



TOWN OF STOCKTON  
18 North Johnson Street  
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Stockton, UT 84071  
435-882-3877

## PLANNING COMMISSION MINUTES Tuesday, January 2, 2018

Call to Order at 7:00pm

1. Pledge of Allegiance

2. Roll Call

Joe Johnston-Chair-Present  
Robyn Robbins-Member-Present  
Marlene Thomas-Member-Present  
Duane Shields-Member-Present

3. Acknowledge Visitors and Distinguished Guests- Commissioner of Tooele County, Shawn Milne took a few minutes to congratulate Joe Johnson for being appointed the new Chairman. Commission Milne is over Community Development for Tooele County. Before that, he was a City Councilman and on the Planning and Zoning Commission. He wanted to talk about the importance of the Planning and Zoning in Stockton and Tooele County. He had an issue with his own neighborhood at one time and he saw all the steps you had to go through to try and resolve it. He wanted to be able to have an impact in the community. Planning isn't always popular with the citizens. There is a lot of frequent talking and trying to build good relationships. It is always advisable to try to balance the extending character of a community. He sees the population of the property in Tooele Valley as tripling by 2040. Annexation and new growth is inevitable.

4. Approval of December 5, 2017 Planning Commission Minutes

- a. Discussion-None
- b. Change-None
- c. Approval – Disapproved-No Discussion

Motion to Approve December 5, 2017 Minutes-Marlene Thomas  
Seconded-Robyn Robbins  
Unanimous Approval  
Motion Passed

5. Open Public Comments – (3 to 5 minutes per person)-None

6. Close Public Comments-None

## 7. Open Meeting

## 8. Old Business

a. Building Permits – Robyn Robbins-It was decided to not use the first page and just put one paragraph on the second page. The changes the Mayor wanted will be added too. It will be done by the next meeting in February. Duane Shields asked about the procedures we use with Sunrise Engineering.

b. Placement of Connexes (Shipping and Storage Containers) – Robyn Robbins-The best ones to ask about the regulations is the State of Utah. However, they have very strict regulations. Joe Johnston asked that Robyn do some more research for next month. She will call Tooele City, but hasn't had much luck with call backs. These connexes are very heavy and a lift has to pick them up to move them. They are not portable without a lift moving them. There are various sizes. Some are being put in the roads, which is not allowed. They already have a built in floor and ceiling. We need to come up with some kind of regulation for our own town. We need to make sure they meet setbacks. Commission Milne said Tooele County has two new planners, Jeff Miller and Jason Losee that we can call and get their thoughts.

c. Metal Storage Sheds and Carports – Robyn Robbins- If the shed is 12'x10' it only needs a no-fee permit. If they are larger they need a building permit and they need to meet setbacks.

d. Annexation Policy – Joe Johnston-He is at a standstill until the Town Attorney looks at it . It is not a priority, but he will piece mill it and give us something to work with. The County may be able to educate us. The plan should be upgraded every 5 years. They are color coded for 5, 10 and 20 years. The county doesn't do annexations and only the cities do them. Parcels have to be in the annexation plan for us to grant it. Ours is the recommending council that gives property owners the knowledge that they are open to annexation. We are not allowed to just do sections when annexing. You can't take a little island or peninsula out and annex the rest. Commissioner Milne will check with Jason Losee, and see when they can come out and talk to us. We will look at a date and set up the meeting. We need to have questions ready for them beforehand, so they can prepare better.

e. General Plan – Duane Shields-Grantsville just revised their plan. We may be able to get them to give us an outline. It is on the State website, but it is not in the concept of how we want it to be. We have to write it to today's standards. We will then give it to the Attorney. This may take six months or so to finalize.

f. Livestock Management Area – Marlene Thomas-There are lots of scenarios and a lot to go through. Hopefully, by March, we will have a plan. There are CCR's that say that only 3 animals per acre are allowed in Rawhide and Stockton. The restricted covenants are on record at the County Building.

g. Active Building Permits – Discussion-See the attached list.

h. Active Business Permits/License – Discussion-There are no new Business Licenses.

9. New Business

a. Business License-Slurp’N’Burp wanted to change their name so we had them fill out a new forms. Everything is the same, except for the name change to Area 52. The health department has not inspected them yet. The question was asked if anyone had a problem with the drive thru. It was discussed about cars pulling out onto Highway 36 and if their view was clear. It was brought up that there may be a safety hazard. The local police will be contacted to go take some pictures and see if they think there will be a problem.

Motion was made to accept the name change to Area 52 Inc. –Robyn Robbins  
Seconded-Marlene Thomas  
Unanimous approval  
Motion Passed

b. Building Permits-No new building permits

10. Setting Dates and Times for 2018 Planning Commission Meetings

a. Discussion-The date of July 3 was changed to July 10, 2018 because of the Holiday

b. Changes

Motion to change July 3 to July 10, 2018-Marlene Thomas  
Seconded-Robyn Robbins  
Unanimous Approval  
Motion Passed

11. Planning Commission Member Work/Duty Assignment

Steve Oblad submitted his resignation on December 28, 2017. We want to thank him for his two year tenure.

a. Duane Shields – Future Vision-Joe Johnston and Duane Shields have had discussions on some visions of the Town. Joe Johnston asked if we could do a power point with a couple of slides for what we use to look like, how we look now and what we might look like in 2020. Duane Shields had some questions on how much do we want to grow. The Mountains and the Army Depot prevent us growing on some land. Based on the existing infrastructure we can only grow so much. We have our own power, but water would have to be secured by the developer. We can restrict the land size to two acres.

b. Duane Shields – General Plan-He will take on this new project.

c. Marlene Thomas – Codification/Ordinance Updates-It was discussed that if a home is built on an undeveloped road that it would be the owner’s responsibility to make sure there is asphalted streets. This is especially important for emergency purposes.

d. Robyn Robbins – Training and Guest Speakers/Presenters-Robyn said she will take on this project with Joe Johnston’s help. We maybe could just have a presentation every other meeting. It was suggested that maybe in April we could have something planned.

e. Joe Johnston – Annexation Plan-Still working on this as discussed previously.

12. New Business License Applications-None

13. New Building Permit Applications-None

14. Open Public Comments (3 to 5 minutes per person)-None

15. Close Public Comments

16. Discuss Agenda for February 2018-Any open actions, such as, Annexation, General Plan, Livestock, Building Permits, and Business licenses.

17. Final Planning Commission board Discussions

a. Upcoming Training – 19 January 2018 – 4:00pm - County Plats Training-The recorder’s office Mark Nielsen will provide this.

b. Upcoming State Public Meetings-None

c. Upcoming County Public Meetings-None

d. Upcoming Stockton Public Meetings-None

18. Adjournment at 9:00PM

Motion to Adjourn-Robyn Robbins

Seconded-Marlene Thomas

Unanimous Approval

Motion Passed



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JOE JOHNSTON-CHAIR



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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