

## **KANOSH TOWN**

### **Minutes of the Planning and Zoning Commission**

**Kanosh City Building**

**April 5, 2022**

Meeting of the Kanosh Planning and Zoning Commission, April 5, 2022 was called to order at 7:04 PM by Secretary Geri Minton.

#### **Those Present Were:**

Geri Minton - Secretary

Stan Koyle – Member

Steve Crabb – Member

Stoyan Kolev – Member

Emmy Chevalier - Member

#### **Disclosure Statement:**

None

#### **First Order of Business:**

Review and approve meeting agenda for April 5, 2022. Secretary Geri Minton asked for approval of the meeting agenda. Stan Koyle motioned to approve; Steve Crabb seconded the motion. All were in favor. Review and approve meeting minutes March 1, 2022. After reviewing the March 1, 2022 minutes Secretary Geri Minton asked for approval of the March 1, 2022 minutes. Stan Koyle motioned to approve; Emmy Chevalier seconded the motion. All were in favor.

#### **Guest/General Public:**

Lindsay George

Neil & Kim Shumway

#### **Old Business:**

None

#### **New Business:**

Secretary Geri Minton opened the floor for new business.

Emmy Chevalier and Stoyan Kolev are the new appointed members to the Planning & Zoning Committee.

Secretary Geri Minton opened the election for a Planning & Zoning Committee Chairman. Secretary Geri Minton nominated Stoyan Kolev, with no other nominations, nominations were closed. Stan Koyle motioned to approve Stoyan Kolev for Chairman; Steve Crabb seconded the motion. All were in favor.

Secretary Geri Minton recommended putting Stan Koyle in as a Training Assistant for the new Chairman Stoyan Kolev. Emmy Chevalier motioned; Geri Minton seconded the motion. All were in favor.

Christopher & Lindsay George: Building Permit, house plans, new water and power applications, plat map were presented to the Planning & Zoning Committee. All documents were in order. Secretary Geri Minton asked for a motion to approve. Stan Koyle motioned for approval; Emmy Chevalier seconded. All were in favor.

Neil & Kim Shumway: Building Permit for new water and power applications. Presented a plat map also. All documents were in order. Secretary Geri Minton asked for a motion to approve. Stan Koyle motioned for approval; Steve Crabb seconded. All were in favor.

Stan Kolye – Training Assistant: kanoshtown.com on site training. Laptops and tablets were used. Discussions on how to fine the following topics. Building Permits, Municipal Codes, Town Ordinances, Kanosh General Plan and Planning & Zoning Ordinances. Discussions on Town of Kanosh Annexation Policy Plan, Subdivision Ordinance, a Zoning Ordinance and Millard County Building Inspector procedures.

**Review or Recommendations to be made the Mayor and Council:**

Christopher & Lindsay George: Building Permit – New power & water applications.

Neil & Kim Shumway: New power and water hookup applications.

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

**Adjournment:**

Motion to adjourn was made Stan Koyle, seconded made by Stoyan Kolev. All were favor, closed at 8:22 PM.



## KANOSH TOWN

## APPLICATION FOR CULINARY WATER CONNECTION

I Neil Shumway, hereby apply to the Town of Kanosh for permission to connect my property to the Kanosh culinary water system at the location listed below.

Street Address: 100 South

And I hereby agree to the following:

The Town shall make the requested connection to its water main, and install the appropriate meter. I agree to pay the Town the connection charges and fees as may be fixed by the governing body, by resolution or ordinance, including impact fees if so provided.

The work of extending the water connection from the meter to the place at which the water is to be used shall be my responsibility and shall be performed at my sole cost. Also any leaks or breaks that may occur on my property will be my responsibility, including paying for lost water.

In addition, it is my responsibility to comply with the Kanosh Town Backflow and Cross Connection Ordinance, complying with all associated guidelines and specifications. A copy of the Backflow and Cross Connection Ordinance will be available upon my request.

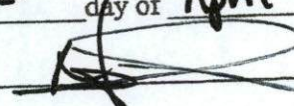
The connection so made by Town, including the service line and meter, shall become and remain the property of the Town at all times, and the Town will have access thereto at all times.

The location of the meter may be decided solely by the Town. The Town shall have free access to the lines and meter installed under this agreement and, at reasonable times, through my property if necessary.

Water usage shall remain on my premises at the address listed above.

I will be bound by the rules, regulations or ordinances enacted now or hereafter by the Town.

Dated this 5th day of April, 20 22

Applicant's signature: 

Approved by: \_\_\_\_\_

with conditions as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# KANOSH PLAT - A BLOCK 9

(3)

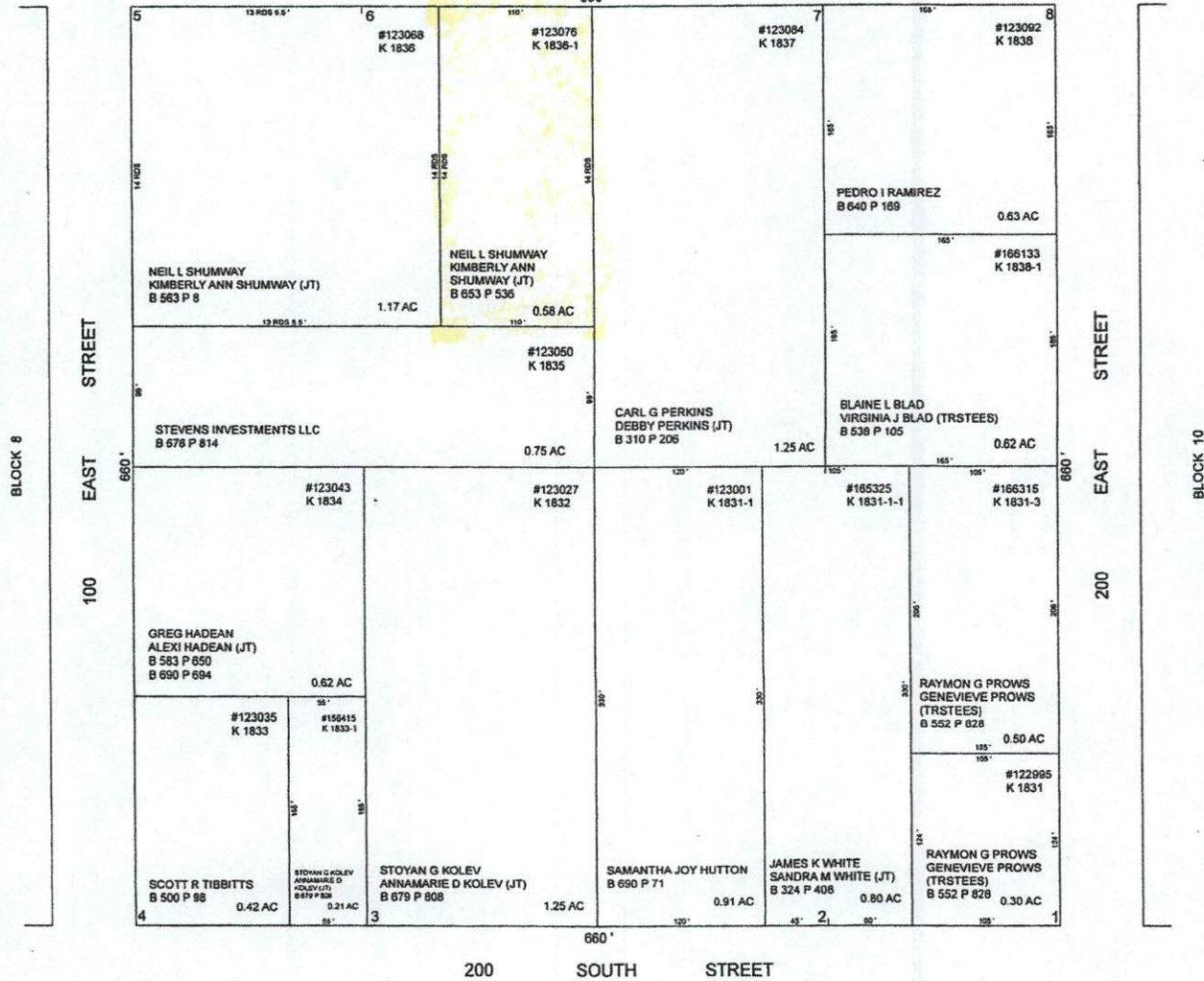
BOOK 1 PAGE 138  
SCALE 1"=60'  
APRIL 2, 2021

THIS PLAT IS MADE SOLELY FOR THE PURPOSE  
OF ASSISTING IN LOCATING THE LAND AND  
THE RECORDER ASSUMES NO LIABILITY FOR  
VARIATION IF ANY WITH AN ACTUAL SURVEY

BLOCK 12

100 SOUTH STREET

660'



200 SOUTH STREET

BLOCK 2

NOTES  
STREETS ARE APPROX 132 FT WIDE

BOOK 1 PAGE 138  
KANOSH, PLAT - A  
BLOCK 9



**KANOSH TOWN**  
**APPLICATION FOR ELECTRICAL POWER CONNECTION**

I Neil Shumway, hereby apply to the Town of Kanosh, for permission to connect to the Kanosh Electrical Power System at the property location listed below.

Street Address:

100 South

And I hereby agree to the following:

I will pay to the Town such connection fees as may be fixed by the Governing Body by resolution or ordinance including also a deposit or security charge, if so provided.

The location of the service, whether on my premises or at some point near my premises, will be decided solely by the Town.

The service connection so made shall remain the property of the Town at all times and the Town shall have access thereto at all times.

I understand the Town reserves the right to cause the electrical power system on my premises to be inspected by the Town and if the facility should not be approved, I will cause the same to be corrected and improved at my own expense to meet the requirements of the Town or any government agency having jurisdiction to regulate the electrical power system within the Town.

I will be bound by the rules, regulations, resolutions, or ordinances enacted now or hereafter by the Town applicable to the Town's electrical power system.

Dated this 5th Day of April, 20 22

Applicant's Signature: \_\_\_\_\_

Approved by : \_\_\_\_\_  
with conditions as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

Date of Application Feb 25, 2022	Date Work Starts ASAP								
Proposed Use of Structure <b>Single Family Dwelling</b>									
Building Address Approx. 125 N 200 E Kanosh, UT 84637 (S1/2 LOT 8, BLK 19, PLAT A, KANOSH TWN SVY)									
Owner of Property Christopher & Lindsay George (Karen George)	Phone 801-897-7106								
Mailing Address PO Box 422 Kanosh, UT 84637									
Architect or Engineer	Phone								
General Contractor Owner/Builder	Phone 801-897-7106								
License #									
Electrical Contractor	Phone								
License #									
Mechanical Contractor	Phone								
License #									
Plumbing Contractor	Phone								
License #									
Concrete Contractor									
License #									
Framing Contractor									
License #									
<p align="center"><b>Type of Improvement/Kind of Construction</b></p> <table border="0"> <tr> <td>Sign</td> <td><input checked="" type="checkbox"/> New Build</td> <td><input type="checkbox"/> Addition</td> <td><input type="checkbox"/> Remodel</td> </tr> <tr> <td>Repair</td> <td><input type="checkbox"/> Move</td> <td><input type="checkbox"/> MFG Home</td> <td><input type="checkbox"/> Demolish</td> </tr> </table>		Sign	<input checked="" type="checkbox"/> New Build	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel	Repair	<input type="checkbox"/> Move	<input type="checkbox"/> MFG Home	<input type="checkbox"/> Demolish
Sign	<input checked="" type="checkbox"/> New Build	<input type="checkbox"/> Addition	<input type="checkbox"/> Remodel						
Repair	<input type="checkbox"/> Move	<input type="checkbox"/> MFG Home	<input type="checkbox"/> Demolish						

**Zoning compliance**

Zone: Kanosh

Approved By: [Signature]  
(Town of Kanosh)

Comments: 04.05.2022

Form Updated April/4/2017

Date Issued 03/24/2022		Permit # KNS22-0324-003	
<b>Building Fee Schedule</b>			
Sq Feet of Building	1,573	Valuation	152,915.16
Rough Basement	1,573	Building & State Fees	1,107.90
Finish Basement		Plan Check Fees	100.00
Porches/Decks sq ft	400	Electrical Fees	
Garage sq ft	448	Plumbing Fees	
Type of Bldg	V B	Occ Grp IRC	Mechanical Fees
# Bldgs	1		<b>SUBTOTAL</b> 1,207.90
# Stories	1	R Value	Water Service
#Bedrooms	3	Walls 20	Septic Permit
# Dwellings	1	Roof 49	Moving/Demolition
Type of Construction:		Reinspection	
Stucco		Siding	
Frame		Concrete	
Brick		Steel	
Brick Var		MFG Home	
		Conditional Use Permit	
		<b>TOTAL</b>	

Special Approvals	Received	Approved
Health Department		
Property Serial Number	K-1901	
Water or Well Permit		
Sewer or Septic Tank		
Gas		

Comments:

This Permit is not valid until signed below.

Plan Check:	<u>[Signature]</u>	Date: <u>3-03-22</u>
Signature for County Approval:	<u>[Signature]</u>	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: <u>[Signature]</u>	<u>4/5/22</u>



## KANOSH TOWN

## APPLICATION FOR CULINARY WATER CONNECTION

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Street Address: \_\_\_\_\_

And I hereby agree to the following:

The Town shall make the requested connection to its water main, and install the appropriate meter. I agree to pay the Town the connection charges and fees as may be fixed by the governing body, by resolution or ordinance, including impact fees if so provided.

The work of extending the water connection from the meter to the place at which the water is to be used shall be my responsibility and shall be preformed at my sole cost. Also any leaks or breaks that may occur on my property will be my responsibility, including paying for lost water.

In addition, it is my responsibility to comply with the Kanosh Town Backflow and Cross Connection Ordinance, complying with all associated guidelines and specifications. A copy of the Backflow and Cross Connection Ordinance will be available upon my request.

The connection so made by Town, including the service line and meter, shall become and remain the property of the Town at all times, and the Town will have access thereto at all times.

The location of the meter may be decided solely by the Town. The Town shall have free access to the lines and meter installed under this agreement and, at reasonable times, through my property if necessary.

Water usage shall remain on my premises at the address listed above.

I will be bound by the rules, regulations or ordinances enacted now or hereafter by the Town.

Dated this fourth day of April, 2022

Applicant's signature: Christopher George Lindsay George

Approved by: \_\_\_\_\_  
with conditions as follows: \_\_\_\_\_  
\_\_\_\_\_



**KANOSH TOWN**  
**APPLICATION FOR ELECTRICAL POWER CONNECTION**

I Christopher George, hereby apply to the Town of Kanosh, for permission to connect to the Kanosh Electrical Power System at the property location listed below.

Street Address:

And I hereby agree to the following:

I will pay to the Town such connection fees as may be fixed by the Governing Body by resolution or ordinance including also a deposit or security charge, if so provided.

The location of the service, whether on my premises or at some point near my premises, will be decided solely by the Town.

The service connection so made shall remain the property of the Town at all times and the Town shall have access thereto at all times.

I understand the Town reserves the right to cause the electrical power system on my premises to be inspected by the Town and if the facility should not be approved, I will cause the same to be corrected and improved at my own expense to meet the requirements of the Town or any government agency having jurisdiction to regulate the electrical power system within the Town.

I will be bound by the rules, regulations, resolutions, or ordinances enacted now or hereafter by the Town applicable to the Town's electrical power system.

Dated this <sup>fourth</sup> ~~April~~ Day of April, 2022

Applicant's Signature: Christopher George Lindsay Hagg

Approved by : \_\_\_\_\_  
with conditions as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# **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:

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

*Christa Lee Lindsay Gray*  
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 K. Whitaker*  
Signature of Irrigation Company President

Date: 4-5-22



## INSPECTION NOTICE

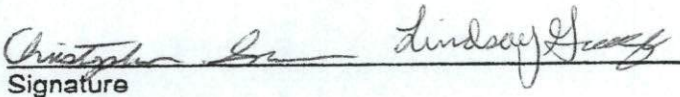
**It is the responsibility of the permit holder or contractor to contact the Millard County Building Department for all required inspections, which are listed as follows: IBC 109.5**

Footings, with steel in place and prior to pouring  
Foundations, with steel in place and prior to pouring  
Underground electrical & Plumbing  
Framing  
Rough plumbing  
Rough electrical  
Rough mechanical  
Weather Resistive barrier & Flashing ( Sec.1403.2-1405.3 )  
Drywall/Firewall  
Exterior: Siding, Brick or Stucco  
Gas piping  
Electrical service panel  
Final

This list may not be conclusive and may vary depending on the scope of the project. If you have any questions, please contact the Millard County Building Department at (435) 864-1400.

Please note that the International Building Code Section 110.1 states "No building or structure shall be used or occupied, and no change in the existing occupancy classification... shall be made until the building official has issued a certificate of occupancy..." A certificate of occupancy will not be issued without all required inspections having been completed and approved.

***Criminal charges may be filed for violation of this ordinance.***

  
Signature

Date: 4-4-22



AT - A  
9

(3)

BOOK 1 PAGE 148  
SCALE 1"=60'  
JANUARY 25, 2021

THIS PLAT IS MADE SOLELY FOR THE PURPOSE  
OF ASSISTING IN LOCATING THE LAND AND  
THE RECORDER ASSUMES NO LIABILITY FOR  
VARIATION IF ANY WITH AN ACTUAL SURVEY

STREET



#124082  
K-1906

#124025  
K-1901

KAREN R GEORGE (TRSTEE)  
B 412 P 648

0.625 AC

#195051  
K-1901-2

CHRISTOPHER GEORGE  
LINDSAY GEORGE (JT)  
B 677 P 743

0.625 AC

FREEMAN  
RY FREEMAN (JT)  
859

1.25 AC

70'  
#155490  
K-1901-1-1

#124033  
K-1901-1

#175241  
K-1900-1

660' STREET EAST 200

BLOCK 20



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## Municipal Code

### Links:

Town Ordinances (</town-ordinances.htm>)

Building Permits

([https://media.rainpos.com/10264/Kanosh\\_Town\\_Building\\_Permit.pdf](https://media.rainpos.com/10264/Kanosh_Town_Building_Permit.pdf))

Government Records and Access Management Act (GRAMA)

(<https://media.rainpos.com/10264/grama.pdf>) Records Access Essentials for Government Employees

([https://media.rainpos.com/10264/grma\\_certification\\_training.pdf](https://media.rainpos.com/10264/grma_certification_training.pdf)) Municipal General Records Retention Schedule

([https://media.rainpos.com/10264/retention\\_schedule.pdf](https://media.rainpos.com/10264/retention_schedule.pdf)) Town General Plan

([https://media.rainpos.com/10264/kanosh\\_town\\_revised\\_general\\_plan.pdf](https://media.rainpos.com/10264/kanosh_town_revised_general_plan.pdf))

Home (<https://www.kanoshtown.com/>) | Town Government  
(<https://www.kanoshtown.com/town-government.htm>) | Departments



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## Town Ordinances

### Links:

#### Abatement and Noxious Weeds

([https://media.rainpos.com/10264/abatement\\_of\\_weeds\\_and\\_deleterious\\_objects.pdf](https://media.rainpos.com/10264/abatement_of_weeds_and_deleterious_objects.pdf))

#### Animals

(</animals-ordinance.htm>) Appointed and Elected Official Position Descriptions (</council-descriptionstown-employment-positions.htm>)

#### ATV

(</atv.htm>) Cemetery (</cemetery-ordinances.htm>)

Constitutional Taking Issues ([https://media.rainpos.com/10264/constitutional\\_taking\\_issues\\_031203.pdf](https://media.rainpos.com/10264/constitutional_taking_issues_031203.pdf))

Curfew ([https://media.rainpos.com/10264/curfew\\_081104b.pdf](https://media.rainpos.com/10264/curfew_081104b.pdf))

#### Dances

([https://media.rainpos.com/10264/public\\_dances.pdf](https://media.rainpos.com/10264/public_dances.pdf)) Electrical (</electrical-ordinances.htm>)

Employment ([https://media.rainpos.com/10264/resolution\\_2\\_11\\_defien\\_part\\_time\\_employment.pdf](https://media.rainpos.com/10264/resolution_2_11_defien_part_time_employment.pdf))

Encroachment ([https://media.rainpos.com/10264/encroachment\\_08\\_11\\_04a.pdf](https://media.rainpos.com/10264/encroachment_08_11_04a.pdf))

Excavation ([https://media.rainpos.com/10264/excavation\\_resolution.pdf](https://media.rainpos.com/10264/excavation_resolution.pdf))

Firearms and Fireworks ([https://media.rainpos.com/10264/firearms\\_and\\_fireworks.pdf](https://media.rainpos.com/10264/firearms_and_fireworks.pdf))

Frauds and Cheats ([https://media.rainpos.com/10264/fraud\\_and\\_cheat.pdf](https://media.rainpos.com/10264/fraud_and_cheat.pdf))

Gambling and Gaming ([https://media.rainpos.com/10264/gambling\\_and\\_gaming.pdf](https://media.rainpos.com/10264/gambling_and_gaming.pdf))

#### General Provisions

([https://media.rainpos.com/10264/revised\\_ordinancesrepealedeffect.pdf](https://media.rainpos.com/10264/revised_ordinancesrepealedeffect.pdf)) Government Records Access and Management Act (GRAMA) (</grama.htm>)

#### Hazardous Material Emergency - Expense Recovery

([https://media.rainpos.com/10264/recovery\\_of\\_expenses\\_in\\_hazardous\\_materials\\_070203.pdf](https://media.rainpos.com/10264/recovery_of_expenses_in_hazardous_materials_070203.pdf))

#### Impact Fees

([https://media.rainpos.com/10264/impact\\_fees\\_011002.pdf](https://media.rainpos.com/10264/impact_fees_011002.pdf)) Intoxicants (</intoxicants-ordinance.htm>)

Model Ordinances ([https://media.rainpos.com/10264/model\\_franchise\\_ordinance.pdf](https://media.rainpos.com/10264/model_franchise_ordinance.pdf))

Mountain Fuel Supply Company ([https://media.rainpos.com/10264/mt\\_fuel\\_031391.pdf](https://media.rainpos.com/10264/mt_fuel_031391.pdf))

Nuisances (</nuisance-ordinances.htm>)



Offenses ([/offense-ordinances.htm](#))

Park

([https://media.rainpos.com/10264/resolution\\_setting\\_policies\\_and\\_fees\\_for\\_park\\_reservation\\_05\\_12\\_10a.pdf](https://media.rainpos.com/10264/resolution_setting_policies_and_fees_for_park_reservation_05_12_10a.pdf))

Planning and Zoning ([/planning-and-zoning-ordinances.htm](#))

Purchasing Policy ([https://media.rainpos.com/10264/purchasing\\_policy.pdf](https://media.rainpos.com/10264/purchasing_policy.pdf))

Recreation Vehicles ([https://media.rainpos.com/10264/travel\\_trailer\\_resolution\\_071200.pdf](https://media.rainpos.com/10264/travel_trailer_resolution_071200.pdf))

Solicitation

([https://media.rainpos.com/10264/home\\_solicitation\\_091306.pdf](https://media.rainpos.com/10264/home_solicitation_091306.pdf)) Street Naming

([https://media.rainpos.com/10264/street\\_naming\\_061490a.pdf](https://media.rainpos.com/10264/street_naming_061490a.pdf))

Streets and Sidewalks ([https://media.rainpos.com/10264/streets\\_and\\_sidewalks\\_title\\_16.pdf](https://media.rainpos.com/10264/streets_and_sidewalks_title_16.pdf))

Taxes and Fees ([/taxes-and-fees-ordinances.htm](#))

Telecommunication

([https://media.rainpos.com/10264/telecommunication\\_resolution\\_011498a.pdf](https://media.rainpos.com/10264/telecommunication_resolution_011498a.pdf)) Town Meetings

([https://media.rainpos.com/10264/change\\_of\\_meeting\\_time\\_021110.pdf](https://media.rainpos.com/10264/change_of_meeting_time_021110.pdf))

Traffic ([https://media.rainpos.com/10264/traffic\\_code\\_19\\_1\\_1.pdf](https://media.rainpos.com/10264/traffic_code_19_1_1.pdf))

Utah Administrative Rule Making Act

([https://media.rainpos.com/10264/utah\\_administrative\\_rulemaking\\_act\\_2\\_11\\_10.pdf](https://media.rainpos.com/10264/utah_administrative_rulemaking_act_2_11_10.pdf))

Utah Code - Ordinance Rules

([https://media.rainpos.com/10264/ordinance\\_information.pdf](https://media.rainpos.com/10264/ordinance_information.pdf)) Vacating Road

([https://media.rainpos.com/10264/vacating\\_road\\_121405.pdf](https://media.rainpos.com/10264/vacating_road_121405.pdf))

Waste Disposal ([https://media.rainpos.com/10264/solid\\_waste\\_disposal\\_061286.pdf](https://media.rainpos.com/10264/solid_waste_disposal_061286.pdf))

Water ([/water-ordinances.htm](#))

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TOWN OF KANOSH  
REVISED GENERAL PLAN  
2012



Originally adopted April 10, 2002  
Revised Plan adopted 10-9-2013



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## Planning and Zoning Ordinances

### Links:

[Annexation Policy \(https://media.rainpos.com/10264/scan\\_final\\_draft\\_annexation\\_policy.pdf\)](https://media.rainpos.com/10264/scan_final_draft_annexation_policy.pdf)

[Building Permit Ordinance \(https://media.rainpos.com/10264/ordinance\\_2.pdf\)](https://media.rainpos.com/10264/ordinance_2.pdf)

[Board of Adjustment \(https://media.rainpos.com/10264/board\\_of\\_adjustment\\_051204.pdf\)](https://media.rainpos.com/10264/board_of_adjustment_051204.pdf)

[Town Planning Commission](https://media.rainpos.com/10264/ordinance_020900_creating_a_planning_commission_1.pdf)

[Minor Subdivision](https://media.rainpos.com/10264/ordinance_020900_creating_a_planning_commission_1.pdf)

[Installation Standards for Manufactured Housing](https://media.rainpos.com/10264/2015_09_15_kanosh_town_minor_requirements_final_.pdf)

[Standards for Manufactured Housing](https://media.rainpos.com/10264/planning_and_zoning_trailer_and_prefab_home.pdf)

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