



TOWN OF STOCKTON

18 North Johnson Street
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Stockton, Utah 84071
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PLANNING COMMISSION MINUTES PUBLIC HEARING

February 21, 2017 at 7:00 PM

Call to Order

1. Roll Call

Marlene Thomas-Chair-Present
Dave Rusk-Member-Present
Kaye Hollien-Member-Present
Lisa Rhoads-Member-Present
Steve Oblad-Member-Present

2. Approval of Regular Meeting Minutes- February 7, 2017

Motion to Approve Minutes-Dave Rusk
Seconded-Lisa Rhoads
All in Favor
Motion Carried

3. Conditional Use Permit for Robyn Robbins-

a. It was noted that Robyn Robbins' property is located to the South of where the old Stockton LDS Church was located. Robbins' address is 314 North Connor Avenue, Stockton, Utah.

b. The current owner of the old church property is Jenny Orr and other family members. It was suggested that Robyn Robbins contact Orr's and advise them she would like to have a Conditional Use Permit for 2 horses to be corralled on the property she owns, behind her residential dwelling, which is to the east of her home.

c. It was also noted that run-off should be contained on the Robbins' property.

d. Robbins will be placing a portable 12'x24' pole barn to provide shelter and feeding stalls for two horses. Robbins also noted that they take good care of their horses and will keep the area clean.

e. If Robyn has any questions in getting in contact with Jenny Orr, she may contact Marlene Thomas, Planning Commission Chair, for assistance.

f. Conditional Use Permit form and contacts of adjacent neighbors, according to the current zoning laws in force, shall be completed prior to the April 7, 2017 meeting.

g. Requested Conditional Use Permit be placed on the April 7, 2016 Planning Commission Meeting Agenda.

4. Motion to Open Public Hearing-Kaye Hollien

Seconded-Steve Oblad

All in Favor

Motion Carried

Open Public Hearing- No comments or concerns were received at the Public Hearing regarding amendments to the Town of Stockton Zoning Ordinance or the Town of Stockton Zoning Map.

5. Close Public Hearing

Motion to Close Public Hearing-Lisa Rhoads

Seconded-Dave Rusk

All in Favor

Motion Carried

6. Discussion of updates on the Town of Stockton Zoning Ordinance by Attorney, Mark Bell.

a. There was some discussion regarding whether dog kennels were a permitted use in the residential zone. The discussion resulted in, that if a residential dwelling was harboring more than 3 dogs, the owners would need to request a kennel license, which is not permitted use in the residential zone. Therefore, this would require a Conditional Use Permit in the residential and residential and commercial zones of Stockton. These situations would best be handled on a case by case basis. Therefore, leave the ordinance as amended.

b. Discussion on "lot" vs "parcel" of property concluded that lot and parcel are interchangeable terms. Three contiguous lots are generally 12,000 square feet, but if three lots are not exactly 12,000 square feet, the Planning Commission should be reasonable in accepting three lots of less than 12,000 square feet as a buildable lot.

c. Other miscellaneous typographical errors were noted and corrected.

7. A motion to forward the Town of Stockton Zoning Ordinances (Title 10) to the Stockton Town Council for their review and approval was made by Kaye Hollien

Seconded by Lisa Rhoads

All in Favor

Motion Carried

8. A motion to forward the Town of Stockton Zoning Map (proposed 2017 map) to the Stockton Town Council for their review and approval was made by Kaye Hollien.

Seconded by Dave Rusk

All in Favor

Motion Carried

10. Motion to adjourn-Member, Dave Rusk

Seconded-Member, Lisa Rhoads

All in Favor

Motion Carried

Marlene Thomas

Marlene Thomas, Chair
Planning Commission

Diana Marks

Diana Marks
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 and the Town of Stockton Web Site