



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, December 5, 2017

Call to Order

1. Roll Call: Public in Attendance
Duane Shields

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

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

Motion to accept regular meeting minutes of November 7, 2017 with changes noted by Steve Oblad-
Joe Johnston

Seconded-Robyn Robbins
Unanimous Approval
Motion Carried

3. Discussion of Board Elections-Duane Shields submitted a letter of interest and was in attendance at the Planning Commission Board Meeting in reference to applying for the vacancy left on the Planning Commission Board by Vicki Nash. Vicki Nash won the November Elections and will be transferring to the Town Council beginning January 2, 2018. Duane Shields name will be presented to the Stockton Town Board for their approval on Thursday, December 14, 2017.

Motion to accept Duane Shields to replace Vicki Nash on the Stockton Planning Commission was made
by Vicki Nash

Seconded by Joe Johnston
Unanimous Approval
Motion Carried

4. Progress report for Building Permits-Robyn Robbins-There was a discussion on getting rid of the 1st page since most of it is for the engineering firm. Robyn still needs to incorporate the things the mayor wanted added. We will table this until the January meeting.

5. Miscellaneous Discussions-There was a discussion about Slurp’N’Burp (now reported to be renamed to Area 52) and the drive thru, which wasn’t discussed on the original application. It was discussed whether the mural that is painted on the South outside wall should be considered a mural or a business sign. A business sign needs a permit, if it is larger than 2 feet x 2 feet. At the present time, there is no business name on the mural. Steve Oblad said he spoke with the Mayor and he gave permission for the sign and the drive thru. The business license was approved by the Planning Commission as Slurp’N’Burp, but the Tooele County Health Department has the final say as to whether the business is meeting health department requirements. Steve Oblad also reported there is a septic tank underneath the drive thru area, unknown if it was filled in when the town went on the new sewer system. No action was taken by the Planning Commission at this time.

6. Election Nomination for 2018 year was opened by Chairperson Marlene Thomas. Vicki Nash nominated Steve Oblad as Chairman but he declined. Joe Johnston was nominated by Robyn Robbins as the Chairperson and he accepted. Joe Johnston nominated Robyn Robbins for Vice-Chairperson and she accepted. There was no opposition and everyone supported the new Planning Commission Officers for 2018. Joe Johnston thanked Marlene for her years of work and dedication on the Planning Commission. Marlene Thomas will step down, but remain on the Planning Commission.

7. Status report on Annexation Plan-Joe Johnston-Attorney Bell still has the plan. Joe will call him to see the status. Are there any non-bar attorneys that could be supervised by Mark Bell to help with this process. Joe will find out if Mark Bell knows anyone that could help.

8. Status report on Stockton General Plan-Vicki Nash-She brought all the books and paperwork to turn over to Duane Shields. She contacted the ULCT and they cannot help, but suggested we seek an engineer. There was discussion on maybe getting input from different cities and see what they have. We need expertise since we are a small town without all the City Engineers, etc. There probably needs to be a section that addresses apartment buildings even though we have not had a request to build any yet.

9. Research Information from Robyn Robbins regarding the following issues:

a. Placement of Connexes on Private and Public Property (Shipping/Storage Containers)-No containers are allowed on private property without a temporary permit. Usually they are only authorized for 6 months, while people store things for a move. The setback regulations must be followed. Some of these containers are as big as a semi-trailer. If it is used as a home or a barn, it will need to have a building permit. Sometimes they use siding and fix them up so that you cannot even tell it is a trailer. A residential dwelling has to be 950 square feet.

b. Metal Storage Sheds and Carports-The sheds have to be under 12x10 to use a no-fee building permit. If they are bigger, they need a regular building permit.

More discussion is needed on these. Joe Johnston stated that City of Glendale has a bunch of them and maybe we should contact them. We may need to write up an ordinance on foundations. Unfortunately, we don’t have a code enforcer at this time.

10. Review of “Livestock Management Area” for Conditional Use Permits-Marlene Thomas- We need to review the square footage of these areas. We also need our ordinance to be revised and modified in case additional square footage is needed for more animals.

11. Update of Building Permits in Progress-Diana Marks-Steve Oblad wondered if dates could be added to the list since they are supposed to reapply after one year.

12. Miscellaneous Board Concerns or Issues-

Review and training for assigning new addresses

Marlene brought up the fact that the streets are supposed to be 80 feet wide, but there are lots of exceptions. She will try and get a map so we can see dimensions of lots. There are maps in the purple book that is kept by the office staff. This will be tabled and moved to the January agenda. It was suggested that when we assign an address it should be in the minutes.

13. Public Comments-No public comments

13. Adjourn

Motion to Adjourn at 7:55pm by Vicki Nash

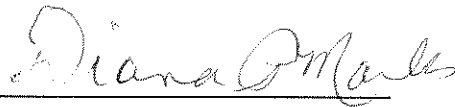
Seconded by Steve Oblad

Unanimous Approval

Motion Passed



MARLENE THOMAS
CHAIR
TOWN OF STOCKTON



DIANA MARKS
TOWN CLERK/RECORDER
TOWN OF STOCKTON

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