



TOWN OF STOCKTON

18 North Johnson Street
P.O. Box 240
Stockton, Utah 84071
Phone: (435) 882-3877
Fax: (435) 833-9031

PLANNING COMMISSION MINUTES
Tuesday, November 7, 2017

Call to Order at 7:00 PM

1. Roll Call

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

Public Present at Meeting

Lori Frederickson
Mike Christensen
Cadon Christensen
Don Hill

2. Approval of Regular Meeting Minutes-October 3, 2017

Motion to approve Regular Meeting Minutes for October 3, 2017 with corrections-Vicki Nash
Seconded-Steve Oblad
Unanimous Approval
Motion Passed

3. Approval of Special Meeting Minutes-October 17, 2017

Motion to approve Special Meeting Minutes for October 17, 2017 with corrections-Steve Oblad
Seconded-Joe Johnston
Unanimous Approval
Motion Passed

4. Clint/Misty Castagno-Animal Shelter and Hay Storage Building located at the corner of Sherman and Clark Streets. Applicant was not present and no information was submitted for review, therefore, this agenda item was tabled.

5. Review of No-Fee Permits-The Small Accessory Buildings and Fences, Walls and Hedges "No Fee Permits" were presented to the Board for approval. (see attached forms)

Motion to approve no fee forms-Vicki Nash
Seconded-Robyn Robbins
Unanimous Approval
Motion passed

6. Update of Business Licenses-There were no business licenses to approve.

7. Public Comments-Lori Fredrickson-184 North Rodeo voiced her opinion of the mural on the Slurp’N’Burp. She wondered if there was anything the Town can do to prevent this style of art expression on public murals. She was instructed that if she would like to file a complaint it would need to be in writing and given to the Stockton Town Hall Office. Lori also commented that she is planning on attending the next Stockton Town Council Meeting to express her concern on this matter.

It was also noted by Steve Oblad at this meeting that when the Slurp’N’Burp’s Business License was granted there was no mention of the drive up window being installed or the providing of access to this drive-through window. It was also commented that Slurp’N’Burp might be changing the name of their business to Area 52. Joe Johnston talked about signs ordinances, but this is a mural painted on the building.

8. Unfinished Business

Steve Oblad voiced his concern about travel trailers parked on private property that has someone living in them. Steve suggested that we have the property owner apply for a “Conditional Use” permits so they won’t be in violation. Chair, Marlene Thomas, stated that this is not an overall conditional use permit situation and this suggestion would not be in harmony with the existing ordinance. (Town Code 10-10-21). No action was taken on this item.

9. Update on Board Member Assignments

a. Building Permit Procedures by Robyn Robbins

Robyn distributed her proposed Building Permit Review information by email prior the meeting for board member review. The information was discussed and it was suggested that we eliminate the first page of the packet because it is confusing and mostly used by the Building Inspector for processing the application.

The second page and third page of the packet – Step One and Step Two were very effective and furnish the information in laymen terms for easy understanding. Mayor Whitney by email requested that a few additional items be added to the information check list:

- *Water Line Inspection for availability by Water Master and Building Inspector
- *Sewer Line Inspection for availability by Sewer Superintendent and Building Inspector
- *Road Pavement Inspection as to whether there is paved road surface established to this property
- * Jacob Smelter Excavation Inspection to verify if permit is subject to guidelines established by the United State Environmental Protection Agency (EPA) (Town code: 10-16)

b. Annexation Policy by Joe Johnston – Joe sent an email to Attorney Bell regarding the Annexation Policy, but he never received it. Therefore, Joe is going to rescan the information and forward it to Mark Bell.

c. General Plan by Vicki Nash – Vicki has updated some of the statistics in the General Plan, but needs some professional expertise in continuing the project. It was suggested that we contact the Utah League of Cities and Towns for assistance or possibly look for a college student, who would take on this project as part of their educational requirements.

10. Marlene Thomas, Chair, stated we have some additional building permit issues that need to be addressed for the Town of Stockton and added to the Stockton Town Code Book. This assignment involves researching

neighboring communities or the law on how cities and towns in the State of Utah regulate the location and placement of shipping/storage containers (connexes) and metal carports.

Marlene asked Steve Oblad if he would accept this assignment, and he replied he was too busy and that it is better to say no upfront than to accept the assignment and do nothing. Robyn Robbins volunteered to accept this assignment, and she will start working on it for the next meeting, which will be December 5, 2017.

11. Marlene Thomas, Chair, also stated that we need to review the "Livestock Management Area" for Conditional Use Permits. She will accept this assignment.

12. Adjourn

Motion to Adjourn at 7:55pm by Steve Oblad

Seconded by Joe Johnston

Unanimous Approval

Motion Passed

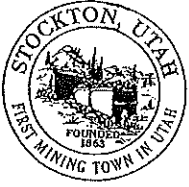


Marlene Thomas, Chair



Diana Marks, Town Clerk/Recorder

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, Tooele Transcript Bulletin



18 North Johnson Street
PO Box 240
Stockton, UT 84071
Phone: 435-882-3877
Fax: 435-833-9031

TOWN OF STOCKTON NO FEE PERMIT SMALL ACCESSORY BUILDINGS

Always Confirm the need for a permit by calling the Town Clerk (435)882-3877

Name of Applicant: _____ Date: _____

Physical Address: _____ PO Box _____

Email Address: _____

Please explain type of project, include a map (hand drawn version is acceptable), include all current structures and indicate new structures.

One Story – detached accessory structure used as a tool and storage shed, playhouse, or similar use, provided the floor area does not exceed 120 square feet (10'x12')

Rear Setback – Must be a minimum of three (3) feet from the drip line of your structure to the rear property line

Side Setback – is a minimum of three (3) feet from the drip line of your structure to the side property line and 8 feet from existing structures.

There are NO PUBLIC UTILITY SERVICES (electrical, water, sewer, or gas) granted with this "No Fee Small Accessory Building Permit"

Work shall be completed within six months on this Small Accessory Building Permit

By signing this "No Fee Permit" below you have agreed to meet the above criteria, and will allow the Town of Stockton Officials permission for an on-site inspection for completion and compliance of this "No Fee Small Accessory Building Permit".

Please Print Name: _____ Date: _____

Signature: _____



TOWN OF STOCKTON
NO FEE PERMIT
FENCES, WALLS AND HEDGES

Always Confirm the need for a permit by calling the Town Clerk

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PO Box 240
Stockton, UT 84071
Phone: 435-882-3877
Fax: 435-833-9031

Name of Applicant: _____ Date: _____

Physical Address: _____ PO Box _____

Email Address: _____

Please explain type of project, include a map (hand drawn version is acceptable), include all current structures and indicate new structures.

All fences, walls and hedges shall be on your property line:

A survey is not required by the Town of Stockton to install a fence

It is your responsibility to install the fence on your property line

Any dispute over fence lines will be a civil matter and you will be responsible to litigate any fence line issues to prove that your fence is on your property

Front property fences shall not exceed four (4) feet in height being constructed of a non-obscured view type of fencing material on interior lots (example: chain link)

Front fence lines include a non-obscured view within eight (8) feet of the street

Corner lots require a non-obscured view type fence on the property line adjacent to the street that is within a triangular area formed by the streets and property lines with a line connecting them at points thirty (30) feet from the intersection of the street lines.

Fences, walls, and hedges shall NOT EXCEED six (6) feet in height for interior side and rear portions of your property, less eight (8) feet from the front street side property line.

Retaining walls shall not be over four (4) feet in height (measured from bottom of the footing to top of the wall (retaining walls over four (4) feet high require engineered drawings and a regular building permit).

Fence shall be completed within six (6) months or application for an extension of time shall be requested from the Town of Stockton.

By signing this "No Fee Permit" below you have agreed to meet the above criteria, and will allow the Town of Stockton Officials permission for an on-site inspection for completion and compliance of this "No Fee Building Permit".

Please Print Name: _____ Date: _____

Signature: _____