



TOWN OF STOCKTON

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PLANNING COMMISSION MINUTES

Tuesday, August 1, 2017

7:00 PM

Call to Order at 7:00 PM

1. Roll Call

Marlene Thomas-Chair-Present
Joe Johnston – Member-Present
Vicki Nash – Member-Present
Robyn Robbins – Member-Present
Steve Oblad – Member-Present

2. Shannon Fowles-General Store-Plans for a Nursery at store site. See attached drawing and price list. It will be called Faust Creek Farms Rock Products. They would like to utilize the lot next to the gas station, which previously had Christmas tree sales. They will have concrete bins that are 3 feet long that lock together. Those material bins will be on the north side against the fence. It will be better to not be right up against the fence. Vicki Nash asked what is on the chained linked fence side. He took the fence down and brought in road base so it is cleaner. He has talked to their neighbors, who are building the Slurp and Burp, and they may do a drive thru. Robyn Robbins asked about dust control. He has a 300 gallon water tank, which he can use as a dust suppression truck. Marlene Thomas asked about when people drive up to get their loads of landscape materials, if the flow of traffic will go over where the barbeque food trailer is. The Commission will go tonight and look at this location. We may not be able to make a decision tonight, but maybe can make it before next meeting. Trees and bushes will be situated so that they will not obstruct the view of cars. The trial run was for this business was at his home in South Rim. He is focusing on homeowner's buying his projects. He loads the vehicles when the customers come in and they will pay at the barbeque trailer. He will need to get a separate business license for this Business. The Commission asked if the General Store could be more involved in the Christmas Tree Lighting.

Motion to approve Business License-Vicki Nash

Seconded-Robyn Robbins

Unanimous Approval

Motion Passed

3. Building Permit for Jennifer Orr-Garage-She wants to put a garage in on 2-1/2 lots that they own. The Commission went up to her house to see the site. The Garage is 42'x48'. The alley may be an issue. She has talked to all her neighbors and no one had an issue. If anyone has any problems, they should come to the Commission Meeting. Chair, Marlene Thomas will talk to the Mayor about the Alley. It was asked whose responsibility it is to retain any dirt that may run down. If it does, it is a civil issue, not a Town issue. She

meets setbacks and a location only building permit can be issued. Jenny Orr will be put on the August 14, 2017 agenda.

4. Approval of Regular Meeting Minutes- Wednesday, July 5, 2017

Motion to approve meeting minutes from Wednesday, July 5, 2017-Joe Johnston

Seconded-Vicki Nash

Unanimous Approval

Motion Passed

5. Update of Planning Commission Projects:

Robyn Robbins-Building Permits—Robyn has made all the corrections and gave everyone a copy to review. It was suggested she add the date it was finalized.

Joe Johnston-Annexation—The software he downloaded has changes from the State code regulation verbiage that needs to be addressed in Stockton's Annexation Policy. Joe Johnston and Nando Meli are going to get together with two computers and make those changes on Stockton's Annexation Policy. At the work meeting on August 15, 2017, the Planning Commission Board will have copies of the revisions so that the Board can do a line-by-line review of the policy and make any necessary changes the board feels is appropriate. Attorney Mark Bell will be requested to review the Annexation Policy when approved by the Planning Commission.

Vicki Nash-General Plan—Vicki Nash has requested information from the Town and more information from Tooele County. We may have a work meeting in September to go over the plan.

6. General Business— The Planning Meeting in September will be cancelled as two members are on vacation. The codification books are in, but not approved yet. Steve Oblad wondered if we could get it on a flash drive. Marlene Thomas passed out the 2017 approved zoning map, zoning information and an address list for the Commission. All of these forms are approved and don't need changes.

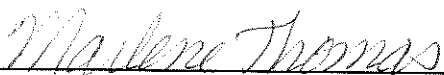
7. Adjourn at 8:15 PM

Motion to adjourn by-Steve Oblad

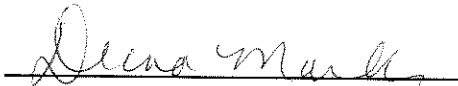
Seconded by-Joe Johnston

Unanimous Approval

Motion Passed



MARLENE THOMAS
Chair



DIANA MARKS
Town Clerk/Recorder

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