

TOWN OF STOCKTON
18 NORTH JOHNSON STREET
P.O. BOX 240
PHONE (435) 882-3877 FAX (435) 833-9031

PLANNING COMMISSION
Minutes
September 6, 2016

Call to Order-
Roll Call-

1. Roll Call
Marlene Thomas-Chair-
Dave Rusk-Member-
Kaye Hollien-Member-
Lisa Rhoads-Member-Excused
Steve Oblad-Member-
2. Approval of Regular Meeting Minutes-August 2, 2016
Motion to Approve Minutes – “Move paragraph 7 to after adjournment-Ms. Hollien
Seconded-Mr. Rusk
All in Favor-
Motion Carried-
3. Approval of Work Meeting Minutes-August 30, 2016
Moved to next month for approval. On-site visit, very casual. Minutes to be completed by next month.
4. Review Comments from Public Hearing of August 2, 2016
Ms. Thomas – Requested that the “Pig Permit Format” that was previously sent to Sterling Codifiers be corrected with the correct zones that allow for pigs to be located on parcels of property two (2) acres or more in **Agricultural A-4 and Agricultural A-2 Zones.**
5. Review “Caretaker Dwellings” (10-11-22);
Caretaker Dwellings that has previously been listed as a permitted use in the Agricultural A-4 Zone. – Issue, it has the potential to create subdivisions of land within a parcel of land greater than 5 acres that will not meet subdivision requirements. Also, it puts the burden of whether a request for a caretaker dwelling constitutes a bona fide farm operation on the Planning Commission and Stockton Town Council, as to whether the applicant presents evidence or documentation of a bona fide need for a caretaker dwelling to operate their business. Last, to even request a caretaker dwelling – the parcel of land on record with the Tooele County Recorder’s Office has to be greater than five (5) acres. It is proposed that

“Caretaker Dwellings” be omitted from Title 10 in the codification project prepared for publication.

Motion was made by Dave Rusk to strike “Caretaker Dwellings” from the Agricultural A-4 Zone.

Seconded –Mr. Oblad

All in Favor-

Motion Carried-

6. Business License-

Kristy Gonzales (address: 7766 South Hwy 36) is requesting a business license as a safety consultant with KRC Consulting. It was determined that Ms. Gonzales lives outside of Stockton Town Limits even though she has a zip code of 84071 – Therefore, she should request a business license from Tooele County.

7. Ordinances- ACTION

Title 10 Changes, Zone Changes, Map Changes

Motion to Approve Title 10 Changes/forward to Town Council – Mr. Oblad

Seconded-Ms. Hollien

All in Favor-

Motion Carried-

8. Update on Building Permits-

Review Buildable Lot for Kim Allred at 29 West Clark Street in Stockton, Utah. Thanks to all Members of the Planning Commission and Judy Bori, Town Council Representative, over the Planning Commission, who met with Kim Allred for an onsite inspection meeting at 29 W Clark Street on Tuesday, August 30 2016 at 7:00 PM, to determine if this property could be a buildable lot that would allow a permit to build a garage/storage building. Since this two (2) lot parcel of land is on record at the Tooele County Recorder’s Office prior to the new (3) lot ordinance being required for a building permit, it is grandfathered in as a buildable lot.

Another issue for consideration is that Sherman Street is not located in the proper road easement area as platted on the original town incorporation map and Sherman Street currently takes out a 25 foot pie shaped section of land running over the west side of the property. (see attached hand drawn map)

It was discussed at the meeting that as long as Kim Allred can locate his building on this parcel of property and meet the building code setbacks for corner lots (20 foot front and side), then this parcel of property can be used as a buildable lot.

Kim Allred also discussed permission to place a fence on the west side of his property along Sherman Street realizing that the town does not intend to relocate Sherman Street and that

Mr. Allred agrees to fence his property parallel to Sherman Street allowing a reasonable distance from the current road for traffic use and snow removal rather than creating a legal battle with the town to utilize his portion of the property that is currently paved and used as Sherman Street.

Kim Allred also asked if he needed a building permit to put up a 6 foot fence. The answer is "Yes", he does need a No-Fee building permit for a fence.

Motion by Kaye Hollien to approve this parcel of land at 29 West Clark Street as a buildable lot for Kim Allred to build on. When he is ready to move forth with his plan to build a garage or storage shed utilizing the current setbacks for a building permit was approved.

Seconded-Mr. Oblad

All in Favor-

Motion Carried-

9. Miscellaneous business to be discussed as needed by the Board

Nothing to Report

10. Adjourn-7:16 pm

Motion to Adjourn – Mr. Rusk

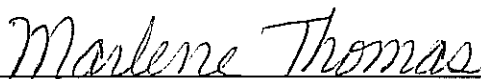
Seconded-Ms. Hollien

All in Favor-

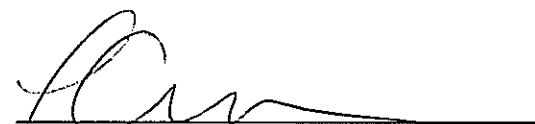
Motion Carried-

By Crystal Anderson, Stockton Town Clerk

Public notice provided as follows: posting Town Hall and at the Town Post Office; and publications at the Utah Public Notice Web Site



Marlene Thomas, Chair
Planning Commission
Town of Stockton



Crystal Anderson
Office Manager/Treasurer
Town of Stockton