



TOWN OF STOCKTON
18 North Johnson Street
PO Box 240
Stockton, UT 84071
435-882-3877

Notice is given that the Stockton Planning Commission will hold a regular meeting and a public hearing as identified below in the Town Council Chambers at the Stockton Town Hall 18 N. Johnson Street, Stockton, Utah. In compliance with the American Disabilities Act, any individual who may need special accommodations including auxiliary communicative and services during this meeting shall notify the Town Clerk at (435) 882-3877 at least 24 hours prior to the meeting. The order of Agenda Items may be changed if deemed appropriate by the Planning Commission. Time limits, if any listed for Agenda items are approximate and may be accelerated or delayed.

PLANNING COMMISSION AGENDA TUESDAY, APRIL 3, 2018

Call to Order

1. Pledge of Allegiance
2. Roll Call
3. Chairperson's Comments
4. Acknowledge Visitors and Distinguished Guests
5. New Planning commission Member Discussion/Interview
6. Approval of March 6, 2018 Planning Commission Minutes
 - a. Discussion
 - b. Changes
 - c. Approved/Disapproved
Disapproved
7. Open Public Comments – 3-5 minutes per person
8. Close Public Comments
9. Work Meeting Discussion
10. Letter from Steve Coe –Drainage issues from Neighbor's Garage

11. Sign for Area 52 – Tom Jackson
12. E-mail/Letter from Susie Taylor Census-Self Storage-STR
13. New Business License Applications
14. New Building Permit Applications
15. Open Public Comments – (3 to 5 minutes per person)
16. Close Public Comments
17. Discuss Agenda for May 2018
18. Planning Commission Board Updates
 - a. Upcoming Stockton Public Meetings
 - b. Stockton Town Council Meeting
 - c. Annexation Policy
 - d. General Policy
19. Adjournment

By Diana Marks, Town Clerk-Recorder

Public notice provided as follows: posting Town Hall Bulletin Board and at the Stockton Town Post Office; and publications at The Utah Public Notice Web Site, Town Website, Tooele Transcript Bulletin for information only.

I wish to be considered for the vacant
position on Planning Commission.

Moss

GARY HUNTER
Short Bio

I have lived in the Town of Stockton since 1976. I served a brief 2-year term on the Town Board in the 1980's. We have raised our family of four children in this town and found it to be a great place for families. I have participated in many town functions and committees but with an active family of four children, active participation in my church, active leader in scouts and youth sports, and multiple jobs and businesses, I have not taken the opportunity to apply nor serve on the Town Board nor Planning Committee until now. I am now retired but we still travel a lot visiting family and friends.

I retired from Federal Government Service and because of Federal Employment I have a lot of experience in reading and complying with regulations, ordinances, laws and procedures, while still getting the mission accomplished.

I feel I can be a benefit to the town by serving on the Town Planning Committee. I would strive to bring an attitude of listening and studying out the issues to bring forth a fair and equitable recommendation for the town, applicant, and community members.

To whom it may concern,

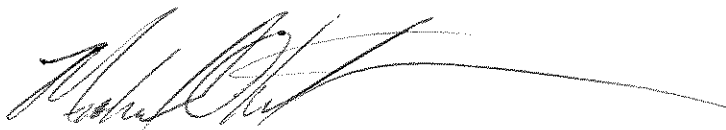
I hereby submit my interest in serving on the Planning and Zoning Committee for the Town of Stockton.

For those who may not know, my wife, Jen Christensen and I live at 415 Walk St with our 3 boys. We moved to Stockton to get away from the hustle and bustle of the city. We enjoy the country living that Stockton has to offer. Over the last few years we have been raising Miniature Belted Galloway cattle for beef for ourselves and to sell to others. We really enjoy raising our own food to eat, from gardening and canning fruits that we grow, to raising chickens for eggs and would like a family milk cow one day. We are very fortunate to live in a small community that offers the lifestyle that we are looking for. Since moving to Stockton we have been very impressed with the community and all the wonderful people who have been so kind and welcoming to our family.

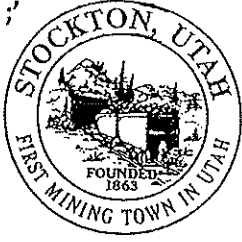
We have been self-employed for the last 15 years, and have really enjoyed the benefits of working for ourselves. We have started 4 businesses from the ground up and have found a great deal of satisfaction in taking an idea or concept and putting it into action in a successful way. We have been able to create long-lasting relationships with our clients and employees which have made running our businesses less time consuming year after year. We have built a reputation of being reliable, trustworthy, and capable of taking on more tasks and opportunities.

I have been regularly attending the planning and zoning meeting as well as the town council meetings as a way to get caught up and informed as to the operations of the town. I realize that like all small towns, there are some real concerns with running Stockton and creating a vision for the future of our town. I am willing and able to help in this process and would like to be involved in this community. If you feel that my skill set would be a benefit to our Planning and Zoning Committee, then I would be honored to serve.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Christensen", with a long horizontal flourish extending to the right.

Michael Christensen



TOWN OF STOCKTON
18 North Johnson Street
PO Box 240
Stockton, UT 84071
435-882-3877

PLANNING COMMISSION MINUTES

March 6, 2018

7:00 pm

Call to Order at 7:00 PM

1. Pledge of Allegiance

2. Roll Call

Joe Johnston-Chair-Present

Robyn Robbins-Member-Present

Marlene Thomas-Member-Present

Don Hill-Excused

Vacant Seat

3. Chair Comments-We have a resignation letter from Duane Shields. Application for a new Planning Commission member will be out soon and the closing date will be March 23, 2018. They will be interviewed in the next meeting.

4. Acknowledge Visitors and Distinguished Guests-Welcome to Mayor Thomas Karjola

5. Open Public Comments – (three to five minutes per person)

a. Clifford Voss commented that there is a lot of junk at the sod farm.

He wonders if we could make money if we did something on the land. He thinks there is lots of potential. It was brought up that someone in Grantsville is interested in it. Mayor Karjola said that if someone has ideas, they should come to the Town Council meeting this Thursday, March 8, 2018. He would like to make money for the Town. We could lease the land to someone. Joe Johnston, Chair of the Planning Commission, suggested we have a committee from the community to look into people's ideas for use of the land. The Mayor said there are several people interested in the sod farm, but we would need a firm offer before we can release the land. Clifford Voss said he has all kinds of idea of what equipment is needed to run a sod farm. He also said we could have a farmers market.

b. Clifford Voss also stated that the water bill went up 4% yet the social security only went up 2%.

6. Close Public Comments

7. Open Meeting at 7:15pm

8. Old Business

a. Active Building Permits – Discussion

(1) The business, Area 52, was visited by Joe Johnston and he talked with the Owner, Tom Jackson. The business wants a sign. Joe also asked about the future of the business. We will table this until the April Planning Commission Meeting.

(2) The solar panel building permits do not need to come before the Planning Commission.

(3) Ryan Rydalch's addition to his dwelling should get a final inspection if it is completed. Diana Marks will check on the status.

4. The family at 177 Silver may be doing an addition to their house. There has not been a building permit issued yet.

b. Active Business Licenses-None

c. Livestock Management Area

(1) Marlene Thomas passed out Attachment A, Conditional Use in Residential Zone for Livestock Management Area and discussed it. The residential zoning versus agricultural zoning was discussed and sometimes the residential areas get more animals than the agricultural areas. We don't want the residential areas to have lots of animals.

(2) Marlene would like to amend the old conditional use ordinance. In number B, she thinks it should be amended to say: The total number of animals or fowl kept on any lot of one (1) acre or less shall not exceed one (1) animal unit for each sixty-two hundred (6,200) square feet of livestock management area; provided that no bovine, equine or similar large animal shall be kept on any lot or parcel where the livestock management area is less than thirteen thousand (13,000) square feet.

(3) We only have two families in town that have more than one acre. Animals would include one horse, one cow, ten chickens and two to three goats. Joe Johnston thanked Marlene Thomas for a nice presentation.

(4) Robyn Robbins asked if we need a Public Hearing to update ordinances and then send it to Sterling Coders. Joe Johnston thinks we need to get the Town Council and the Mayor's advice. We can't do anything about the homes that will be grandfathered in. We want to get everything together so we only need to have one Public Hearing. He would like to table this until the next meeting in April. The paper Marlene Thomas passed out is just information.

9. New Business

a. The trailer parked at the Mair's should be gone soon. Joe Johnston will write a letter to the Bowdens about the trailer parked on their property. He will have her come to a meeting and let us know what is going on.

b. What is a reasonable time if we have to give a special permit? Trailers are not connected to the sewer and water.

10. Approval of Minutes of February 6, 2018

Motion to Approve Minutes of the Planning Commission-Marlene Thomas

Seconded-Robyn Robbins

Unanimous approval

Motion Passed

11. Work Meeting Discussion-Table until the April 3, 2018 meeting.

12. New Business Sign for Area 52 – Tom Jackson

a. Discussion-Joe Johnston talked to him this last weekend. Joe has sent Tom Jackson emails. Mr. Jackson wants the sign above the front door. We need dimensions of the sign that he wants. It needs to be smaller than 4'x8'. Mr. Jackson is hoping to open Area 52 soon.

b. Changes-None

c. Approval – Disapproved- This will be tabled until the April 3, 2018 meeting.

13. New Business License Applications- Discussion-A woman named Melanie called a week ago and wanted an application for a business license. Diana Marks told her she would have to come to the Planning Meeting tonight. She has never picked up the application.

14. New Building Permit Applications-None

15. Discuss Agenda for April 2018-When we have a full commission, we will readdress the Annexation and General Plan. Robyn will email Shawn Milne, Tooele County Commissioner, so that his office engineer planners can come to a meeting and do some plat training.

16. Planning Commission Board Discussion

a. Upcoming State Public Meetings-None

b. Upcoming County Public Meetings-None

c. Upcoming Stockton Public Meetings-None

d. Stockton Town Council Meeting is this Thursday, March 8, 2018 at 7:00 PM

e. Annexation Policy-Tabled until a later date

f. General Policy-Tabled until a later date

17. Adjournment at 8:45pm
Motion to Adjourn-Robyn Robbins
Seconded-Marlene Thomas
Unanimous Approval
Motion Passed

JOE JOHNSTON Date
CHAIR
TOWN OF STOCKTON

DIANA MARKS Date
TOWN CLERK/RECORDER
TOWN OF STOCKTON

Public notice provided as follows: Posting Town Hall Bulletin Board and at the Town Post Office; and publications at the Utah Public Notice Web Site, Town Website, Tooele Transcript Bulletin (for information only)

REC'D 3-12-18
dpm

To:

Stockton Town Clerk

Stockton Town Planning and Zoning

Mayor Karjola

Stockton Town Council

Sunrise Engineering

From: Steve Coe, 295 S. Johnson St., Stockton, UT 84071 (435-830-5196)

This correspondence is to relate a potential problem with rain water run off control. My concern is that; if, and I stress if, there is not a plan in place for the run off control, my basement may flood in a heavy rain or run off situation. Before construction began on the property immediately behind my home and property, there were mild run off problems. In the large rain storm a couple of years ago; the window wells filled with water and leaked into an unfinished basement. I took steps to alleviate this problem by placing a large berm in the alleyway behind my property to cause the water to pool and have a chance to sink into the ground. I also did substantial work inside my fence to redirect water and to keep it away from the house.

My concern is that with the development of the property behind me, (construction of a very large garage). A large structure and all the concrete placed for approaches and alley rework to achieve access to the new garage; is going to create a set of circumstances that will result in a flooded basement in my home. It should be noted that, the entire basement has been finished at a cost of around \$30,000. It is imperative, that a plan is in place to control the water run-off.

Hopefully, that run-off plan has already been addressed by Planning and Zoning, as well as Sunrise Engineering reviewing and approving the plan. However, if there is not a plan, one must be in place. There is no desire for a stop work order or any other step to be taken other than a plan being in place and adhered to.

Respectfully,

Steve Coe



Food Establishment Plan Review

COPY

151 North Main St Tooele, Utah 84074
435-277-2440

Establishment Name Area 52 Address 43 N Connor Ave Stockton
 Owner/Agent Tom Jackson Owner Phone 801 706 0871
 Architect/Designer _____ Architect Phone _____
 Establishment Number 963 Risk Category 2 New Remodel

Establishment Summary

Hand Washing Sinks:

Adequate Number yes
 Conveniently Located yes
 Splash Guard or Space yes

Required Sinks:
 3-Comp Sink 2 3comp sinks
 Mop/Service Sink* yes

Food Equipment:

NSF/ANSI or equivalent yes
 Indirectly Drained floor sinks
 Lighting Intensity ok
 Accurate Holding Temperatures ok
 Restroom Location yes ok

Outdoor Surfaces:
 Dumpster yes
 Outer Openings good
 Adequate Ventilation ok
 Hood Type Not yet installed
 Food Safety Manager need still
(New Construction Only)

FINISH SCHEDULE

	Floors	Base	Walls	Ceilings
Food Preparation	ok	ok	ok	ok
Service Area	ok			
Warewashing	ok			
Mop/Service Sink Area	ok			
Food Storage	ok			
Toilet Rooms	ok			
Dining/Customer Area	ok			

Notes & Conditions of Approval

Water supply to beverage dispenser's must have an ASSE 1022 backflow device in line. Chemical dispensers must have a dedicated line to the dispensing unit and must meet ASME A112.1.2. May not be cooling at this point but later on cooling process for salads not described very well in plan.

*Per Utah State amendment to the 2012 IPC, chemical dispensers shall connect to a separate, dedicated water supply, separate from any sink faucet.

Any changes to approved plans and specifications must be submitted to this Department for review and approval. A final inspection and payment of a separate food service permit fee is required prior to commencement of operations. 72-hour notice is required for all construction and pre-opening inspections. Plan review is valid for 180 days.

Reviewed By: Wade Tolbert Date: 3-13-18
 Contact Person Notified: Tom Jackson Date: 3-13-18 Fax/email _____

See attached pages for notes and general requirements.

townclerk@stocktontown.org

From: Susie Taylor <STaylor@str.com>
Sent: Tuesday, March 06, 2018 2:54 PM
To: 'townclerk@stocktontown.org'
Subject: Development Tracking for Salt Lake City MSA

I am currently researching self-storage in the Stockton area. Specifically, I am looking for: information on any new or expanded self-storage facilities that have gone through zoning, planning or construction in Stockton within the past **6 months**. Is this something that you can help me with and, if not, who is the best person for me to speak with? Any information you can provide would be helpful.

Thank you,

Susie Taylor
Census, Self Storage – STR
Tel: +1 (615) 824 8664 x 3969
www.str.com

STR, 735 East Main Street
Hendersonville, Tn 37075, USA

NOTICE: This email and any attached files are confidential and intended solely for the use of the intended addressee. If you have received this email in error, please notify the sender and delete it immediately, without disclosing or using its contents for any purpose. STR, Inc. accepts no liability for any damage caused by any virus transmitted by this email.



BUILDING PERMIT APPLICATION
P.O. BOX 240, 18 NORTH JOHNSON STREET
STOCKTON, UTAH 84071-0240
PHONE (435)882-3877 FAX (435)833-9031



APPLICATION MUST BE COMPLETED AND LEGIBLE OR WILL NOT BE ACCEPTED		THIS COLUMN FOR OFFICE USE ONLY	
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> REMODEL <input type="checkbox"/> SIGN <input type="checkbox"/> OTHER <u>Garage</u>		PERMIT # <u>ST 018032316</u>	
Description of work _____		Minimum Setback in feet	
Address <u>415 Walk St</u>		Side _____ Rear _____	
Section _____ Lot Size _____ Block _____ Assessor's Parcel # _____		Front _____ Side _____	
Subdivision _____ Lot _____ Zone _____		Sq Ft. of Bldg _____	
Owner _____ Phone _____		Rough Basement _____	
Address <u>415 Walk St</u> City/State/Zip <u>Stockton UT 84071</u>		Finish Basement _____	
Applicant <u>Mike Christensen</u> Phone _____		Carport Sq Ft. _____	
Address _____ City/State/Zip _____		Garage Sq. Ft. _____	
STATE OF UTAH LICENSED CONTRACTORS		Other _____ Sq. Ft. _____	
Name _____ License # _____ Phone _____		Type of Construction _____	
General <u>will build himself</u>		Occupant Group _____	
Electrical _____		Valuation \$ _____	
Mechanical _____		Permit Fees _____	
Plumbing _____		Plan Check Fees _____	
Architect/or Engineer of Record _____		State Surcharge _____	
DECLARATIONS		Streets Impact _____	
<input checked="" type="checkbox"/> OWNER-BUILDING		Storm Impact _____	
Must sign owner builder certification & agreement to comply with the Construction Trades Licensing Act (58-55)		Water Impact _____	
<input type="checkbox"/> LICENSED CONTRACTOR		Sewer Impact _____	
I hereby affirm that all work will be performed by contractors licensed under the Construction Trades Licensing Act (58-66, UCA) whose licenses are in full force and effect. If contractors have not been selected at the time of the application for the permit the permit will be issued only on the condition that currently licensed contractors will be selected by the applicant, that the applicant shall provide the names and license numbers of the contractors to the Town of Stockton, will enter the same names and numbers on the permit before they begin any work.		Water Meter _____	
I (we) _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the town considering this application and to act in all respects as our agent in the matters.		Water Turn on Fee _____	
<input type="checkbox"/> Transfer and Verification of water rights <input type="checkbox"/> Reimbursement (Latecomers') Fee Yes/No		Park Impact _____	
\$ _____ \$ _____		Public Safety _____	
By checking "No" Town of Stockton is merely indicating that a Reimbursement Fee (latecomers') is known as of the date of the issuance of this permit. This is not a presentation that a Reimbursement fee will not be required.		Water Deposit _____	
Signature of Attorney _____ Date _____		Water Connection _____	
This permit shall become null and void if work is not commenced within 180 days of when the approval signatures are in place, or if work is suspended for a period of 180 days or more at any time after work is commenced. Commencement or continuation of work shall require inspection by Town of Stockton Inspectors. All required inspections shall be requested one working day before they are to be made. Inspections are required before any work is continued. Work shall remain accessible and exposed until passed by the inspector. Compliance with Town of Stockton Building and Zoning Codes is the responsibility of the applicant regardless of inspections or approvals by Town of Stockton Building Officials.		Landscape _____	
I hereby certify that I have read and examined this permit and that the information provided by me is true and correct. All provisions of laws and ordinance governing this type of work must be complied with whether specified herein or not. The granting of a permit does not give authority to violate or cancel the provisions of any federal, state, or local law regulating construction or the performance of construction.		Sub Total \$ _____	
Signature of Contractor _____ Date _____		Prepaid Fees _____	
Subscribed and sworn to me this _____ day of _____		Receipt #, Date _____	
Applicant is responsible for compliance with all Town of Stockton ordinances		Balance \$ _____	
Zoning Comments _____		Receipt Number _____	
Building Code Comments _____		Date Paid _____	
THIS APPLICATION BECOMES A PERMIT ONLY AFTER APPROVAL SIGNATURES AND PAYMENT OF FEES		Received by _____	
REMEMBER-INSPECTION SCHEDULING MUST BE DONE BEFORE 3:00 PM THE BUSINESS DAY BEFORE THE REQUESTED TIME. CANCELLATIONS MUST BE MADE BY 3:00 PM THE BUSINESS DAY BEFORE THE REQUESTED TIME SCHEDULED. REQUESTS ARE FOR PM. WORK SHALL BE DONE PRIOR TO CALLING FOR INSPECTION. REINSPECTION FEES WILL APPLY IF NOT READY.		Signatures below have agreed that all information pertaining to their department has been reviewed and to the best of their knowledge has been completed and meets all requirements in accordance within State and Town Ordinance.	
White - Office Copy Yellow-Owner Pink-Assessor		Development Site Plan _____ Date _____	
		Review Engineer or Architect _____	
		Residential Project _____ Date _____	
		Representative _____	
		Designer _____ Date _____	
		Land Use Tech _____ Date _____	
		Plans Reviewer _____ Date _____	
		Comm. Dev. Dir _____ Date _____	

BUILDING PERMIT NUMBERS

- STO08012016-460 So. Grant, Ryan Rydalch, addition to dwelling *problem with Dominion Energy + Inspector from sunrise-Dominion says OK*
- STO160301001-149 Railroad, Lance Pooler, change out main meter, *Inspector says undersized* *closed*
Upgrade electrical
- STO160329003-305 S. Sheridan, Ernest White, Solar Installation *closed*
- STO160518004-98 Grant St., Nando Meli, Solar Installation, *closed*
- STO160621005-55 North New Saddle Dr. Haskell Garage *closed*
- STO161020006-298 So. Johnson, Wise Homes (Walsh), new house *closed*
- STO161011007-124 North Rodeo, Symphony Homes, Smithson, new house *closed*
- STO161104008-315 W. Walk, Melinda Vierig, Outbuilding shed *closed*
- STO161104009-66 North Sherman, Kim Allred, Outbuilding shed *closed*
- STO161122010-105 Old County Road, Casar Montes, Modular Home
- STO161219011-55 New Saddle, Dan Haskell, Solar Panels *closed*
- STO170119001-288 So. Old County Rd., Alicia Unruh, Solar Panels *closed*
- STO170217002-275 So. Sheridan, Max Davis, Attached Garage
- STO170425003-249 So. Old County Road, David Yarbrough, Solar Panels *closed*
- STO170426004-183 No. New Saddle, Catherine Chase, Garage *closed*
- STO170802005-386 So. Roger St., Richard and Jenny Orr-Garage

STO170802006-15 No. Connor, Shannon Fowles-Landscaping Business *closed*

STO170807007-66 No. Sherman, Kim Allred-Electrical on outbuilding *no inspection fees not paid*

STO170815008-260 South Johnson, Greg Garcia-New Home *closed*

009 void

STO170907010-112 North Johnson, Raymond Miles-Modular Home

STO171010011-75 East Silver, Kevin and Penny Stewart-Metal Carport *closed*

STO171108012-25 East Clark-Marvin Evans-Electrical Move of Meter Base *closed*

STO180108013-143 N. New Saddle-Jason Fieseler-Power to Panel *closed*

STO180119014-46 N. Connor Town Shop-Structural damage *closed*

STO180207015-74 S. Plaza Ave.-Peggy McQuiddy rental-Solar Panels

STO180323016-415 Walk Street-Mike Christensen-New Garage