



TOWN OF STOCKTON
18 North Johnson Street
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PLANNING COMMISSION MINUTES TUESDAY, APRIL 3, 2018

Call to Order at 7:00 PM

1. Pledge of Allegiance
2. Roll Call

Joe Johnston-Chair-Present

Robyn Robbins-Assistant Chair-Present Don

Hill-Member-Present

Marlene Thomas Member-Present

Vacant seat

3. Chairperson's Comments-Welcome to everyone at this meeting. Welcome to Councilman Nutzman and Councilwoman Nash

4. Acknowledge Visitors and Distinguished Guests-None

5. New Planning commission Member Discussion/Interview-We have a vacancy right now on the Planning Commission. I would like to have the three interested people, give their reasons for wanting to be on the Planning Commission and what their intents are. The final decision will be made at the Town Council meeting held on Thursday, April 12, 2018.

MIKE CHRISTENSEN-We moved here for a reason, which is, that this is a small community. Our neighbors and other people have been kind and welcoming. Since we have been here there has been growth. We need to know how to deal with that growth which will probably happen soon.

MARLENE THOMAS-Have you read the ordinances. Sometimes they are hard to enforce in our Town.

MIKE CHRISTENSEN-If we are going to have rules we should enforce them. There are ways we can engage the code enforcement and have a win-win situation.

CLIFF VOSS-I have lived here for 20 years. It is time for me to stand and be involved. I can't complain unless I get involved. There have been lots of changes. I also moved here because it was a small Town. I like to be part of the decision making or at least contribute my views. Lots of changes are coming.

MARLENE THOMAS-Are you familiar with code enforcement.

CLIFF VOSS-No

MARLENE THOMAS-You can access this on the internet.

GARY HUNTER-We moved here in 1976 We have enjoyed living in Stockton. The direction we are going with growth means things will be changing soon. I served on the board a few years ago, but didn't feel I had the time with Church and family responsibilities. I am now retired and have more time. I do not know the Stockton Codes. I like to be involved and like the idea that -I can help protect my neighbors. The Planning Commission is like the Executive Branch. Progress and growth over the next years is coming so we need to have it done in a quality way. I would be glad to serve if invited.

6. Approval of March 6, 2018 Planning Commission Minutes

a. Discussion-No changes

b. Changes-None

c. Motion to Accent the Minutes for the March 6, 2018 Planning Commission Meeting-Robyn Robbins

Seconded-Don Hill Unanimous

Approval Motion Passed

7. Open Public Comments -3-5 minutes per person-None

8. Close Public Comments

9. Work Meeting Discussion-Table until next month until we have a new member appointed.

10. Letter from Steve Coe-Drainage issues from Neighbor's Garage-

STEVE COE-I am not opposed to this garage being built. I think it is great and I am happy for them. However, the alleyway is horrible, and I was promised years ago that it would be taken care of. It has a really low spot in it. There have been problems in the past. I just want to protect my property.

All of the members of the Planning Commission have driven by to see the problem and the improvements that have been made. There is a three foot area between the garage and the run off from water and snow should be caught. There were concerns about the alleyway.

MARLENE THOMAS-The town cannot help build anything. Each homeowner should deal with it.

ROBYN ROBBINS-She agreed with Marlene. There is a berm and can't see that it will be a problem.

DON HILL-He looked at it and thinks that the retaining wall that has been put in has a lot of gravel to slow the run-off down. He doesn't see that we have any money to fix the alley.

JOE JOHNSTON-When there is a problem, he is glad it comes in the form of a letter to the Planning Commission. He thinks Mr. Coe should talk to the Orr's and amicably treat this as a civil issue. If something happens, the Orr's should fix it.

ROBYN ROBBINS-We have to remember that we live on a hill.

STEVE COE-He asked Bill and Greg Thomas what the plan was so that the water can be directed back to the south. I wish that when somebody in authority tells me something that they should have told me they didn't have the funds at that time.

JOE JOHNSTON-Just talk to the Orr's and try and work this out.

DAVE NUTZMAN-I am a friend of Steve Coe and this has nothing to do with me being on the Town Council. What is going on could be catastrophic. It is a 45-50% slope that now has been cut off. Current circumstances will create problems. On our own property we legally have to control water runoff. I own the highest house in Stockton, and I have still had my home flooded.

DON HILL-No way a neighbor should be able to build so water goes on the neighbor's property. Gravel is around building and wall to catch some of it. Just talk to the neighbors.

JENNY ORR-The east side dirt will direct runoff back into the hill. There is 4 feet of barrier walls on the west side. There will be barriers on the North side. We are not doing anything on the south side. That is where we will enter the garage. We don't own the alley so we have not messed with it.

GARY HUNTER-I am another neighbor. Construction will be up to the citizen to fix. I have noted the low part in the alley.

VICKI NASH-They need to schedule and come before Planning Commission. We are all neighbors and we all would help.

DAVID NUTZMAN-The Orr's out of pocket is \$12,000 to \$15,000 to solve the problem.

VICKI NASH-The snow gets shoveled in front of the Town Hall. Then the runoff goes into our yard. Maybe there is a solution like a pipe.

11. Sign for Area 52 –Tom Jackson-If the sign fits the perimeters for size, it doesn't need permission from the Planning Commission. Mr. Jackson said since the sign is very expensive, that he would like to use a white board sign at first. They were having trouble with Pepsi Company, so now they are bringing in Coke instead. They are hoping they will be open by the end of the month. They will have all types of drinks and some pastries.

12 E-mail/Letter from Susie Taylor at Census-Self Storage-STR from Hendersonville, TN

They were inquiring about Storage Units in our Town. Joe Johnston emailed back and no one has contacted us. People are looking at Stockton Town for business. Vicki Nash said we could use more businesses because they provide revenue.

13 New Business License Applications-None

14 New Building Permit Applications

MIKE CHRISTENSEN

He wants to build a new garage on the same footprint as his garage that burned down. There will be an addition to the garage. Diana will call Sunrise Friday morning to see if he needs a permit.

Motion to Approve the Garage for Mike Christensen and all setbacks are in order-Marlene Thomas

Seconded-Don Hill

Unanimous Approval Motion

Passed

BRETT RUSSELL

He needs to bring in two drawings for the shed, so we can send them to Sunrise. It will be 18x20 and he needs to show the setbacks. It will be behind the house. He will have electricity, but no water.

Motion to accept Bret Russell for a building a shed-Marlene Thomas

Seconded-Robyn Robbins

Unanimous Approval Motion

Passed

SCOTT AND VICKI NASH

They want to put in a retaining wall on the South side of their property. It will be the whole length of the property to the alley on their property line. The trees are removed from the neighbor's property. The actual wall will be on the Nash's property. Dave Nutzman from SLP Concrete will be the contractor. No geo technical. 1' option will be a 4 foot wall on top of a footing. The 2"d option will be along property line with extra rebar in that wall. A 4000 PSI concrete parking area on south and a six foot wall above the neighbors. The Nash's asked how much a building permit costs. Diana Marks said Sunrise decides, but around \$400. There will be no drainage issues.

Motion to approve the retaining wall -Marlene Thomas

Seconded-Robyn Robbins

Unanimous Approval Motion

Passed

15 OpenPublicComments-(3to5minutesperperson)-None

16 Close Public Comments

17. Discuss Agenda for May 2018

We need to discuss the trailers on the property of Town residents with people living in them. Robyn Robbins will contact Libby Bowman to come in and talk to the Planning Committee to explain their needs. Don Hill will stop by the Bowman property and invite her to the next meeting.

18. Planning Commission Board Updates

- a. Upcoming Stockton Public Meetings
- b. Stockton Town Council Meeting-Thursday, April 12, 2018 is the meeting where the candidate will be selected for the vacancy for the Planning Committee.
- c. Annexation Policy-Tabled until May Meeting
- d. General Policy-Tabled until May Meeting. Councilwoman Nash stated that the last General policy took 2 years to complete it. It is a lengthy process.

Robyn Robbins will go to the Town Council on April 12, 2018.

There was a discussion by the Planning members on who they would choose for the vacancy. It was unanimous for Mike Christensen. Marlene Thomas abstained from the vote because she is a relative of Gary Hunter. Voting was as follows

Robyn Robbins-Mike Christensen

Don Hill-Mike Christensen

Joe Johnston-All three would be great, but he will vote with the others-Mike Christensen the

Planning Commission will recommend Mike Christensen to the Town Council.

Cliff Voss withdrew his name as he thought Mike Christensen would be excellent, but he will still come to the meetings. The Town Council will still have the final say. It is up to the Mayor to choose the candidate.

19. Adjournment

Motion to Adjourn-Marlene Thomas

Seconded-Robyn Robbins Unanimous

Approval

Motion Passed

THOMAS KARJOLA

DATE

DIANA MARIK

DATE

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