

KANOSH TOWN

Minutes of the Planning and Zoning Commission Kanosh City Building September 6, 2022

Meeting of the Kanosh Planning and Zoning Commission, September 6, 2022 was called to order at 7:00 PM by Member Stan Koyle.

Those Present Were:

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

Absent:

Stoyan Koley – Chairperson – Excused

Disclosure Statement:

None

First Order of Business:

Review and approve meeting agenda for September 6, 2022. Member Stan Koyle asked for approval of the meeting agenda. Emmy Chevalier motioned to approve; Steve Crabb seconded the motion. All were in favor. Review and approve meeting minutes August 2, 2022. After reviewing the August 2, 2022 minutes member Stan Koyle asked for approval of the August 2, 2022 minutes. Stan Koyle motioned to approve as amended; Emmy Chevalier seconded the motion. All were in favor.

Guest/General Public:

Shonda Robison

Old Business:

None

New Business:

Member Stan Koyle opened the floor for new business.

Shaun Robison: Buildable Lot. This lot has an ownership of 16 feet wide to enter into his property. One Warranty Deed dated April 4, 2008 and one Special Warranty Deed dated February 12, 20018 has been presented to us. All documents are in order.

The new ordinance dated 9/9/2015 states that the width needs to be 30 feet wide. Because of the dates on the documents the Planning & Zoning Commission will recommend the documents be reviewed by the Kanosh Town Council and approved. Member Stan Koyle asked for approval. Emmy Chevalier motioned to approve and Geri Minton seconded the motion. All were in favor.

Thayne Christensen: Building Permit – Contractor for Terron & Sara Hunt. New Single-Family Dwelling. New water and power applications. All documents are in order. Member Stan Koyle asked for a motion to approved. Geri Minton motioned for approval; Steve Crabb seconded the motion. All were in favor.

Discussions:

- New forms for Kanosh water & power fees, culinary water, electrical connections.
- 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; Set up meeting with the Mayor and Town Council.
- Revisit the Culinary basic hookup fee, \$2341.00 impact fee and new power fees with the Mayor and Town Council.
- Encourage development.

Review or Recommendations to be made the Mayor and Council:

Shaun Robison; Buildable Lot.

Thayne Christensen: Building Permit. Contractor for Terron & Sara Hunt. Single-Family Dwelling.

New forms for Kanosh water & power fees, culinary water & electrical connections.

Set-Back Resolution changing to an Ordinance and revisit the actual footage in the building permit. Set up meeting with Mayor & Town Council.

Revisit the Culinary basic hookup fee, & \$2341.00 impact fee and electrical service basic hookup fee with Mayor & Town Council

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

Planning & Zoning job description

Adjournment:

Motion to adjourn was made by Stan Koyle, Steve Crabb seconded the motion. All were in favor, closed at 8:50 PM.

Recorded at Request of _____
 at _____ M. Fee Paid \$ _____
 by _____ Dep. Book _____ Page _____ Ref. _____
 Mail tax notice to _____ Address _____

QUIT CLAIM DEED

ALBERT MARLER and ESTHER MARLER, his wife,
 of Kanosh, County of Millard, State of Utah, hereby
 QUIT CLAIM to _____ grantor s

GEORGE A. MARTIN and PAULINE MARTIN, his wife,
 as Joint Tenants and not as tenants in common
 with full rights of survivorship
 of 311 East 25th St., Upland, California 91786
 TEN and no/100 Dollars and other good and valuable consideration
 the following described tract of land in Millard County,
 State of Utah, to wit: _____ grantee s
 for the sum of
~~XXXXXXXX~~

The South half of Lot 6, Block 1, Plat A, Kanosh Town Survey.

Together with an exclusive easement and right of way for a road being across
 the South 15 feet of Lot 5, Block 1, Plat A, Kanosh Townsite Survey.

REC. 33127
 RECORDED AT REQUEST OF
 George A. Martin
 DATE July 1, 1980 TIME 10:54 A.M.
 BOOK 143 OF REC. PAGE 345 PER 4.2
 J. J. Martin
 RECORDER OF MILLARD COUNTY, UTAH
 Jonnie Stapp

WITNESS the hands of said grantors, this 1st day of July 1980

Signed in the presence of

Albert Marler

Albert Marler

Esther Marler

Esther Marler

STATE OF UTAH, } ss.

County of Millard

On the 1st day of July

1980
 personally appeared before me

Albert Marler and Esther Marler

the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

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RULAN K. DALTON
 NOTARY PUBLIC
 FILLMORE, STATE OF UTAH
 Comm. Ex. 4-21-83

Rulan K. Dalton
 Notary Public, residing at _____

My commission expires _____