

KANOSH TOWN

Minutes of the Planning and Zoning Commission Kanosh City Building July 5, 2022

Meeting of the Kanosh Planning and Zoning Commission, July 5, 2022 was called to order at 7:00 PM by Chairperson Stoyan Kolev.

Those Present Were:

Stoyan Kolev - Chairperson
Geri Minton - Secretary
Stan Koyle – Member
Steve Crabb – Member
Emmy Chevalier - Member

Disclosure Statement:

None

First Order of Business:

Review and approve meeting agenda for July 5, 2022. Chairperson Stoyan Kolev asked for approval of the meeting agenda. Emmy Chevalier motioned to approve; Stan Koyle seconded the motion. All were in favor.

Review and approve meeting minutes June ~~5~~⁷, 2022. After reviewing the June ~~5~~⁷, 2022 minutes Chairperson Stoyan Kolev asked for approval of the June ~~5~~⁷, 2022 minutes. Stan Koyle motioned to approve as amended; Emmy Chevalier seconded the motion. All were in favor.

Guest/General Public:

Lorin Shumway

Old Business:

None

New Business:

Stoyan Kolev opened the floor for new business.

Jesse Card: Building Permit-New garage, power and water application. Perk test for septic tank has been completed and approved. All documents are in order. Chairperson Stoyan Kolev asked for a motion to approve. Emmy Chevalier motioned for approval: Steve Crabb seconded. All were in favor.

Lorin Shumway: The main town employee requested to the Planning & Zoning Committee a map and a form change on the power and water applications. A map showing the location of the power and water. The power and water applications should have a signature and date line for approval from Lorin

Shumway, Dixie Power and the property owner. Chairperson Stoyan Kolev asked for a motion to approve. Stan Koyle motioned to approve; Geri Minton seconded. All were in favor.

It was also suggested that we talk to Dixie Power about an estimated bid installing the power up front for the property owner incase they need extra financing for their project.

Stan Kolye – Training Assistant: kanoshtown.com on site training. Laptops and tablets were used.

Discussions:

- Set-Back Resolution changing to an Ordinance and we need to revisit the actual footage in the building permit which should be recommended to the town council;
- Revisit the Culinary basic hookup fee of \$900.00 & \$2341.00 impact fee.
- Encourage development, discourage development that is a harmful business to Kanosh.

Impact fees for new Power and Water hookups.

Check Fillmore City, Mayor Mike Holt for impact fees. Stan Koyle motioned to approve; Steve Crabb seconded. All in favor.

Information from Cindy Turner, Kanosh Town Clerk on Power hookup fees for the past three years. Emmy Chevalier motioned to approve; Stan Koyle seconded. All in favor.

Review or Recommendations to be made the Mayor and Council:

Set-Back Resolution changing to an Ordinance and revisit the actual footage in the building permit.
Revisit the Culinary basic hookup fee \$900.00 & \$2341.00 impact fee.

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

Adjournment:

Motion to adjourn was made Stan Koyle, seconded made by Emmy Chevalier. All were in favor, closed at 8:55 PM.

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

Date of Application May 2, 2022	Date Work Starts ASAP								
Proposed Use of Structure Garage									
Building Address Approx. 199 E 200 N Kanosh, UT 84637 <i>205 E 200 N</i>									
Owner of Property Jesse & Shari Card	Phone 801-674-5792								
Mailing Address PO Box 422 Kanosh, UT 84637									
Architect or Engineer	Phone								
General Contractor Natural Impressions (Brandon Bartholomew)	Phone 435-253-1388								
License # 4739986-5501									
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 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]* 07.05.22
(Town of Kanosh)

Comments: *[Signature]* 7.13.22

Date Issued 6/1/2022		Permit # KNS22-0601-005	
Building Fee Schedule			
Sq Feet of Building 1,560	Valuation 18,000.00		
Rough Basement	Building & State Fees 251.74		
Finish Basement	Plan Check Fees 20.00		
Porches/Decks sq ft	Electrical Fees		
Garage sq ft	Plumbing Fees		
Type of Bldg # Bldgs	V B	Occ Grp U/M	Mechanical Fees
1			SUBTOTAL 271.74
# Stories	1	R Value	Water Service
#Bedrooms		Walls 20	Septic Permit
# Dwellings	1	Roof 49	Moving/Demolition
Type of Construction: Stucco <input checked="" type="checkbox"/> Steel Brick Brick Var	Siding Concrete Frame MFG Home		Reinspection
			Conditional Use Permit
			TOTAL

Special Approvals	Received	Approved
Health Department		
Property Serial Number	K-1940	
Water or Well Permit		
Sewer or Septic Tank		
Gas		

Comments:

This Permit is not valid until signed below.

Plan Check:	<i>[Signature]</i>	Date: 6-1-22
Signature for County Approval:	<i>[Signature]</i>	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:	<i>Brandon Bartholomew</i>	Date: 6-1-22
Signature of Owner:		

Millard County Building Permit Pre-Application Worksheet

MILLARD COUNTY BUILDING DEPARTMENT
71 South 200 West, PO Box 854, Delta, UT 84624
Phone: 435-864-1400 Fax: 435-864-1404
www.millardcounty.org

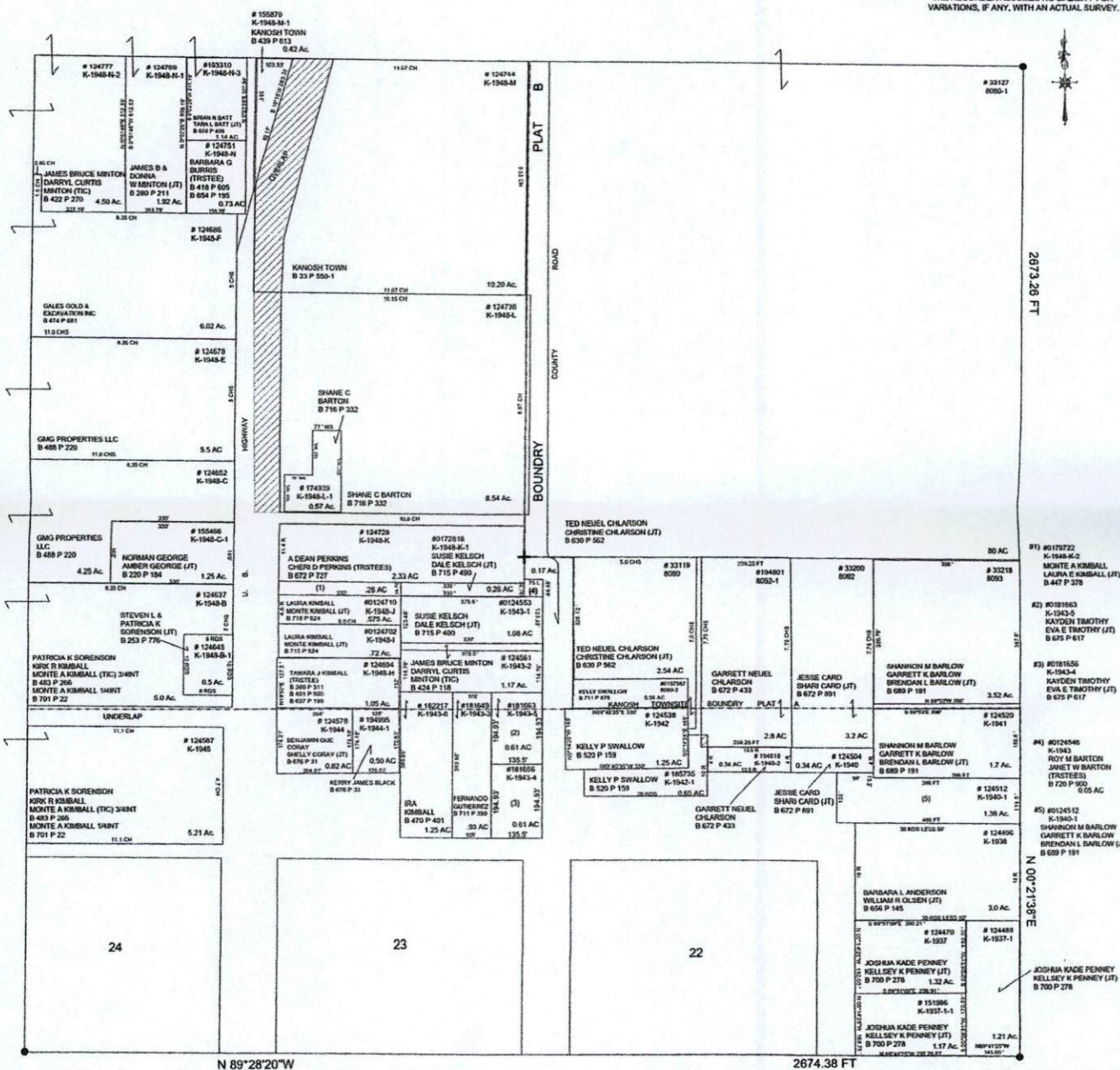
Applicant Information			
Application Date:		Requested Start Date:	
Proposed Use of Structure: <u>Storage</u>			
Building Address: <u>197 E 200 N</u>			
Owner Information			
Owner's Name: <u>Jesse Card</u>			
Owner's Address: <u>197 E 200 N</u>			
City: <u>Kanosh</u>	State: <u>Utah</u>	Zip:	
Phone:		Mobile:	
Architect or Engineer			
<input type="checkbox"/> Architect <input type="checkbox"/> Engineer		Phone:	
General Contractor & Address			
License #		Phone	
Electrical Contractor			
<u>N/A</u>			
License #		Phone	
Mechanical Contractor			
<u>N/A</u>			
License #		Phone	
Plumbing Contractor			
<u>N/A</u>			
License #		Phone	
Concrete Contractor			
<u>Natural Impressions</u>			
License # <u>4739986-5501</u>		Phone <u>435-253-1388</u>	
Framing Contractor			
<u>N/A</u>			
License #		Phone	
Type of Improvement / Construction			
<input type="checkbox"/> Sign <input checked="" type="checkbox"/> Build <input type="checkbox"/> Remodel <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Move <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Demolition - Stop Use Demolition Permit Application			
Special Approvals	REQ	REC	Approved
Legal Description			
Property Serial Number			
Water or Well Permit			
Sewer or Septic Tank			
Electrical Service			
Owner/Builder Agreement			
Road/Hwy Encroachment			

Plans	
All Building Permit Applications require two (2) complete sets of plans to be submitted with the application for the plan review process. The plans need to be a set of accurate detailed drawings of the building project being applied for and are subject to the plan acceptance policy of the Millard County Building Department. <input type="checkbox"/> Two sets of plans received	
Zoning	
Zone _____ Is Use Allowed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Comments:	
Legal Description & Plat Map: <input checked="" type="checkbox"/> Attached *Required	
Planning & Zoning Approval	Date
Plot Plan Showing Setback Distances	
Some projects may require an attached detail page	
<u>Email</u> <u>Mintonger@gmail.com</u>	
Applicant/Contractor Signature	
I hereby certify that I have read and examined this application and know the information provided 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. I further understand that, if issued, this permit becomes null and void if construction is not commenced within 180 days from the date of issuance, or if construction is suspended or abandoned for a period of 180 days after the commencement of work has begun. 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.	
<u>Brandon Baultolan</u>	Date
Signature of Contractor or Agent	Date
<u>[Signature]</u>	<u>6/24/2022</u>
Signature of Applicant/Owner	Date
OFFICE USE ONLY	
Building Official Comments:	
Building Official Approval	Date

(3) & (6)

BOOK 23 PAGE 22
SCALE: 1" = 200'
MARCH 21, 2022

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



SE/4 23-22 17-23S-05W



Working for Healthy Communities

Waste Water System Permit Application

Office Only:

Permit Number: _____

Applicant Information:

Name: Jesse Card Phone: 801-674-5792
 Mailing Address: 1060 N. 600 E. AMERICAN FORK, UT 84003
 Waste Water System Location: 197 E 200 N
 County: Millard Town/City: KANOSH GPS: N
 Email: _____ W

This waste water system is designed for:

A. Single Family Dwelling.

No. of Bedrooms*: 3 NO
 Main/ Upper Basement

*Add one additional or the known amount of bedrooms for an unfinished basement

B. Other: _____

No. People Served: _____

Estimated Waste Water Flow*:

450 Gallons per Day (GPD)

*See Table 3 of Utah Administrative Code R317-4

Size of Tank* Required: 1250 Gallons

*Tank must be from an approved manufacturer

Total ft² Absorption Area Required*:

GPD 450 ÷ .65 HLR* = 692 ft²

*As determined by estimated flow and soil type. (See Table 5 or 6 of Utah Administrative Code R317-4)

*Hydraulic Loading Rate (HLR)

Type of absorption system:

A. Standard Trench

B. Chambered Trench

C. Absorption Bed

☒ D. Deep Wall Trench

E. Other: _____

Notes: 80 LF 2' wide
4' Rock under pipe

System dimensions, lot layout, trench cross section, and other required information must be shown on the diagram page.

Water Source: ☒ Public: Name of system: KANOSH CITY
☐ Private: ☐ Well (grouted Y/N) or ☐ Spring or ☐ Other: _____
 Distance from Waste Water System: _____

Installation Contractor: Sagers License #: _____ Phone: _____

Soil Tester: MEL DUTSON Certificate #: 00104-OSP Phone: 435-979-2244
 Designer: MEL DUTSON _____ -OSP- _____

This Waste Water System will meet min. requirements of the Central Utah Public Health Department if constructed as proposed. Permit application and fee must be submitted and a permit issued prior to any construction. Also, system must be inspected prior to backfilling.

Signed: [Signature] Date: 3/28/22 Permit Fees: Conventional Wastewater System = \$425.00
 Repair/Replacement Drainfield = \$125.00 \$460
 (Environmental Health Scientist)

KANOSH TOWN
APPLICATION FOR ELECTRICAL POWER CONNECTION

I Jesse Card, 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 17 Day of June, 2022

Applicant's Signature: _____

Approved by : _____

with conditions as follows:

KANOSH TOWN

APPLICATION FOR CULINARY WATER CONNECTION

I Jesse Card, 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: 205 East 200 North

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 17 day of June, 2022

Applicant's signature: [Signature]

Approved by: David Whitaker - Kanosh Water Dept
with conditions as follows:

