



TOWN OF STOCKTON
18 North Johnson Street
PO Box 240
Stockton, UT 84071
435-882-3877

PLANNING COMMISSION MINUTES
March 6, 2018
7:00 pm

Call to Order at 7:00 PM

1. Pledge of Allegiance

2. Roll Call

Joe Johnston-Chair-Present
Robyn Robbins-Member-Present
Marlene Thomas-Member-Present
Don Hill-Excused
Vacant Seat

3. Chair Comments-We have a resignation letter from Duane Shields. Application for a new Planning Commission member will be out soon and the closing date will be March 23, 2018. They will be interviewed in the next meeting.

4. Acknowledge Visitors and Distinguished Guests-Welcome to Mayor Thomas Karjola

5. Open Public Comments – (three to five minutes per person)

a. Clifford Voss commented that there is a lot of junk at the sod farm.

He wonders if we could make money if we did something on the land. He thinks there is lots of potential. It was brought up that someone in Grantsville is interested in it. Mayor Karjola said that if someone has ideas, they should come to the Town Council meeting this Thursday, March 8, 2018. He would like to make money for the Town. We could lease the land to someone. Joe Johnston, Chair of the Planning Commission, suggested we have a committee from the community to look into people's ideas for use of the land. The Mayor said there are several people interested in the sod farm, but we would need a firm offer before we can release the land. Clifford Voss said he has all kinds of idea of what equipment is needed to run a sod farm. He also said we could have a farmers market.

b. Clifford Voss also stated that the water bill went up 4% yet the social security only went up 2%.

6. Close Public Comments

7. Open Meeting at 7:15pm

8. Old Business

a. Active Building Permits – Discussion

(1) The business, Area 52, was visited by Joe Johnston and he talked with the Owner, Tom Jackson. The business wants a sign. Joe also asked about the future of the business. We will table this until the April Planning Commission Meeting.

(2) The solar panel building permits do not need to come before the Planning Commission.

(3) Ryan Rydalch's addition to his dwelling should get a final inspection if it is completed. Diana Marks will check on the status.

4. The family at 177 Silver may be doing an addition to their house. There has not been a building permit issued yet.

b. Active Business Licenses-None

c. Livestock Management Area

(1) Marlene Thomas passed out Attachment A, Conditional Use in Residential Zone for Livestock Management Area and discussed it. The residential zoning versus agricultural zoning was discussed and sometimes the residential areas get more animals than the agricultural areas. We don't want the residential areas to have lots of animals.

(2) Marlene would like to amend the old conditional use ordinance. In number B, she thinks it should be amended to say: The total number of animals or fowl kept on any lot of one (1) acre or less shall not exceed one (1) animal unit for each sixty-two hundred (6,200) square feet of livestock management area; provided that no bovine, equine or similar large animal shall be kept on any lot or parcel where the livestock management area is less than thirteen thousand (13,000) square feet.

(3) We only have two families in town that have more than one acre. Animals would include one horse, one cow, ten chickens and two to three goats. Joe Johnston thanked Marlene Thomas for a nice presentation.

(4) Robyn Robbins asked if we need a Public Hearing to update ordinances and then send it to Sterling Coders. Joe Johnston thinks we need to get the Town Council and the Mayor's advice. We can't do anything about the homes that will be grandfathered in. We want to get everything together so we only need to have one Public Hearing. He would like to table this until the next meeting in April. The paper Marlene Thomas passed out is just information.

9. New Business

a. The trailer parked at the Mair's should be gone soon. Joe Johnston will write a letter to the Bowdens about the trailer parked on their property. He will have her come to a meeting and let us know what is going on.

b. What is a reasonable time if we have to give a special permit? Trailers are not connected to the sewer and water.

10. Approval of Minutes of February 6, 2018

Motion to Approve Minutes of the Planning Commission-Marlene Thomas

Seconded-Robyn Robbins

Unanimous approval

Motion Passed

11. Work Meeting Discussion-Table until the April 3, 2018 meeting.

12. New Business Sign for Area 52 – Tom Jackson

a. Discussion-Joe Johnston talked to him this last weekend. Joe has sent Tom Jackson emails. Mr. Jackson wants the sign above the front door. We need dimensions of the sign that he wants. It needs to be smaller than 4'x8'. Mr. Jackson is hoping to open Area 52 soon.

b. Changes-None

c. Approval – Disapproved- This will be tabled until the April 3, 2018 meeting.

13. New Business License Applications- Discussion-A woman named Melanie called a week ago and wanted an application for a business license. Diana Marks told her she would have to come to the Planning Meeting tonight. She has never picked up the application.

14. New Building Permit Applications-None

15. Discuss Agenda for April 2018-When we have a full commission, we will readdress the Annexation and General Plan. Robyn will email Shawn Milne, Tooele County Commissioner, so that his office engineer planners can come to a meeting and do some plat training.

16. Planning Commission Board Discussion

a. Upcoming State Public Meetings-None

b. Upcoming County Public Meetings-None


c. Upcoming Stockton Public Meetings-None

d. Stockton Town Council Meeting is this Thursday, March 8, 2018 at 7:00 PM

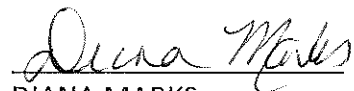
e. Annexation Policy-Tabled until a later date

f. General Policy-Tabled until a later date

17. Adjournment at 8:45pm
Motion to Adjourn-Robyn Robbins
Seconded-Marlene Thomas
Unanimous Approval
Motion Passed


JOE JOHNSTON
CHAIR
TOWN OF STOCKTON

4-12-2018
Date


DIANA MARKS
TOWN CLERK/RECORDER
TOWN OF STOCKTON

4-16-18
Date

Public notice provided as follows: Posting Town Hall Bulletin Board and at the Town Post Office; and publications at the Utah Public Notice Web Site, Town Website, Tooele Transcript Bulletin (for information only)