

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

**PLANNING COMMISSION MEETING MINUTES
TUESDAY
FEBRUARY 6, 2018**

Call to order

1. Pledge of Allegiance

2. Roll Call

Joe Johnston – Excused

Robyn Robbins – Chair

Marlene Thomas – Member

Don Hill – Member

Duane Shields - Member

3. Chairperson's Comments: None

4. Acknowledge Visitors and Distinguished Guests:

Clifford Voss

Mayor Thomas Karjola

Mike Christensen

Jen Christensen

Councilman Nando Meli

5. Approval of January 2, 2018 Planning Commission Minutes

Motion to approve January 2, 2018 Planning Commission Minutes – Ms. Thomas

Second – Mr. Hill

All in favor

Unanimous

6. Open Public Comments:

Clifford Voss: Revenue – Sod farm with equipment, water, soil....possibility of growing medical marijuana. Utah is moving in that direction. We could establish a farm down there and revenue would go sky high.

Not a bad idea, however, need to wait for State of Utah. However, there are tight regulations – will be State ran. Good use for revenue when possible.

Mayor – even if the State approves it is federally regulated. Drug Administration would be involved.

Mr. Hill thanked Mr. Voss for thinking of a mechanism for earning revenue for the Town.

7. Closed Public Comments

8. Open Meeting

9. Old Business:

a. Building Permits – Robyn Robbins: Policy is about ready to go. If everyone is good with it- a minor change will be made (additional sentence and corrected the word issues) – then forward to the Town Office.

Motion to approve Building Permit Procedure with minor change – Mr. Hill

Second – Ms. Thomas

All in favor

Unanimous

b. General Plan (Future Vision) – Duane Shields

Motion to table – Mr. Shields not in attendance – Ms. Thomas

Second – Mr. Hill

All in favor

Unanimous

c. Active Building Permits:

On 2/5/2017 – Ms. Orr called as there was too much side hill to place their garage. Ms. Thomas reviewed with her and found that she didn't need her garage up so far. She could move it back toward the alley – thus there is not an issue with setbacks. They have been given permission to move forward. She already has permit. Sunrise has already received application and sent back remarks – process is moving forward. Variance is not required.

Ms. Diana Marks to forward a list of active business permits to the Planning Commission upon her return to work. Ms. Crystal Anderson was not aware of the state of current permits.

d. Active Business Permits/License – Discussion: None

10. New Business - None

11. New Business sign for Area 52 – Tom Jackson

Mr. Jackson not at the meeting. Will table until next months meeting.

12. New Business License Applications – Clifford Voss – Recycling

Mr. Voss would like to advertise his recycling business. He has been operating already. He makes windmills out of pallets; washing machines – if worthy of fixing he fixes, if not he scraps; swamp coolers – replaces motors. He has products that he has fixed but wants to advertise to sell the recycled products he repairs.

Ms. Thomas – what happens to the scrap of those items that you can't repair.

Mr. Voss – I take it to Tooele. I have even recycled my home. Recycling is a hobby, but selling items will help me in paying the utilities and break even. If the business gets too big, I would move it away from my home.

Ms. Thomas – just concerned that it would turn into a collection place for junk. As long as you have a system where you keep everything under cover do not see an issue.

Ms. Robbins – No Issue

Mr. Hill – No issue, however, when do we define what is “too much” stuff.

Mr. Voss – Anytime the Town believes it is too much. If you see a pile that hasn't moved for over three months – come see me. I keep the recycling moving. There will not be piles. When I bring it in, I get it fixed and out.

Ms. Robbins – You say you have been doing this already – we have not seen a problem.

Mr. Voss – been doing 20 years. Would like it to be flexible.

Ms. Thomas – are you establishing a business with regular hours?

Mr. Voss – No, it is an as needed based upon calls.

Ms. Robbins – Would help on taxes as well.

Ms. Thomas – are you a service for the motors?

Mr. Voss – I can repair – jack of all trades – if I can't do it, it can't be done.

Motion to approve business license for Mr. Voss as long as it does not become a junk pit. Ms. Thomas
Second -- Mr. Hill
All in favor
Unanimous

13. New Building Permit Applications – Aaron Bell – 74 South Plaza – Solar Panels

Mr. Bell not present – tabled until next meeting.

14. Final Planning Commission Board Discussion:

Ms. Robbins – Brought up continuing issue with Connexes being used as storage in Town in the residential areas.

Ms. Thomas – those who already have are grandfathered. Agrees with making new rules.

Ms. Robbins – shipping container looks totally different than a pod. They come in many sizes. They are not allowed in a residential area unless a temporary permit is obtained. An agriculture area is somewhat different. I do not know how many are around town. Most are in the agricultural area where they are not that big of an issue. However, they are of issue in residential areas. Agricultural areas have been left up to the Towns/Cities with specific requirements. Every place that has been researched do not allow them in residential areas. They cannot be considered a shed or a barn.

Councilman Meli – what if they are enclosed so they look like a shed?

Mr. Hill – what if they ask for a building permit to use a garage.

Ms. Robbins – it is up to the Town. May need assistance from the Town Council to develop a policy. Planning Commission is hitting a dead end.

Mayor Karjola – what surfaced this issue?

Ms. Robbins – the big one that is up the road. What is there to stop it if we do not put some type of regulation together?

Councilman Meli – would need to meet the setbacks?

Mayor Karjola – can we find one from another City and utilize?

Ms. Robbins – I can do that, then what?

Mayor Karjola – Pass it by Mark Bell, Town Attorney. Put one together and pass to Town Council – who will pass to Attorney.

Ms. Robbins – that will be my next task. Looking at a suspense of a couple months down the road. Want it to be right.

Mr. Voss – A shipping container looks better than a pile of junk. If you make the container's exterior appealing it is better than the junk.

Ms. Robbins – it is up to the Town. Would you want one next to your residence?

Ms. Thomas – when the ordinance is prepared we will hold a public meeting prior to publication for their input.

An individual is interested in building in Stockton; however, not enough information has been provided yet so we will table it until next meeting. Ms. Robbins will get with Mr. Johnston and they will get with the individual.

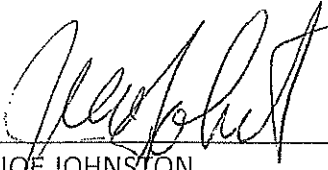
18. Adjournment:

Motion to adjourn - Ms. Thomas

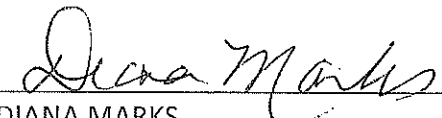
Second – Mr. Hill

All in favor

Unanimous



JOE JOHNSTON
CHAIR
TOWN OF STOCKTON



DIANA MARKS
TOWN CLERK/RECORDER
TOWN OF STOCKTON

Public notice provided Town Hall; Post Office; Utah Public Notice Website; Town Website; Facebook; Tooele Transcript