



*TOWN OF STOCKTON*

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**PLANNING COMMISSION MINUTES**  
**Tuesday, April 4, 2017**

1. Call to Order-The Stockton Planning Commission meeting was called to order by Marlene Thomas, Chairperson, on Tuesday, April 4, 2017 at 7:00 pm at the Stockton Town Hall, 18 North Johnson Street.
2. Roll Call  
Marlene Thomas-Chair  
Lisa Rhoads-Member  
Steve Oblad-Member  
Joe Johnston-Member  
Vicki Nash-Member  
  
Others in Attendance  
Judy Bori  
Robyn Robbins  
Mark Whitney, Mayor
3. Approval of Regular Meeting Minutes-March 7, 2017 and Special Meeting on March 20, 2017.  
Motion to Approve Minutes for both meetings was made by Steve Oblad  
Seconded by Joe Johnston  
All in Favor  
Motion Passed
4. New Planning Commission Board Member, Joe Johnston and Vicki Nash were given the Oath of Office by Mayor Mark Whitney.
5. Training for Land Use 101 is May 20, 2017 in Salt Lake City, Utah-The training is from 9am to 1 pm at 2500 South State Street. The cost is \$10.00 per person and will be paid by the Town of Stockton. All Board members are encouraged to attend.
6. Debbie Rydalch was not present to request a Conditional Use Permit for her brother to park his travel trailer at their parent's residence a 165 E. Clark Street (Melvin and Margaret Mair). It was discussed by the Planning Commission Board that a Conditional Use Permit would not be necessary for short term parking of the trailer, while her brother is assisting with the care of his aging father. If the care giving assistance extends past six months, the Board will request the need for a Conditional Use Permit at that time.  
Motion to review the need for a conditional use permits in six months was made by Steve Oblad  
Seconded-Vicki Nash  
All in Favor

## Motion Passed

7. The Stockton General Plan was presented by Mayor Mark Whitney with a request for the Planning Commission to have it updated. All board members received a copy of the current Stockton General Plan and Stockton's Annexation Policy for their review. It was suggested by Mayor Whitney that the update process begin after the new Planning Commission Board has received the Land Use 101 Training scheduled by May 20, 2017. It was also suggested that maybe the Town could contact a college student, who is studying in the municipal government planning area, who could use a project in connection with their education requirement. We could possibly request their assistance and utilize their knowledge at more cost efficient rate in creating the updated General Plan for Stockton. It was also noted that we should have Mark Bell, Attorney for the town of Stockton to review the updates in sections rather than the total document all at once.
8. Miscellaneous Business Items-Lisa Rhoads announced her desire to turn in her resignation to serve on the Stockton Planning Commission Board. She was requested to submit a Letter of Resignation.
  - a. Since Lisa Rhoads is resigning from the Planning Commission and Robyn Robbins, who was in attendance in the audience, has expressed her interest to the office staff that she would like to volunteer to be on the Planning Commission. She was asked if she would like to volunteer to fill the vacancy left by Lisa Rhoads. She gladly accepted the request to replace Lisa Rhoads on the Planning Commission and will plan on attending the Land Use 101 Training on May 20, 2017.
  - b. Robyn Robbins will be sworn in at the next regular Planning Commission Meeting scheduled for May 2, 2017.
9. Mayor Mark Whitney requested that a Planning Commission Member attend the Stockton Town Council Meeting each month with a report on what issues were discussed at the Planning Commission Meeting. The next Town Council Meeting on April 13, 2017 will have Steve Oblad make the report to the Stockton Town Council.

Motion to accept the rotation proposal was made by Joe Johnston  
Seconded-Vicki Nash  
All in Favor  
Motion Passed
10. A realtor, Brad Olsen called Chairwoman, Marlene Thomas about the property on 36 East Dutch. Ave. He requested a letter about the problems with the house that he needs to address in order to sell it. Ms. Thomas drafted a letter to the realtor for all the board members to review. Apparently, part of the property fenced in the yard, is in the street easements. The house appears to be in quite poor condition and difficult to sell at a fair marketable price especially since the property has a large nursing home lien attached to it. One more problem identified to the realtor by the staff at the Town Hall was this home has not been connected to the municipal sewer system and before occupancy, it must be connected to Stockton's sewer system.

Steve Oblad made the suggestion that maybe we should take a different approach and involve Tooele County Health Department in inspecting properties in Stockton that may be considered uninhabitable. The office staff also needs to know about these properties in Stockton that are questionable as to whether they're inhabitable or not so the Town doesn't issue permits allowing occupancy and building permits.  
Marlene Thomas, should contact Mark Bell, Attorney for the Town of Stockton regarding this issue and

have him review the letter before sending it to Brad Olsen, Realtor. She was also tasked with asking Attorney Bell as to how the Planning Commission Board can regulate or condemn abandoned properties in Stockton.

11. It was also noted that the Stockton Planning Commission needs to reorganize and select a new Chairperson and vice-chairperson since a majority of the previous committee member have resigned. The former Planning Commission members were gracious enough to extend their terms on the Planning Commission until the codification project was completed. It was discussed and requested that Marlene Thomas remain as chairperson until end of 2017. It was felt that with so many new members coming on board at this time, it would assist the Planning Commission to maintain a smoother transition for new board members, if Marlene remained as chairperson until the end of the year.
12. With so many Planning Commission Board Members resigning, and the need to train, educate and assist new volunteer board members coming on board, the following was brought to Chairperson, Marlene Thomas' attention. Board members need to gain experience researching and organizing information that is needed to update the following documents, or complete assignments as given to the Stockton Planning Commission by Mayor Whitney.

Marlene Thomas -

- Forward letter to Attorney Bell for review of property at 36 Dutch Ave.
- Research to find if there is a law or legal procedure in place to deter or condemn old properties that do not appear to meet dwelling criteria.

Steve Oblad -

- Steve Oblad will attend Stockton Town Board on April 13, 2017 with a report of the Planning Commission Meeting held on April 4, 2017.
- Compile a written procedure for obtaining building permits from the Town of Stockton. Please work with Robyn Robbins and Diana Marks to compile this procedure.

Vicki Nash –

- Update and revise Stockton's General Plan with assistance. She may choose to lead or organize a committee for this project.

Joe Johnston –

- Update Stockton's Annexation Policy. He may choose to lead or organize a committee for this project.

13. Motion to adjourn at 7:55 was made by Lisa Rhoads  
Seconded-Steve Oblad  
All in Favor  
Motion Passed



Marlene Thomas, Chair



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, Town Website