

KANOSH TOWN

Minutes of the Planning and Zoning Commission
Kanosh City Building
November 4, 2020

Meeting of the Kanosh Planning and Zoning Commission November 4, 2020 was called to order at 7:00 PM by Chairperson Ed Phillips.

Those Present were:

Ed Phillips - Chairperson
Geri Minton – Member/Secretary
Paulette Staples – Member
Blaine Blad – Member
Excused: Jens Christensen - Member

Disclosure Statement:

No Action

First Order of Business:

Review and approve meeting agenda for November 4, 2020. Chairperson Ed Phillips asked for approval of the meeting agenda. Blaine Blad motion to approve, Paulette Staples seconded the motion. All were in favor. Review and approve meeting minutes of October 6, 2020. After reviewing the October 6, 2020 minutes, Chairperson Ed Phillips asked for approval of the October 6, 2020 minutes. Blaine Blad motion to approve, Paulette Staples seconded the motion. All were in favor.

Guest/General Public:

Trevor Davis

Old Business:

There was no old business to be discussed.

New Business:

Chairperson Ed Phillips opened the floor for new business.

Trevor Davis: Presented a plan for a shop on his property. This shop will be used for storage at this time. In the future he would like to add power to use as work shop. All forms were in order and signed by Adam Riches. There will be no water connection. Ed Phillips, Chairperson asked for a motion. Geri Minton motioned for approval and Blaine Blad seconded the motion. All were in favor. (Attachments)

Dale Kelsch: (Flag Lot) Ed Phillips presented three different plans for Mr. Kelsch on this lot.

#1 Plan: Split the lot three ways with two new homes with existing home and a driveway on south side of lot.

#2 Plan: Split the lot into two lots for a duplex and the existing home with a driveway on south side of lot.

#3 Plan: Split the lot in two parts with existing home and a new home with a driveway on the side of the lot.

We had a great concern on septic system and leach lines. After reviewing each plan carefully, we decide Plan #3 would be supported.

He is also 4 inches short with his 30-foot width requirements on his driveway on the south side.

Ed Phillips, Chairperson asked for a motion to take to the Kanosh Town Council for recommendation on Mr. Kelsch plans. The Planning & Zoning Committee will support Plan #3. Geri Minton motioned for approval and Blaine Blad seconded the motion. All were in favor. (Attachments)

Review of Recommendation to be made to the Mayor and Council:

Trevor Davis: Storage & Auto Parts storage for his business.

Dale Kelsch: Flag Lot with three Plans for recommendation from the Kanosh Town Council.

Adjournment:

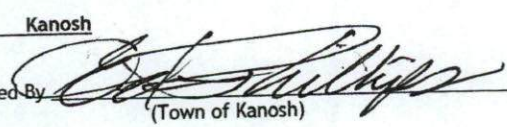
Motion to adjourn was made by Blaine Blad, seconded made by Paulette Staples. All were in favor, meeting closed at 7:50 PM.

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

Date of Application October 12, 2020	Date Work Starts ASAP								
Proposed Use of Structure Storage									
Building Address 180 N 100 W Kanosh, UT 84637									
Owner of Property Trevor Davis	Phone 435-553-5667								
Mailing Address PO Box 14 Kanosh, UT 84637-0014									
Architect or Engineer	Phone								
General Contractor Owner Builder	Phone								
License #									
Electrical Contractor	Phone								
License #									
Mechanical Contractor	Phone								
License #									
Plumbing Contractor	Phone								
License #									
Concrete Contractor									
License #									
Framing Contractor									
License #									
Type of Improvement/Kind of Construction <table> <tr> <td>Sign</td> <td>☒ 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	☒ Build	Addition	Remodel	Repair	Move	MFG Home	Demolish
Sign	☒ Build	Addition	Remodel						
Repair	Move	MFG Home	Demolish						

Zoning compliance

Zone: Kanosh

Approved By: 
(Town of Kanosh)

Comments:

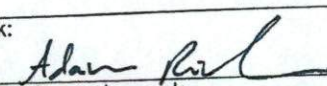
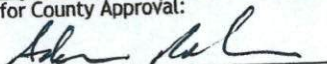
Form Updated April/4/2017

Date Issued	10/20/2020	Permit #	KNS20-1020-007
Building Fee Schedule			
Sq Feet of Building (40x54) 2,160	Valuation 20,000.00		
Rough Basement	Building & State Fees 275.78		
Finish Basement	Plan Check Fees 20.00		
Porches/Decks sq ft	Electrical Fees		
Garage sq ft	Plumbing Fees		
Type of Bldg	V B	Occ Grp Utility/Misc	Mechanical Fees
# Bldgs	1		SUBTOTAL 295.78
# Stories	1	R Value	Water Service
#Bedrooms		Walls Roof	Septic Permit
# Dwellings			Moving/Demolition
Type of Construction:			Reinspection
Stucco	Siding		
Frame	Steel		
Brick	Brick Var		Conditional Use Permit
MFG Home			
			TOTAL

Special Approvals	Received	Approved
Health Department		
Property Serial Number	K-1928	
Water or Well Permit		
Sewer or Septic Tank		
Gas		

Comments:

This Permit is not valid until signed below.

Plan Check:		Date: 10-20-20
Signature for County Approval:		Date: 10-22-20

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:	10-22-20

PRACTICES AFFECTING CORN CREEK IRRIGATION COMPANY DITCHES & THE PRESSURIZED SPRINKLER SYSTEM

The following regulations must be observed by those desiring to build bridges, crossings, or install culverts that could affect the flow or control of water in ditches of the Irrigation Company:

1. Any bridge installed over a ditch must be constructed and maintained in such a manner:
 2. It does not come into contact with the concrete of lining of the ditch.
 3. The lowest point of the bridge where extending over the ditch is at least two inches higher than the concrete or lining of the ditch.
 4. If the ditch is not lined, the bridge will not restrict the flow of water.
2. Culverts will be permitted in company ditches only if said culvert meets the requirements of the Irrigation Company and is installed according to their specifications. Permission must be obtained before installing the culvert.
3. Outlets, dams or other structures shall not be installed without first obtaining the approval of the Irrigation Company.
4. Cutting, crossing, breaking through or otherwise disturbing ditches shall not be done without permission from the Irrigation Company.

The following regulations must be observed by those desiring to construct buildings or structures of any kind on lots that are served by the pressurized pipe irrigation system:

1. No structure will be constructed within the pipeline right-of-ways of the pressurized irrigation system.
2. No connections, valves or risers will be installed on pipelines without first obtaining approval from the Irrigation Company.

Additional requirements:

I (we) have read and understand the above regulations and agree to abide by these requirements.

 Signature of property owner or contractor

On behalf of the Irrigation Company, I have reviewed the property owner's / contractor's plans and have determined that the above requirements will satisfy the Irrigation Company.

Chad White
 Signature of Irrigation Company President

Date: 10-7-20

KANOSH BLOC

165' TO NORTH
BOUNDARY LINE

200

NORTH

660

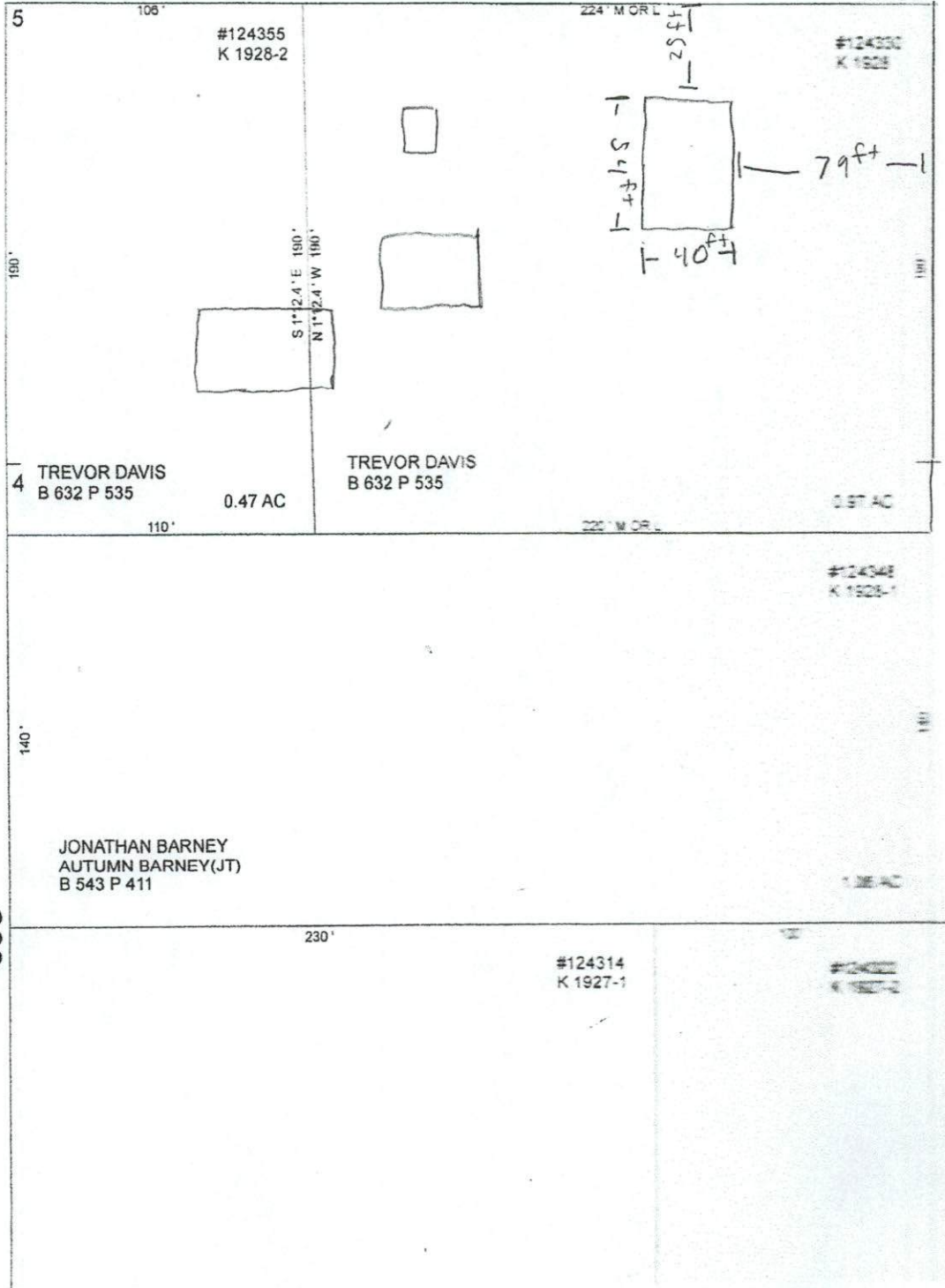
BLOCK 25

STREET

WEST

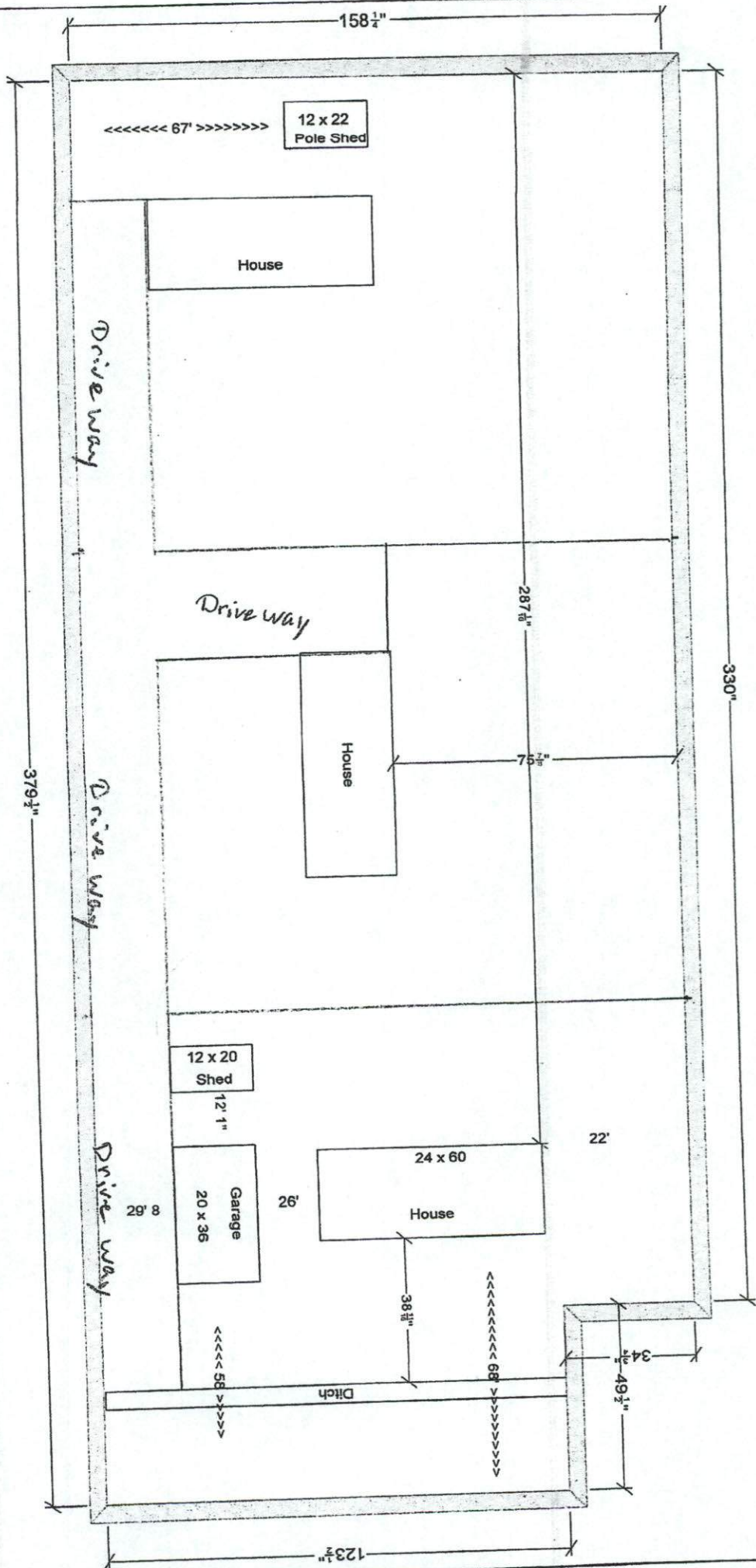
100

660'



Imagery ©2020 Maxar Technologies, State of Utah, Map data ©2020 20 ft

1st Choice



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 6/28/2020
Printed: 10/12/2020

K anush Property 250 N 100 E

All

Drawing #: 1 No Scale.

2nd Choice

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



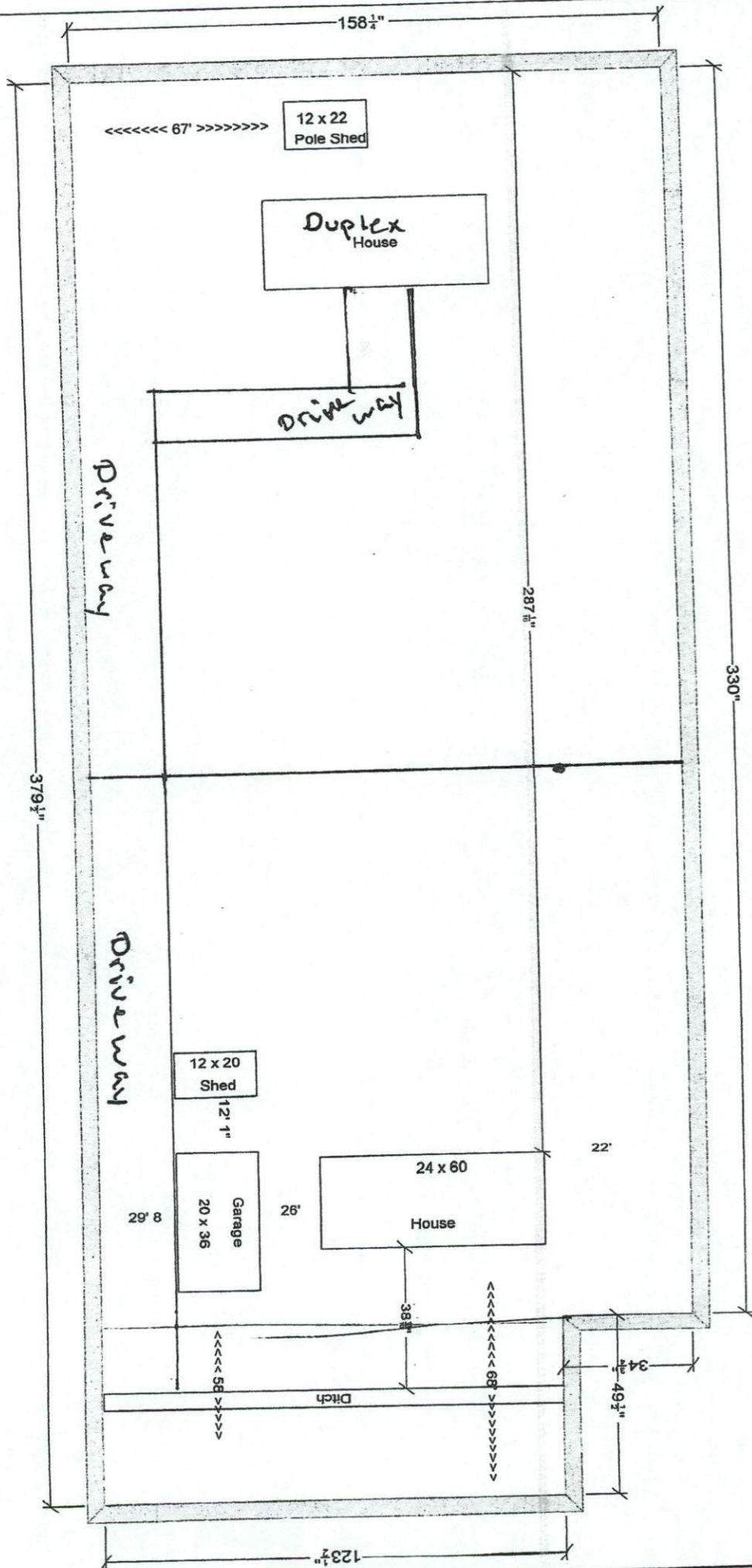
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 6/28/2020
Printed: 10/31/2020

Kanosh Property 250 N 100 E

All

Drawing #: 1 No Scale.



3rd Choice

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.		2020 TECHNOLOGIES		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	
Vanhook Drwnwrtu 750 N 100 F		All		Drawing #: 1 No Scale	
				Designed: 6/28/2020 Printed: 10/31/2020	

