



TOWN OF STOCKTON
18 North Johnson Street
PO Box 240
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 Johnston for being appointed the new Chairman. Commissioner Milne is over Community Development for Tooele County. He talked about the importance of the Planning in Stockton and Tooele County. 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

Motion to Approve December 5, 2017 Minutes-Marlene Thomas

Seconded-Robyn Robbins

Unanimous Approval

Motion Passed

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

6. Close Public Comments-None

7. Open Meeting

8. Old Business

a. Building Permits – Robyn Robbins-The Commission decided to not use the first page of the building permit procedures and just put one of the paragraphs 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 place to find out 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. Commissioner Milne said Tooele County has two new planners, Jeff Miller and Gabe Pelosee that we can call and get their thoughts.

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

d. Annexation Policy – Joe Johnston-He is at a standstill until Mark Bell, Town Attorney, looks at the annexation policy. The County may be able to assist us with the annexation plan for Stockton. The plan should be upgraded every five years. They are color coded for 5, 10 and 20 year plans. The County doesn't do annexations, only cities and towns within the County do annexations.

e. General Plan – Duane Shields – It was noted that Grantsville just revised their General Plan. We may be able to contact them to assist us on Stockton's General Plan. We will then give it to the Attorney. This may take six months or so to finalize.

f. Livestock Management Area – Marlene Thomas-There is a lot of information to research and scenarios to review regarding the Livestock Management Area. It is noted in Stockton's Title 10 of the Development Code it only allows three (3) animal units per acre. Also Rawhide's Amended Subdivision's Restrictive Covenants on record at the Tooele County Recorder's office only allows three (3) animal units per acres.

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 form. Everything is the same, except for the name changed to Area 52. The Tooele County 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

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

b. 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 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 electrical power, but water would have to be secured by the developer. We can restrict the land size to two acres.

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

d. 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. It was noted by Marlene Thomas that Ordinance No. 99-5a, an ordinance to establish rules for putting in streets in undeveloped and unimproved areas was accidentally omitted from the new Code book and should be included. Marlene will check with the Mayor about getting it added to the Code Book. It was discovered by Crystal Anderson, Office Manager/Treasurer that the code does exist in the new Code Book in Title 7, Chapter 2 in the road section.

e. Robyn Robbins – Training and guest speakers/presenters. Robyn said she will take on this project with Joe Johnston's help. Presentations such as having Tooele County Planners provide guidance. It was suggested we have a presentation at every other meeting. It was suggested that maybe in April 2018 we could have something planned.

f. 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 (three to five 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 –January 19, 2018 -- 4:00pm - County Plats Training-The Tooele County Recorder's Office by Mark Nielsen.

b. Upcoming State Public Meetings-None

c. Upcoming County Public Meetings-None

d. Upcoming Stockton Public Meetings-None

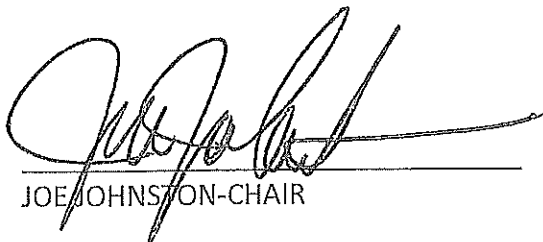
18. Adjournment at 9:00pm

Motion to Adjourn-Robyn Robbins

Seconded-Marlene Thomas

Unanimous Approval

Motion Passed



JOE JOHNSTON-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