	Appr. Initials:
Water Impact Fee \$1500	_____	_____
New Meter Set Up \$1000	_____	_____
Bond \$1000	_____	_____
Shipping & Handling Fee \$20	_____	_____
Inspection \$ <u>2573.29</u>	_____	_____

Building Measurements:
 Dimensions of Building: 82' x 31'
 Square Footage: 1580 Main Floor 921 second floor
 Height: 28
 Lot size: _____

Total: \$6093.27
 (All other fees related to building will be ordered and paid for by owner.)

Contractor/Designers

Name	State License #	Phone #
General: <u>Woodsmith Const.</u>	<u>3085728-5501</u>	<u>435-760-5186</u>
Electrical: <u>Absolute Electric</u>	<u>5363403-5501</u>	<u>435-232-1024</u>
Mechanical: <u>High Creek Heating</u>		<u>435-890-8263</u>
Plumbing: <u>Stokes Plumbing</u>	<u>231311-5501</u>	<u>435-770-8251</u>
Architect/Engineer: _____	_____	_____

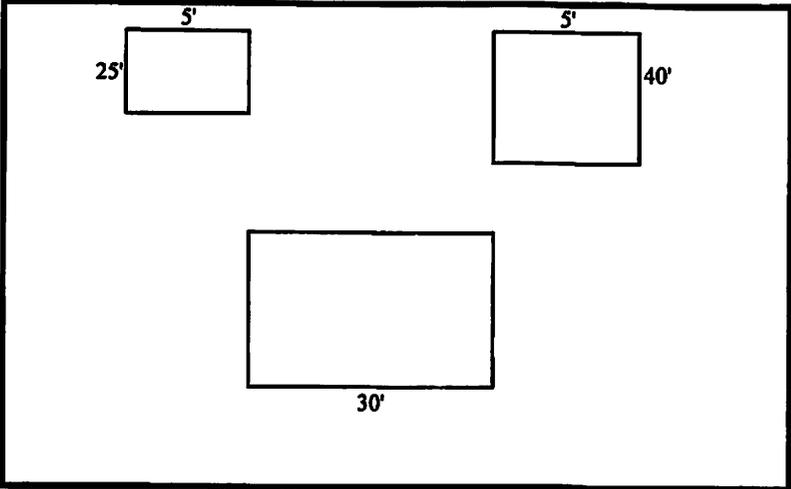
Zoning Setback Requirements

District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet
R-1-1/2	1/2 acre	100	30	5 x 15	20
R-2-5/8	5/8 acre	100	30	5 x 15	20

Actual Setbacks

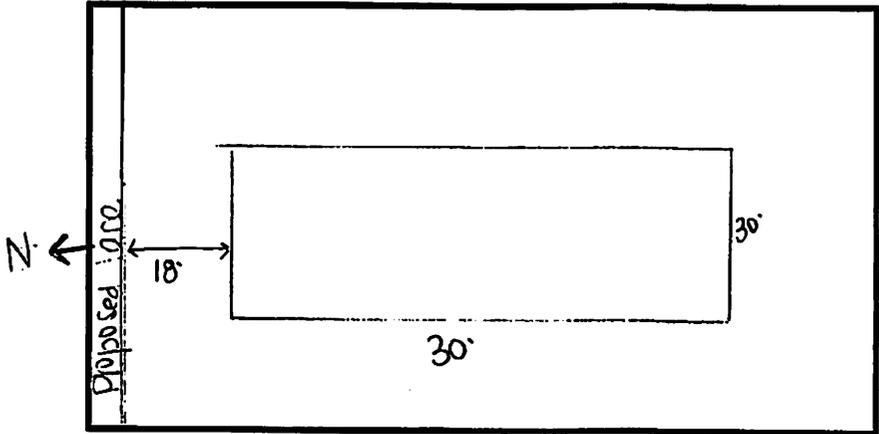
District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet

Sample Plot Plan



Street

Approved Plot Plan



Street 200 E

* I _____ understand that it is my responsibility to know where my property lines are and that the Planning and zoning board has advised that if I am unsure of the exact location that it is my responsibility to have it surveyed.

I/we the undersigned, acting as owner or as the duly appointed representative, understand and agree to the following:

- 1) All construction will comply to adopted codes as permitted herein and be in compliance with adopted zoning ordinances;
- 2) Are familiar with the present services at the building site and I/we are responsible for any changes including , but not limited to road maintenance, snow removal, school busing, garbage removal, etc. which change may be caused by this construction;
- 3) Accept full responsibility and liability for the structure/work authorized hereon and relieve the Town of Clarkston or its agents of any expressed or implied liability.
- 4) I/We affirm that all work performed by a contractor will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect, or I/We claim exemption from the requirement for licensing under the Construction Trades Licensing Act because work will be done by owner of the property.

Jim Atkinson
Signature of Applicant

4/1/15
Date:

Zoning Comments: _____

Zoning Chairman Signature: *M. Paul Gooding*

Date: 4/1/15

Inspector Comments: _____

Signature: *[Signature]* Date: 28 May 2015

List names and addresses of all property owners within 300 feet of the property boundary.

Darrell & Tamara Nelson
124 S 200 E

Randy & Kevin Good
135 S 200 E

Randy & Shelli Atkinson
198 S 200 E

Deborah Wilson
119 S 200 E

Dave & Marlene Sparks
171 S 200 E

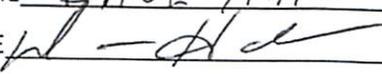
Monica Allred's Property
101 S 200 E

Scott & Deborah Christensen
200 E

Building Permit Application Check List

The following items must be completed and brought to the Zoning office in order for a building permit to be processed. To avoid confusion and delays please bring all items in at the same time. No processing for the permit will be done until all items are received.

- ✓ Permit Application (filled out)
- ✓ Legal Description of the property with property serial number from your tax notice.
(Available at the Cache County treasures' office)
- ✓ Completed septic permit from Bear River Health Department
- ✓ Two (2) sets of plans drawn to scale on size c or greater paper that include:
 - Floor plans for each level ¼" = 1' scale
 - Foundation plan ¼" = 1' scale
 - Plot plan with
 - Exact location of house on the lot (include zoning)
 - Septic
 - utilities
 - Elevation plans (All four sides)
 - Section view/ and(or) detail specifics
 - Electrical

(All plans shall be drawn to meet current building code or prescriptive building)
- ✓ Signature from road depot. Employee for access to lot and adequate drainage through access
 - CONTACT INFORMATION – David Hale (435)932-6019
 - PRINT NAME DAVE HALE
 - SIGNATURE  DATE 3-17-15
 - PLAN _____
 - _____
 - _____
 - _____
 - _____

✓ Signature from water depot. Employee to discuss providing water to new house

○ CONTACT INFORMATION – Bryan Goodsell (435)770-6878

○ PRINT NAME Bryan Goodsell

○ SIGNATURE Bryan Goodsell DATE 3/17/15

○ PLAN _____

✓ Signature from fire chief to discuss providing EMS to new house

○ CONTACT INFORMATION – Brooks Dufner (435)764-6025

○ PRINT NAME Brooks Dufner

○ SIGNATURE Brooks Dufner DATE 03/17/15

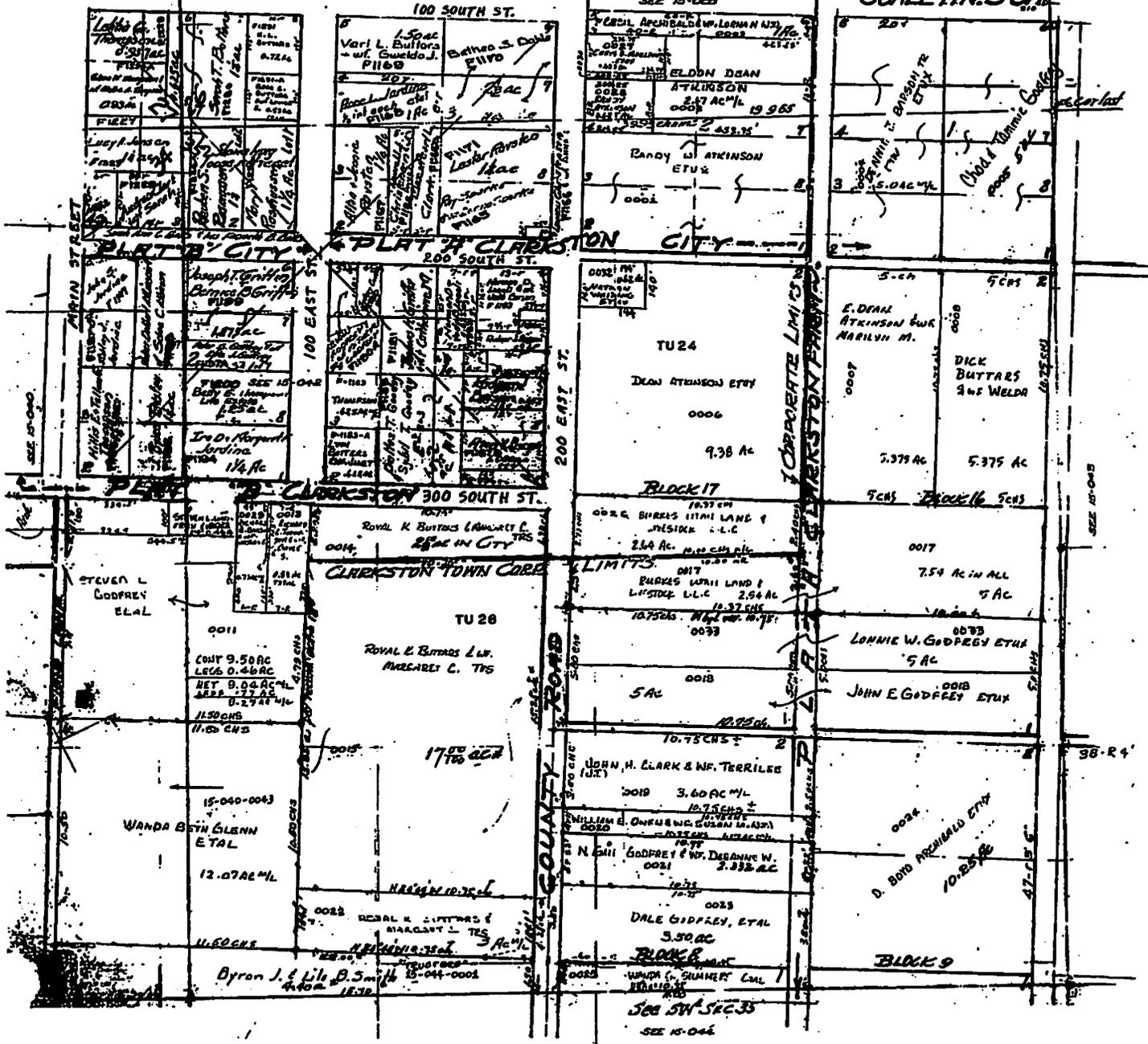
○ PLAN _____

✓ Meet with LUDMA to provide the above information

○ LUDMA meets the first Wednesday of every month

○ Contact the Clarkston town hall to get on the agenda 563-9090

NW⁴ SECTION 35, TOWNSHIP 14 NORTH, RANGE 2 WEST
SCALE 1 IN. = 3 CH.





Cache/Rich Counties
 85 E 1800 N
 North Logan, UT 84341
 (435) 792-6570
 (435) 752-1570 (fax)

Box Elder County
 817 W 980 S
 Brigham City, UT 84302
 (435) 734-0845
 (435) 723-6747 (fax)

Permit To Install Septic System

Owner: Brady & Sara Atkinson
 Property Address: 146 S 200 E
 City: Clarkston
 County: Cache
 Tax ID: 15-041-0028
 Phone #: 435-563-9071
 Subdivision:
 Lot #:

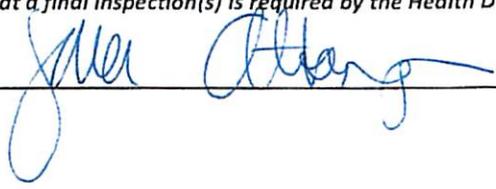
DATE 3-26-15
PLANS REVIEWED BY:

 Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

Type of System: New, shallow system
 Minimum Tank Size: 1250 gallon
 Maximum Depth of Trenches: 12 to 18 inches
 Elevation of sewer exiting foundation: 0 to 6 inches above existing grade
 Minimum Absorption Area: 380 linear feet
 Comments/Instructions:

There may be enough natural ground slope on the lot to install sewer exiting the foundation at a deeper level.

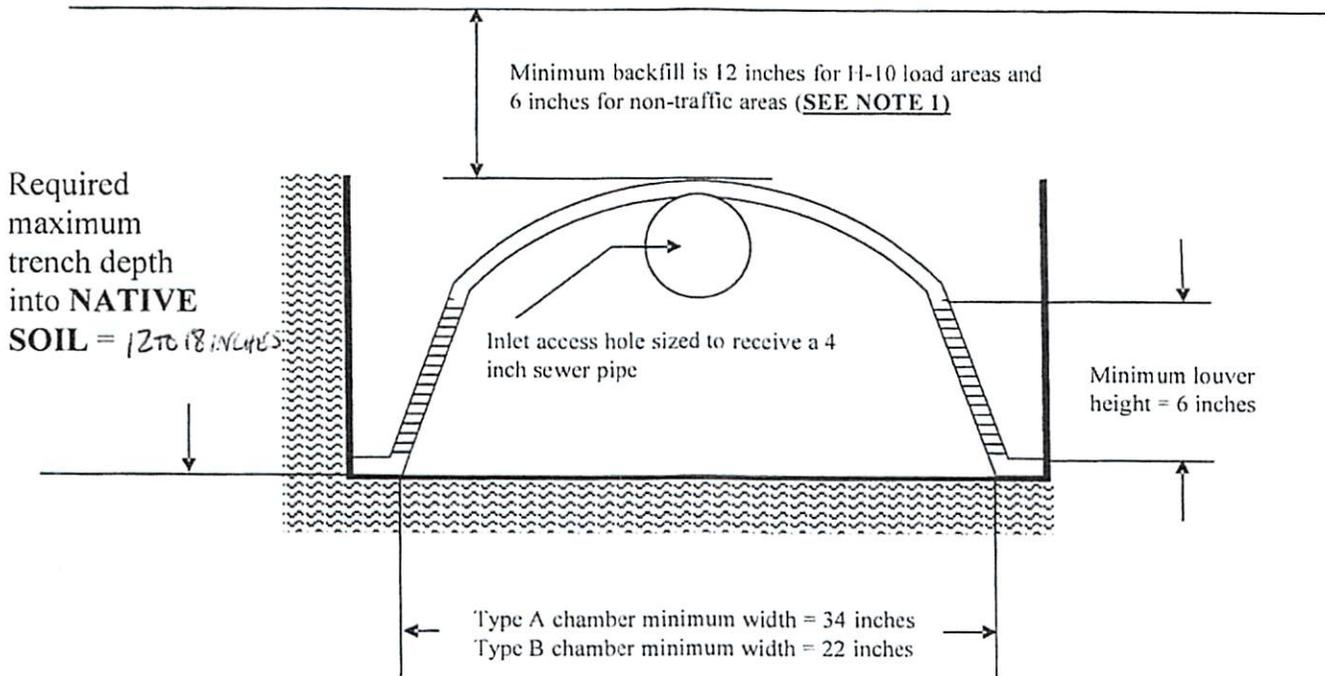
Permit expires one year from date of approval. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. Please note that a final inspection(s) is required by the Health Department before backfilling.

Signature  Date 4/1/15

15-041-0028

CACHE

Chambered Trench option

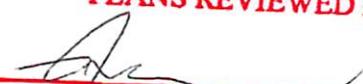


Notes:

- 1 If the maximum trench depth into native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 If type A chambers are used, a 30% reduction credit in absorption area is allowed.
- 3 If type B chambers are used, a 0.05% increase in absorption area is required.
- 4 System to be inspected before backfilling.
- 5 If you have any questions, please call (435) 792-6570.

DATE 3-26-15

PLANS REVIEWED BY:

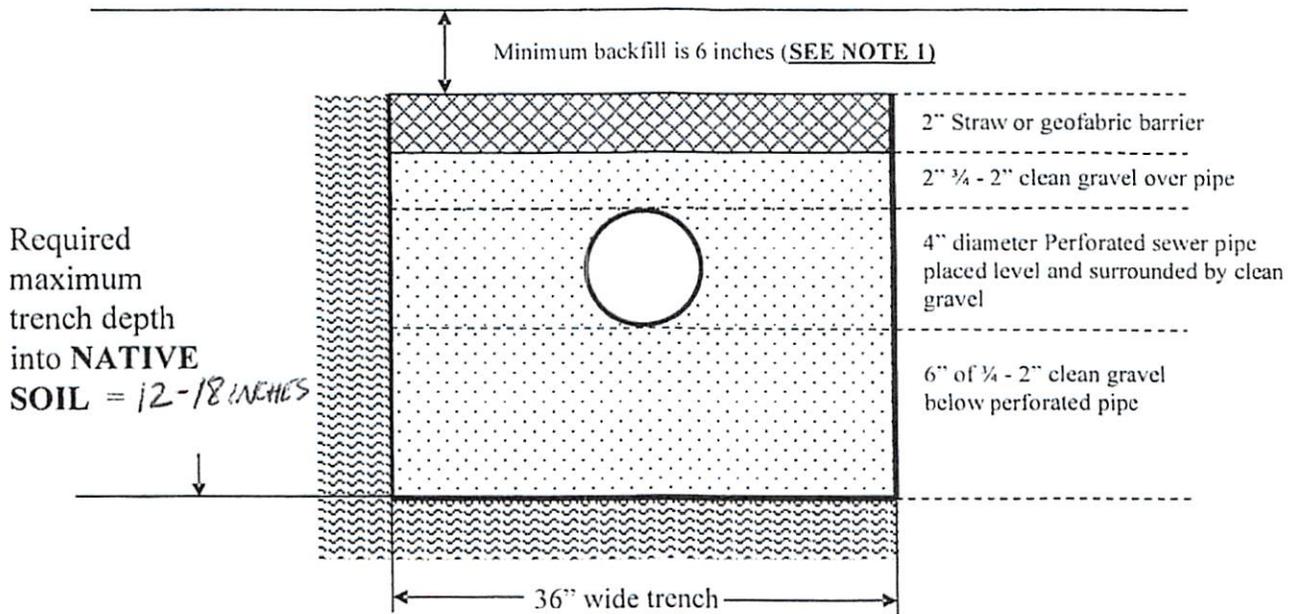

Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

15-041-0028

CACHE

Pipe and Gravel Option



Notes:

- 1 If the maximum trench depth to native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 System to be inspected before backfilling.
- 3 If you have any questions please call (435) 792-6570.

DATE 3-26-15

PLANS REVIEWED BY:


Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

Proposed dirt road

Shed

20'

40'

E

ACRE 103 or 018th

15-041-0028

CATCH

380 TOTAL LENGTH FEET

LENGTH VARIATIONS

5 FEET MINIMUM

1750 GALON SEPTIC TANK



DATE: 3-26-15

PLANS REVIEWED BY:

[Signature]

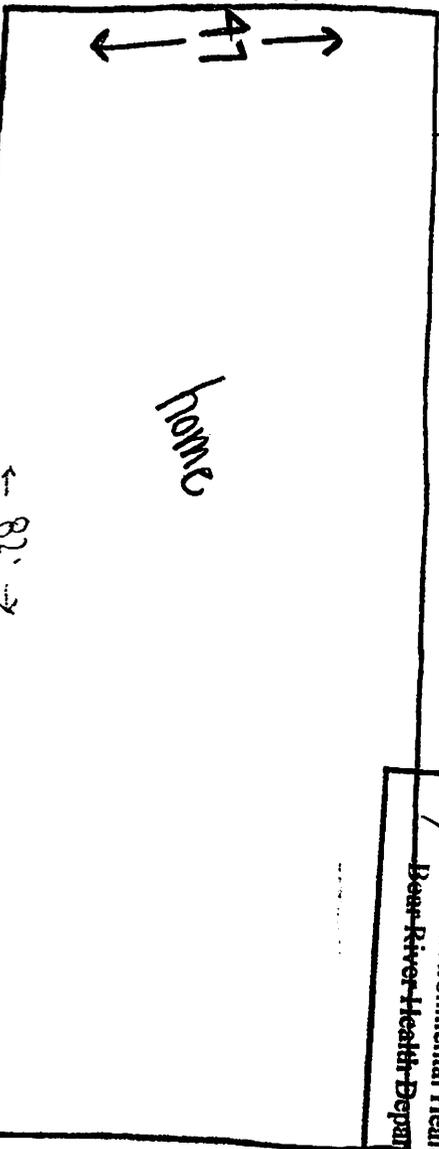
Richard Worley No. 351590-2001

Licensed Environmental Health Scientist
Bear River Health Department

driveway

S

N



approx 152'

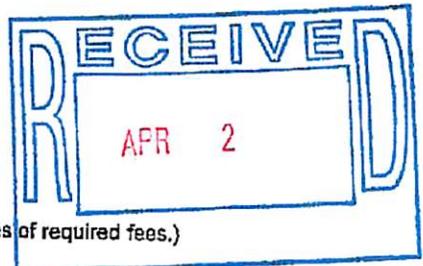
ditch

200 E

N

Permit #: 15-03

Town of Clarkston Building Permit
50 S. Main, PO Box 181
Clarkston, UT 84305 435-563-9090



(This application becomes a permit upon required approvals and acceptances of required fees.)

Description of Work: Home Addition *revised
Address: 93 E Center
Owner Name: Kim Sauer
Owner Address: 93 E Center
City/ST: Clarkston zip: 84305
Phone Number: 801-791-1268

Fees: Date Paid: Appr. Initials:
Water Impact Fee \$1500 NIC CS
New Meter Set Up \$1000 NIC CS
Bond \$1000 _____
Shipping & Handling Fee \$20 _____
Inspection \$ 2772.97 _____

Building Measurements:
Dimensions of Building: 64x22 w/ garage
Square Footage: 1033 main 900 up 1316 in finished basement
Height: 26
Lot size: 5/8 ac
Total: \$ 3792.97

(All other fees related to building will be ordered and paid for by owner.)

Contractor/Designers

Name State License # Phone #
General: Kim Sauer Owner 801-791-1268
Electrical: " " " " " "
Mechanical: " " " " " "
Plumbing: " " " " " "
Architect/Engineer: Steve Mansfield 435-563-2320
Ron Christensen 435-512-6592

Zoning Setback Requirements

District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet
R-1-1/2	1/2 acre	100	30	5 x 15	20
R-2-5/8	5/8 acre	100	30	5 x 15	20

Actual Setbacks

District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet
<u>R2 5/8</u>	<u>5/8</u>	<u>123.75</u>	<u>42.5</u>	<u>30 x 18</u>	<u>88</u>

Building Permit Application Check List

The following items must be completed and brought to the Zoning office in order for a building permit to be processed. To avoid confusion and delays please bring all items in at the same time. No processing for the permit will be done until all items are received.

- ✓ Permit Application (filled out)
- ✓ Legal Description of the property with property serial number from your tax notice.
(Available at the Cache County treasurers' office)
- ✓ Completed septic permit from Bear River Health Department
- ✓ Two (2) sets of plans drawn to scale on size c or greater paper that include:
 - Floor plans for each level ¼" = 1' scale
 - Foundation plan ¼" = 1' scale
 - Plot plan with
 - Exact location of house on the lot (include zoning)
 - Septic
 - utilities
 - Elevation plans (All four sides)
 - Section view/ and(or) detail specifics
 - Electrical

(All plans shall be drawn to meet current building code or prescriptive building)
- ✓ Signature from road depot. Employee for access to lot and adequate drainage through access
 - CONTACT INFORMATION – David Hale (435)932-6019
 - PRINT NAME DAVE HALE
 - SIGNATURE David Hale DATE 4-1-15
 - PLAN _____
 - _____
 - _____
 - _____
 - _____

✓ **Signature from water depot. Employee to discuss providing water to new house**

○ **CONTACT INFORMATION – Bryan Goodsell (435)770-6878**

○ **PRINT NAME** _____

○ **SIGNATURE** _____ **DATE** _____

○ **PLAN** _____

✓ **Signature from fire chief to discuss providing EMS to new house**

○ **CONTACT INFORMATION – Brooks Dufner (435)764-6025**

○ **PRINT NAME** _____

○ **SIGNATURE** _____ **DATE** _____

○ **PLAN** _____

✓ **Meet with LUDMA to provide the above information**

○ **LUDMA meets the first Wednesday of every month**

○ **Contact the Clarkston town hall to get on the agenda 563-9090**

I/we the undersigned, acting as owner or as the duly appointed representative, understand and agree to the following:

- 1) All construction will comply to adopted codes as permitted herein and be in compliance with adopted zoning ordinances;
- 2) Are familiar with the present services at the building site and I/we are responsible for any changes including , but not limited to road maintenance, snow removal, school busing, garbage removal, etc. which change may be caused by this construction;
- 3) Accept full responsibility and liability for the structure/work authorized hereon and relieve the Town of Clarkston or its agents of any expressed or implied liability.
- 4) I/We affirm that all work performed by a contractor will be performed by contractors licensed under the Construction Trades Licensing Act (58-55, UCA) whose licenses are in full force and effect, or I/We claim exemption from the requirement for licensing under the Construction Trades Licensing Act because work will be done by owner of the property.

Kim Sawyer
Signature of Applicant

1 Feb 2015
Date:

Zoning Comments: _____

Approved
Zoning Chairman Signature: E. D. Duke
Date: Feb 9, 2015

Inspector Comments: _____

Signature: _____ Date: _____

List names and addresses of all property owners within 300 feet of the property boundary.

David Stuart
55 N 100 E

Khalil Godfrey
51 E Center

?
30 S 100 E

Lloyd Bytheway
77 N 100 E

Bryan Goodsell
25 E Center

Cory Drvin
975. 100 E

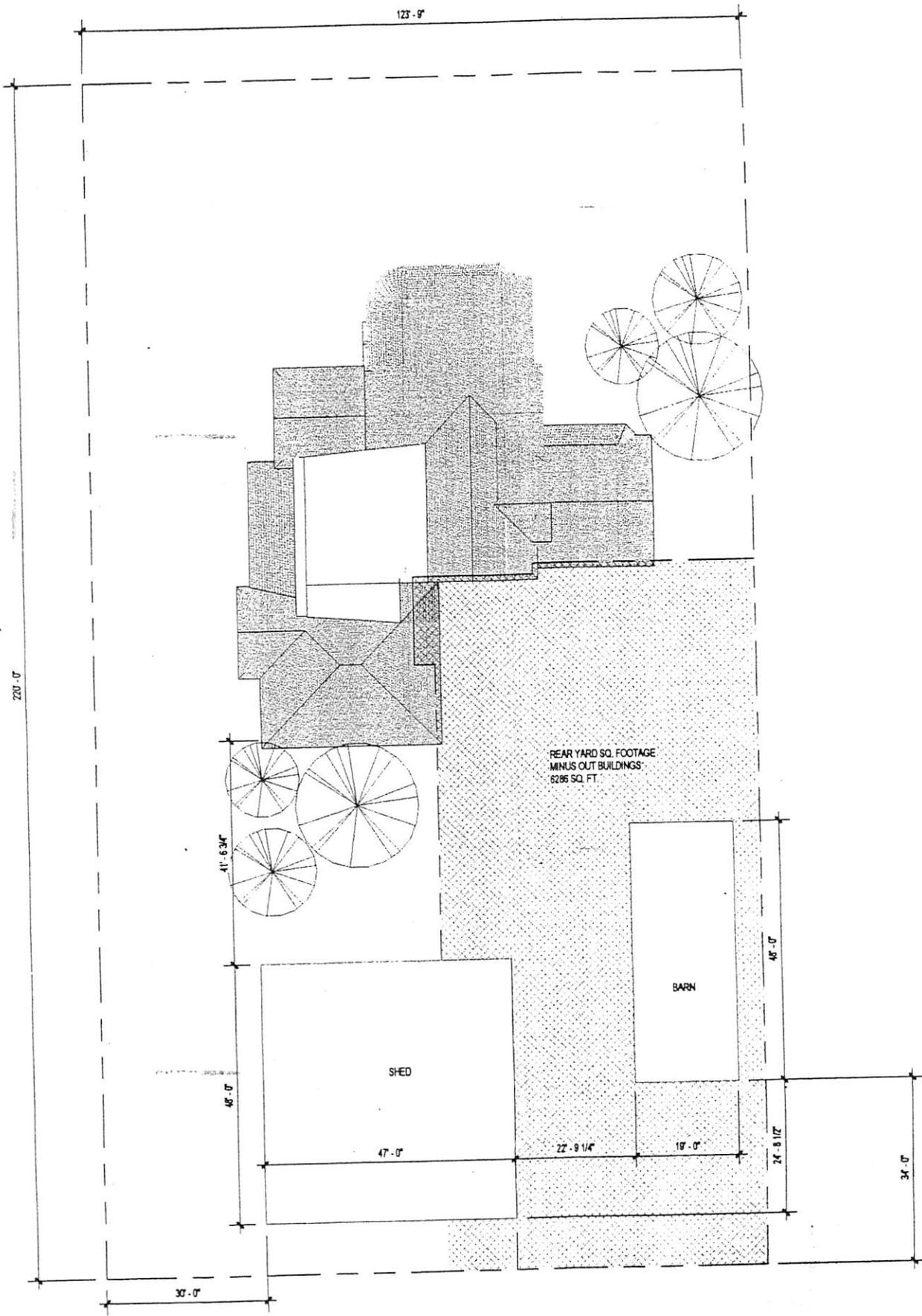
Teddy Young
76 N Main

Ryan Godfrey
71 E Center

Steven Palmer
14 N 100 E

Dean Atkinson
141 E Center

Newel Thompson Family
50 N 100 E



PERCENT OF REMAINING
REAR YARD = 80%

2014 TAX NOTICE

DUE DECEMBER 1, 2014

Parcel Number: 15-028-0032



CACHE COUNTY TREASURER'S OFFICE

179 NORTH MAIN ST. RM. 201

LOGAN, UT 84321

(435) 755-1500

15-028-0032

*****AUTO**SCH 3-DIGIT 840 AA 21315 1/1-P60 T56



SAUER, KIM WILLIAM & JEANIEL BUTTARS
PO BOX 44
CLARKSTON UT 84305-0044

PROPERTY ADDRESS / LEGAL DESCRIPTION
93 EAST CENTER, CLARKSTON
BEG AT SE COR LOT 1 BLK 13 PLAT B CLARKSTON TOWN SVY & TH N 220 FT TH W 7.5 RDS TH S 220 FT TH E 7.5 RDS TO BEG CONT 0.63 AC M/B

TAXES HEREIN ENUMERATED FOR THE CURRENT YEAR ARE DUE AND PAYABLE IN TREASURER'S OFFICE, LAST NOTICE REQUIRED BY LAW.

PROPERTY TYPE	ACRES	MARKED VALUE	TAXABLE VALUE	TAX AMOUNT
RESIDENTIAL LAND & BUILDING <i>pd CK# 5083 25 Nov 2014</i>	0.63	114,750.00	63,115.00	755.11
TOTALS		0.63	114,750.00	63,115.00
ENTRY	TAXING UNIT	TAX RATE	TAX AMOUNT	
24	CLARKSTON TOWN	0.001684	106.29	
28	CACHE CO GENERAL FUND	0.001786	112.72	
30	CACHE CO SCHOOL DISTRICT	0.006389	403.24	
38	CACHE CO HEALTH FUND	0.000140	8.84	
48	MULTI-CO A & C	0.000013	0.82	
58	CACHE CO ASSESS & COLLECTING	0.000445	28.09	
60	CACHE - STWDE SCHOOL LEVY	0.001419	89.56	
70	CACHE MOSQUITO ABATE. DISTRICT	0.000088	5.55	
TOTALS		0.011984	755.11	
PREPAYMENTS			0.00	
ABATEMENTS			0.00	
2014 TAX DUE			755.11	

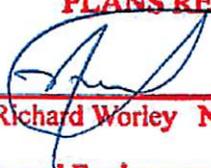


Cache/Rich Counties
 85 E 1800 N
 North Logan, UT 84341
 (435) 792-6570
 (435) 752-1570 (fax)

Box Elder County
 817 W 980 S
 Brigham City, UT 84302
 (435) 734-0845
 (435) 723-6747 (fax)

Permit To Install Septic System

Owner: Kim Sauer
 Property Address: 93 E Center
 City: Clarkston
 County: Cache
 Tax ID: 15-028-0032
 Phone #: 801-791-1268
 Subdivision:
 Lot #:

DATE 1-29-15
PLANS REVIEWED BY:

Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department

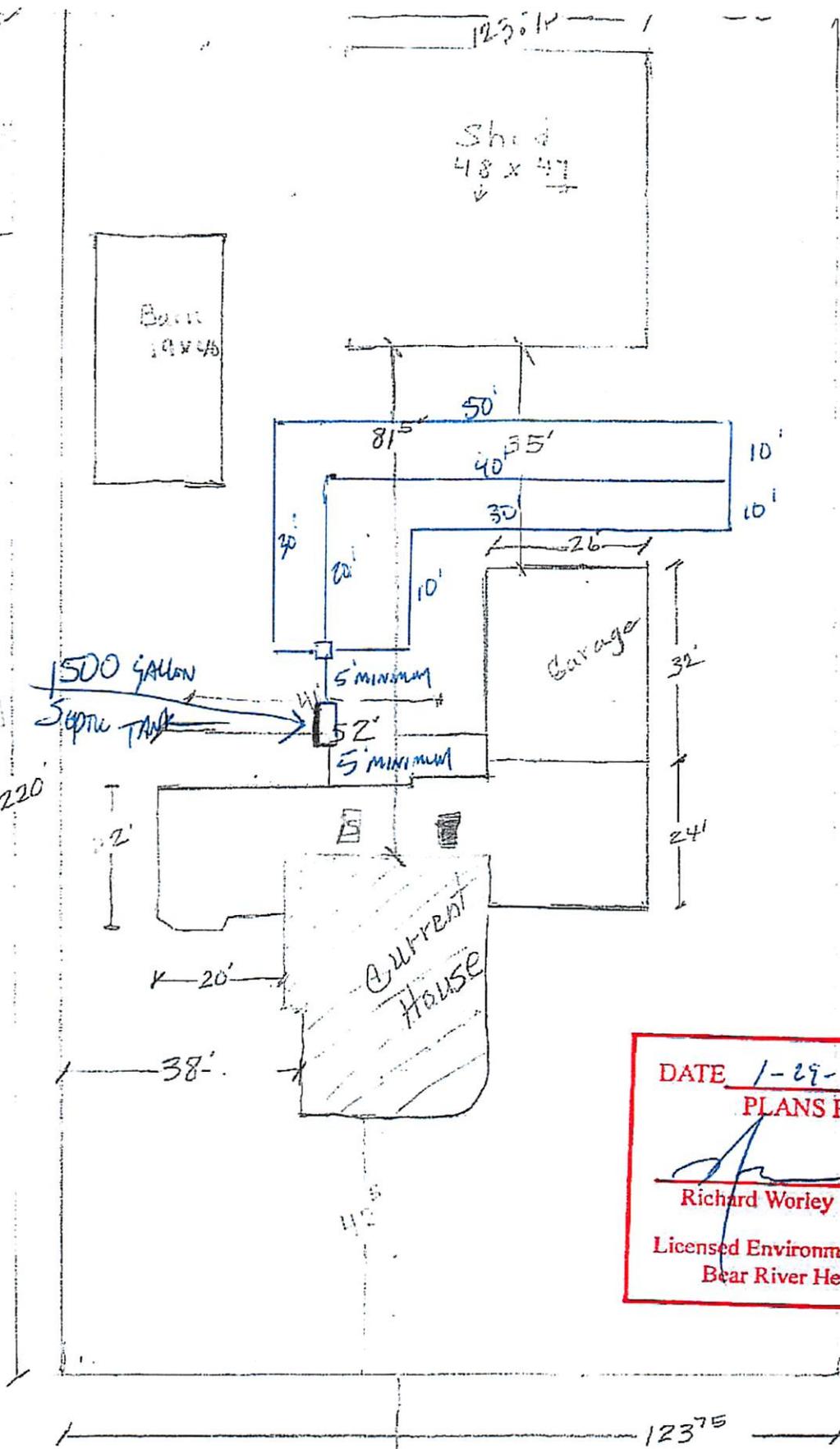
Type of System: Alteration
 Minimum Tank Size: 1500 gallon
 Maximum Depth of Trenches: 24-36 inches
 Elevation of sewer exiting foundation: 12-18 inches
 Minimum Absorption Area: 220 linear feet type A Chambers or 330 linear feet pipe and gravel

Comments/Instructions:

The site plan is designed for using type A chambers. If pipe and gravel is used, an additional 110 linear feet will need to be added.

Permit expires one year from date of approval. By signing this permit, owner agrees to install system as specified. Any changes must be approved by the Health Department before construction. This permit is based on minimum design standards, and in no case does it guarantee against the failure of the installed system. The performance of the system is affected by many other factors, such as operation, maintenance, wastewater contents, etc., not addressed by the standards. Please note that a final inspection(s) is required by the Health Department before backfilling.

Signature Jeanine Sauer Date 2/2/15



Ryan
Gardner

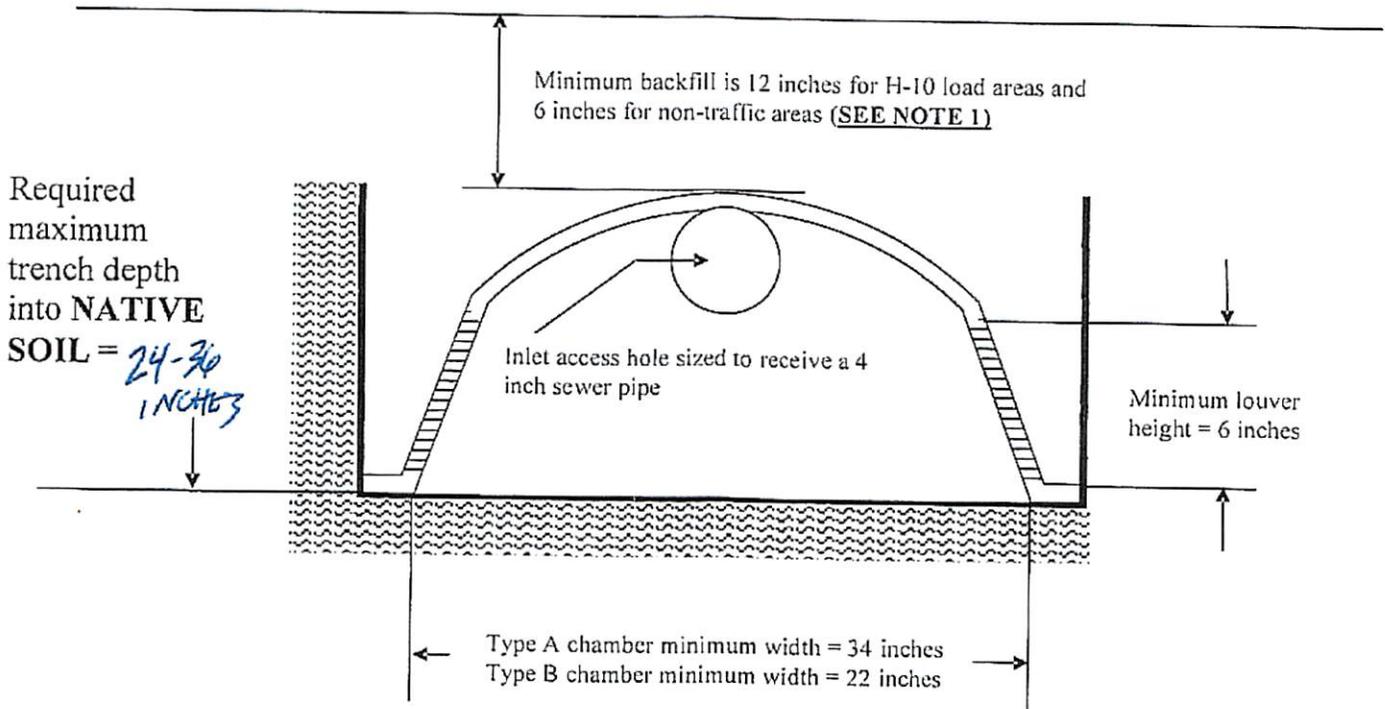
DATE 1-29-15
 PLANS REVIEWED BY:

 Richard Worley No. 351590-2001
 Licensed Environmental Health Scientist
 Bear River Health Department

1101
5-16

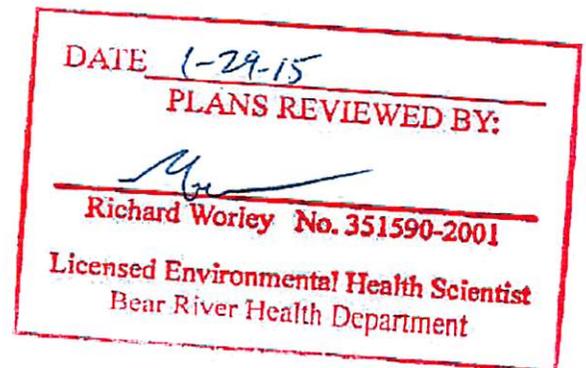
15-020-0012
CACHE

Chambered Trench option



Notes:

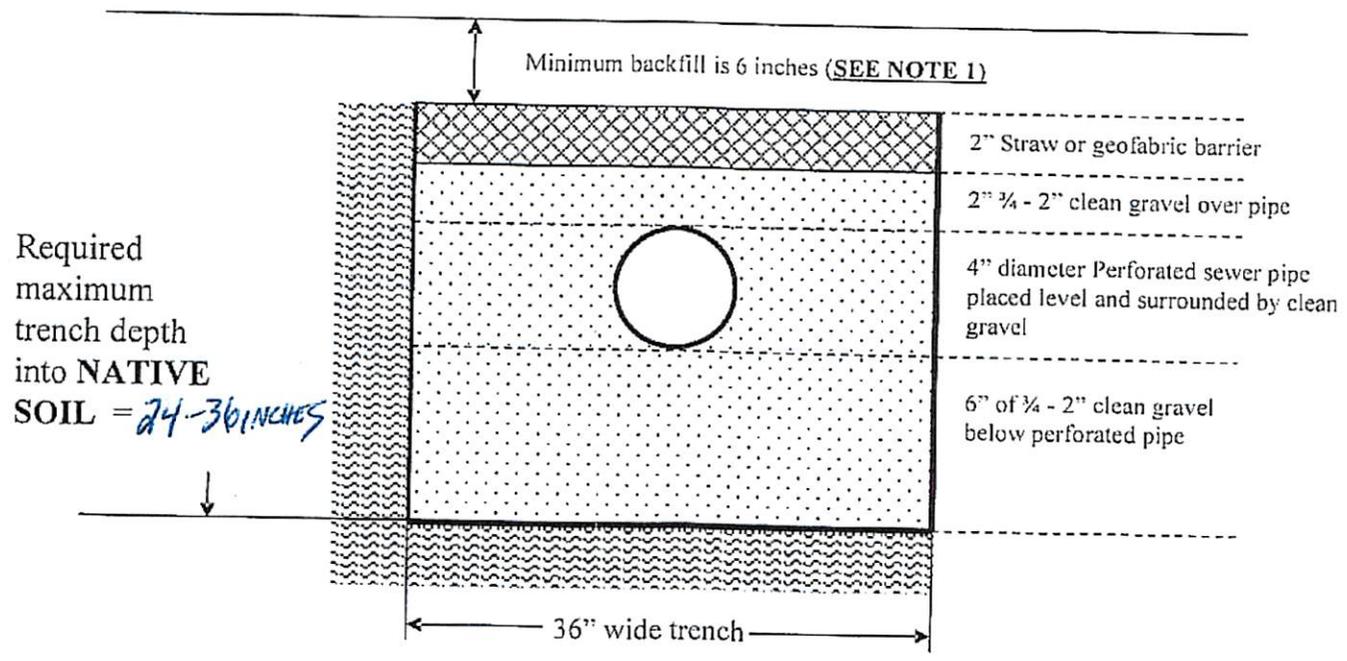
- 1 If the maximum trench depth into native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 If type A chambers are used, a 30% reduction credit in absorption area is allowed.
- 3 If type B chambers are used, a 0.05% increase in absorption area is required.
- 4 System to be inspected before backfilling.
- 5 If you have any questions, please call (435) 792-6570.



15-028-0072

CACHE

Pipe and Gravel Option



Notes:

- 1 If the maximum trench depth to native soil is required to be less than 18 inches, backfill will be mounded above the native ground surface.
- 2 System to be inspected before backfilling.
- 3 If you have any questions please call (435) 792-6570.

DATE 1-29-18
PLANS REVIEWED BY:
[Signature]
Richard Worley No. 351590-2001
Licensed Environmental Health Scientist
Bear River Health Department



darrin h <darrin.h@hydeparkcity.org>

Review of Sauer addition in Clarkston Utah

1 message

darrin h <darrin.h@hydeparkcity.org>
To: mansfist@cc.usu.edu

Thu, Feb 12, 2015 at 5:24 PM

Steve,

I have been reviewing the construction drawings for the Kim Sauer addition in Clarkston, Utah. There are several items that will need to be addressed prior to a building permit being issued.

These items include the following:

- 1- There are braced walls required through out this addition. The requirement cannot be met by prescriptive code so this addition will require engineering.
 - 2- The footing & foundation sizes and reinforcement have not been specified.
 - 3- Provide post and beam sizes, and details on porch cover.
 - 4- Provide information on beam sizes for window and door headers. Floor joists sizes and layout have not been specified. Framing on second floor- will it be conventionally framed or will an attic truss be used?
 - 5- Provide information on heating and cooling equipment. Indicate location of equipment, water heater and venting.
 - 6- Provide a copy of manual J & D for mechanical system.
 - 7- Drawings do not indicate what rooms will be used for. Is the room in the basement for cold storage? Is there any drainage required for future use in the basement?
 - 8- Smoke and CO2 detectors are required through out the home. Please indicate on electrical drawings. Indicate all electrical outlets on drawings.
 - 9- Insulation R values must meet the requirements of the 2012 Energy Code. See zone 6B 2012 IECC.
 - 10- Provide weather barrier under all exterior finishes as required by code.
 - 11- Provide details and information on renovation of existing home.
- Feel free to give me a call if there are any questions or concerns.

Darrin Hancey
Building Official
Hyde Park City
435-563-6507

CLARKSTON TOWN ANNEXATION POLICY PLAN

A. GENERAL ANNEXATION CRITERIA OF CLARKSTON TOWN

In accordance with the provisions of 10-2-4-1.5, Utah Code Annotated, the Town of Clarkston hereby adopts the following criteria for consideration of possible future annexations. This Annexation Policy Plan is intended to incorporate by reference all of the criteria required and suggested by Sections 10-2-401 et seq., Utah Code Annotated.

1. As part of its ongoing effort to plan and prepare for responsible growth, Clarkston Town has identified territory adjacent to its present town boundaries that could at some time in the future be a part of Clarkston Town. The areas proposed for future annexation are not bordered by other municipalities, nor are they within one half (1/2) mile of another municipality. Areas to be annexed must fall within the areas designated for future annexation in the Annexation Policy Plan of Clarkston Town and shown on the attached expansion are map, which by this reference is made a part hereof. Even though property proposed for annexation is located within the annexation expansion are, there is no guarantee that the annexation request will be approved by Clarkston Town.

2. The character of the community is mixed residential, agricultural and very little commercial. Areas to be annexed should be compatible with this character.

3. Areas to be annexed must be contiguous to the corporate limits of Clarkston Town at the time of submission of an annexation request.

4. Areas to be annexed shall not be located within the corporate limits of another incorporated city or be part of a previously filed annexation petition that has not been either denied, accepted, or approved.

5. When feasible, the Town favors annexation along boundaries of water and sewer improvements, or special service districts.

The Town also favors (a) eliminating and/or not creating islands and peninsulas of unincorporated territory; (b) consolidating overlapping functions of government; (c) promoting efficient delivery of services; (d) encouraging the equitable distribution of community resources and obligations; and (e) giving consideration to the tax consequences to property owners within the are to be annexed, as well as the property owners within the municipality in order to prevent double taxation and to ascertain that the annexation will not be a tax liability to the taxpayers within the municipality.

The Town does not favor the annexation of areas for which it does not have the capability nor the intention to provide municipal services.

6. It is not Clarkston Town's intent to annex territory for the sole purpose of acquiring revenue.

Property taxes with increased valuation of property and sales tax will contribute to the general fund to help defray the added expenses the Town may incur by annexing these properties. Impact fees may also be adopted and improved. In summary, the newly annexed, developing areas shall finance the extension of needed municipal services, such as new utilities, streets, curb and gutters, sidewalks and other capital improvements as development occurs.

Upon annexation, the newly annexed areas shall receive the following services, unless agreed otherwise:

- (a) Fire Protection
- (b) Police Protection
- (c) Planning and Zoning
- (d) Snow removal and street maintenance on deeded, publicly dedicated and accepted streets
- (e) Curbside garbage collection
- (f) Other services provided by the Town.

It is not anticipated that the annexation will cause any adverse consequences to the residents in the Town or in the area annexed, except there may be a slight reduction in general services to the Town residents in the present Town limits as general services are expanded into the newly annexed territory.

It is anticipated that the residents in the territory to be annexed will experience an increase in their property tax because of the difference in the certified tax rates in the County and Clarkston Town. It is further anticipated that as property taxes are received by the Town, from a newly annexed territory, the Town will increase the total level of services within the total community, thus offsetting any slight reduction that might occur. Additional persons in the newly annexed territory may experience reduction in their fire insurance rates and property insurance rates.

As areas become more densely populated, demand for services increases. Once this policy plan is adopted and areas begin to develop, continual planning by Clarkston Town should allow development to occur in an economical manner, since homes, buildings, streets and other amenities will be developed in accordance with Clarkston Town specifications. The plan and time frame for the extension of municipal services may also be influenced and/or determined by the interest of the property owners to subdivide their property.

D. AFFECTED ENTITIES

1. It is not expected that the interests of any currently affected entity will be adversely affected as they currently consist of Cache County Corporation; and Cache County School District. All property shown on the expansion area map will remain in Cache County and within the boundaries of the Cache County School District. Future concerns that may arise will be handled on a case-by-case basis.

7. The annexation petition must comply with the requirements of section 10-2-403, Utah Code Annotated.

B. PROCEDURES FOR SUBMISSION OF AN ANNEXATION REQUEST

1. An annexation petition shall be reviewed, processed and finally handled in accordance with the provisions of the Utah State Annexation Law found at Sections 10-2-401, et seq., Utah Code Annotated, 1953, as currently existing and as may be amended in the future.

C. EXTENSION OF NEEDED MUNICIPAL SERVICES IN DEVELOPMENT, DEVELOPING AND UNINCORPORATED AREAS AND PAYMENT OF THE SAME

1. In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all town ordinances and policy criteria and will be paid for by the individual developer or property owner.

2. An annexation agreement will be prepared between Clarkston Town, the person(s) requesting annexation, and/or all proposing future individual dwellings or developments consisting of multiple dwellings, outlining specific circumstances relating to water, waste disposal sewage, natural gas, streets, and other specific improvements and services prior to annexation approval. Final approval of proposed annexation will be a majority vote of the Clarkston Town Council. Three (3) "yes" votes being required for affirmative action to occur.

All, or a portion of, (amount to be determined during the annexation process), existing water rights, of the type and quantity acceptable to Clarkston Town, suitable for use as water rights (culinary and/or secondary) shall be required to be conveyed municipal to Clarkston Town as a condition of annexation in to the Clarkston Town limits. This condition shall apply to all properties, developed or undeveloped. It is the intent that land annexed to Clarkston Town is to be accompanied by water rights sufficient to accommodate the needs to the existing and potential occupants of said land when development occurs, which water rights shall be transferred to Clarkston Town.

Water requirements, as referenced by the previous paragraph, will be established on a case-by-case basis utilizing, among other things, Division of Drinking Water standards. Specific requirements will be contained in the annexation agreement and/or annexation Ordinance, but the general guideline of one (1) acre foot of water per residential building permit will be a minimum standard.

The annexation will allow developers of the annexed property access to culinary water, and other services, provided all developments meet Town specifications and comply with all applicable development ordinances and all improvements are installed pursuant to Clarkston Town standards.

Building Permit Application Check List

The following items must be completed and brought to the Zoning office in order for a building permit to be processed. To avoid confusion and delays please bring all items in at the same time. No processing for the permit will be done until all items are received.

- ✓ Permit Application (filled out)
- ✓ Legal Description of the property with property serial number from your tax notice.
(Available at the Cache County treasures' office)
- ✓ Completed septic permit from Bear River Health Department
- ✓ Two (2) sets of plans drawn to scale on size c or greater paper that include:
 - Floor plans for each level ¼" = 1' scale
 - Foundation plan ¼" = 1' scale
 - Plot plan with
 - Exact location of house on the lot (include zoning)
 - Septic
 - utilities
 - Elevation plans (All four sides)
 - Section view/ and(or) detail specifics
 - Electrical

(All plans shall be drawn to meet current building code or prescriptive building)
- ✓ Signature from road depot. Employee for access to lot and adequate drainage through access
 - CONTACT INFORMATION – David Hale (435)932-6019
 - PRINT NAME _____
 - SIGNATURE _____ DATE _____
 - PLAN _____
 - _____
 - _____
 - _____
 - _____

✓ Signature from water depot. Employee to discuss providing water to new house

- SIGNATURE _____
- PLAN _____
- _____
- _____
- _____

✓ Signature from fire chief to discuss providing EMS to new house

- SIGNATURE _____
- PLAN _____
- _____
- _____
- _____

✓ Meet with LUDMA to provide the above information

- LUDMA meets the first Wednesday of every month
- Contact the Clarkston town hall to get on the agenda 563-9090

Permit Information

The following items must be completed and brought to the zoning office in order for a building permit to be processed. Please bring all items at the same time. No processing for the permit will be done until all items are received.

1. Legal description of the property with Property Serial number from your tax notice. (available at the Cache County Treasurer's office for a small fee.)
2. Completed septic permit from Bear River Health Department.
3. Plot plan drawn to scale and upon substantial paper indication North arrow, distances along property lines, distances to all property lines of all existing and proposed structures, and the street which the property fronts upon or both streets if on a corner lot.
4. Two complete sets of plans and specifications. We accept plans on a 1/4 scale only! They should include the following items:
 - a. Floor plan with dimension of all levels, garages, decks, porches, plumbing plan, electrical plan, heating and/or air conditioning plan, etc.
 - b. Elevations of all four sides which indicate all doors, windows, roof, roof pitch, roof covering, exterior wall coverings, etc.
 - c. Details of footings, foundation, walls, trusses or rafters and roof section, joist, all egress items (bedroom windows and doors, stairways, fireplace, beams, cantilevers, etc.)
5. The building permit itself- with everything filled out, contractor's license numbers, dated and signed.

Permit #: _____

Town of Clarkston Building Permit
50 S. Main, PO Box 181
Clarkston, UT 84305 435-563-9090

(This application becomes a permit upon required approvals and acceptances of required fees.)

Description of Work: _____

Address: _____

Owner Name: _____

Owner Address: _____

City/ST: _____ Zip: _____

Phone Number: _____

Fees:

Water Impact Fee \$1500

New Meter Set Up \$1000

Inspection \$ _____

Bond \$1000

Date Paid: Appr. Initials:

Building Measurements:

Dimensions of Building: _____

Square Footage: _____

Height: _____

Lot size: _____

Total: _____

(All other fees related to building will be ordered and paid for by owner.)

Contractor/Designers

Name	State License #	Phone #
General: _____	_____	_____
Electrical: _____	_____	_____
Mechanical: _____	_____	_____
Plumbing: _____	_____	_____
Architect/Engineer: _____	_____	_____
_____	_____	_____

Zoning Setback Requirements

District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet
R-1-1/2	1/2 acre	100	30	5 x 15	20
R-2-5/8	5/8 acre	100	30	5 x 15	20

Actual Setbacks

District	Area	Lot Width in Feet	Front Yard Setback in Feet	Side Yards in Feet	Rear Yard in Feet



Building Permit Application

Project Address				Date Issued		Permit #			
				Receipt No.					
Owner's Name			Phone		Property ID Tax No.				
Owner's Email Address				Plan Review Fee:					
Address									
City			State	Zip		Permit Fee:			
Estimated Value				State 1% Fee					
BLDG. CONTRACTOR	Name _____			Use of Building <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other Notes: _____ _____ _____ _____ _____ _____				Class of Work <input type="checkbox"/> Residence <input type="checkbox"/> Addition <input type="checkbox"/> Basement Finish <input type="checkbox"/> Tenant Finish <input type="checkbox"/> Alteration / Repair <input type="checkbox"/> Electrical Upgrade <input type="checkbox"/> Garage / Carport <input type="checkbox"/> Covered Deck / Deck <input type="checkbox"/> Shed / Shop <input type="checkbox"/> Pool <input type="checkbox"/> Retaining Wall <input type="checkbox"/> Sign <input type="checkbox"/> Other	
	Address _____								
	City _____								
	Tel. _____								
	Lic. No. _____								
Email: _____									
PLUMBER	Name _____								
	Address _____								
	City _____								
	Tel. _____								
	Lic. No. _____								
Email: _____									
ELECTRICIAN	Name _____			Plans and Specifications Submitted					
	Address _____								
	City _____								
	Tel. _____								
	Lic. No. _____								
Email: _____			Approved: _____ Date						
by _____			Plans Checked						
MECHANICAL CONTRACTOR	Name _____			Approved: _____ Date					
	Address _____			by _____					
	City _____			Public Works					
	Tel. _____								
	Lic. No. _____								
Email: _____			Approved: _____ Date						
by _____			Planning & Zoning						
ARCH. OR ENGINEER	Name _____			Approved: _____ Date					
	Address _____			by _____					
	City _____			Building Department					
	Tel. _____								
	Lic. No. _____								
Email: _____			Approved: _____ Date						
by _____			Fire Department						
<p>I/We, the undersigned, acting as owner or as the duly appointed representative, understand and agree to the following: 1) all construction will comply to adopted codes and comply with all provisions of laws governing this type of work whether specified herein or not and be in compliance with adopted zoning ordinances; 2) are familiar with the present services at the building site and I/we are responsible for any changes including but not limited to road maintenance, snow and garbage removal, etc. caused by this construction; 3) approval of this does not constitute a representation by the City that the building at any specified elevation will solve any ground water, slope or hazard condition; 4) a solution to this problem is the sole responsibility of the permit applicant, agent, or property owner; 5) have read the above and accept full responsibility and liability for the structure/work authorized hereon and relieve city or their agents of any expressed or implied liability.</p>									
Date: _____									
Signature: _____									



PLAN SUBMITTAL CHECKLIST RESIDENTIAL

RESIDENTIAL PLAN SUBMITTAL CHECKLIST

Take a few moments to review your plan submittal documents. When each of the items have been verified and initialed below, you are ready to submit your application and plans for a building permit. You must initial each item as to verify that the plans and submittal documents are complete. Incomplete submittals may require additional costs to process and WILL cause delays reviewing your project. Be SURE all items below have been verified and initialed.

Please note that projects are reviewed on a first come first served basis. Incomplete submittals cannot be reviewed and will be rejected and your project put to the end of the line. During busy times, it may take weeks to get to your project. Any inquiries prior to completion of the review of your project will take time away from the plan reviewer's work and will cause additional delays to yours and everyone else's project. You will be contacted once your project review has been completed.

1. BUILDING PERMIT APPLICATION
 - a. Owner's name, address and contact phone number.
 - b. Property tax identification number.
 - c. All contractors' names, State Contractor license numbers, contact phone numbers, and email addresses.
 - d. Submit proof of ownership of property or copy of County Plat Map.
 - e. Submit Storm Water Prevention Plan- (SWPP)
2. SITE PLAN (2 copies) drawn to scale on min. 11"x17" paper. Smaller size paper may be acceptable if sufficient detail is shown.
 - a. Show all property lines with dimensions.
 - b. Show all set backs in feet and inches. This includes front, rear, and all sides
 - c. Include building footprint showing all projections (porches, exterior stairs, chimneys, etc.).
 - d. Site plan must show location of all easements, accesses, and right of ways.
 - e. Detail elevation of foundation relative to the curb/gutter.
 - f. Sloped lots shall show existing slopes and proposed slopes. Show drainage and retention of storm drainage on lot.
3. BUILDING PLANS (2 copies) drawn to scale.
4. EXTERIOR ELEVATIONS (2 copies)
 - a. Show front elevation, rear elevation, and side elevations.
 - b. Exterior finish materials (brick, vinyl siding, efis, etc).
 - c. Show roof covering materials, cantilevers, dormers, railings, stairs, etc.
5. FLOOR PLANS (2 copies) drawn to ¼" per foot scale on minimum 11" x17" paper
 - a. Layout of main floor with measurements.
 - b. Layout of basement walls. Show measurements.
 - c. Layout of additional floor levels with measurements.
 - d. Label all rooms as to use (bedroom, dining room, kitchen, etc.).
 - e. Show kitchen and bathroom counters/cabinets.
 - f. Garage/Carport. Show fire separation, fire doors etc. Show location of stairs and rails.
 - g. Show all doors- sizes and direction of swing.
 - h. Windows- show sizes and types. Specify opening style, tempered glazing, etc.
 - i. Attic access location and size.
 - j. Provide engineering and calculations, if required by code.
 - k. Show all braced wall panels and specify materials (plywood, drywall, etc.).
6. FOUNDATION PLAN (2 copies)
 - a. Show all footings, foundations, piers etc. Each element shall be detailed as to size, reinforcing details,

- bolting details, etc.
 - b. Show steps in footing/foundation.
 - c. Specify location of foundation straps and hold-downs.
7. FRAMING DETAILS (2 copies)
- a. Show floor-framing details. Specify joist type and size, beam and header sizes, etc.
 - b. Show roof-framing details. Specify roof framing materials, roof sheathing materials, girder locations, beam and header sizes.
8. CROSS-SECTIONS (2 copies)
- a. Cross-sections shall be specific to the structure.
 - b. Show wall framing details (stud size, spacing, height of walls, etc.).
9. STAIR DETAILS (Interior and exterior) These details shall be specific to this plan (not a typical detail).
- a. Rise, run, and landing dimensions.
 - b. Width of stairways.
 - c. Handrail, guardrail, and balusters.
 - d. Head height.
10. ELECTRICAL PLAN (2 copies) This may be shown on floor plans if sufficient clarity is provided.
- a. Show panel sizes and locations.
 - b. Show all outlet locations.
 - c. Show lighting and switches.
 - d. Show locations of all smoke detectors and carbon monoxide detectors.
 - e. Specify AFCI locations (all outlets in a sleeping room shall be protected by Arc-Fault Circuit Interrupter).
 - f. Specify GFCI locations (all outlets serving kitchen counters, in bathrooms, unfinished basements, in garages or located outside must be protected by GFI-Ground Fault Circuit Interrupters).
11. PLUMBING/HEATING PLANS (2 copies)
- a. Manual J & D to be submitted with plans. See Mechanical contractor for assistance.
 - b. Show all plumbing fixtures (toilets, sinks, washer, floor drains etc).
 - c. Show all Heating and Air conditioning appliances and locations. Show attic and under floor appliances as well and detail size of appliances, if possible.
 - d. Show all gas fired appliance locations (fireplaces, unit heaters, baseboard heaters, etc.),
 - e. Show combustion air size for gas fired appliances. This is sized per the BTU rating of all appliances it serves.
12. MODEL ENERGY CODE ANALYSIS (2 copies) Two options available.
- a. OPTION 1- Provide a REScheck (energy efficiency). This program is available online at www.energycodes.gov. This must be an accurate profile of your homes energy compliance. It will detail furnace efficiency requirements, minimum insulation requirements, window U-value requirements, and other energy compliance items.
 - b. OPTION 2- Prescriptive method (recommended). Use IRC requirements: Zone 6
 - i. Window U-factor of $\leq .35$
 - ii. Skylight U-factor of $\leq .60$
 - iii. Attic Insulation R value of R-49 (R-38 permitted when energy trusses are used)
 - iv. Walls R-19
 - v. Floors R-30
 - vi. Basement walls R-13
 - vii. Crawl space walls R-10/13
 - viii. Slab perimeter R-10
 - ix. Depth – 4 ft.

Clarkston Town
Planning & Zoning
Public Attendance Record
April 1, 2015

Print Name

Kim & Daniel Sauer

Steve Palmer

BRADY & SARA ATKINSON

Sara Atkinson