



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

PLANNING COMMISSION MINUTES TUESDAY MAY 1st, 2018

Call to Order at 7:00 PM

1. Pledge of Allegiance
2. Acknowledge Visitors and Distinguished Guests- Welcome to everyone at this meeting. Welcome to Mayor Karjola and Councilwoman Bori.
3. Mike Christensen sworn in as Member of the Planning commission by Judge Powell.
4. Roll Call
 - Joe Johnston-Chair-Present
 - Don Hill-Member-Present
 - Mike Christensen - Present
 - Pauline Hawk – Not Present
5. Chairperson's Comments
 - a) Mayor and I have had many discussions in the last couple weeks about the status of the planning commission. We have agreed to appoint Gary Hunter to the planning commission. Mayor will need to get the approval from council first. Pauline Hawk will be sworn in at the Town council meeting on the 15th of May.
 - b) The mayor and I have discussed several different names to add members to the Planning commission. The mayor will need to talk to council. This will happen before the next agenda.
6. Approval of April 3rd, 2018 Planning Commission Minutes
 - a) Discussion- Minutes from the April meeting were not approved yet. They haven't been emailed. Mayor would like to add that we hired a new clerk today. Mayor and clerk didn't know last meetings were not approved.
 - b) Motion to table this until June's planning commission meeting.
 - Seconded-Don Hill and Mike Christensen
 - Unanimous Approval
 - Motion Passed

7. Planning Commission Training – Open meetings & Board member training –

- a) The planning commission training is for open board meeting training. Don Hill has already taken a class. We would like to welcome Mike to the planning commission. Mike will need to go to the website and take your open meetings training and the board meeting training. When you get done please make sure you get that to Alissa Perez. When Pauline comes on board she will be taking the same training as well as the next member.
- b) State auditor website - <http://training.auditor.utah.gov/collections>

8. Work Meeting Discussion - Item will be tabled till next month when we have a full staff.

9. New Business license applications –

- a) Alissa did call me yesterday about if the business doesn't operate in the house and does their business outside of the house. It will be considered a home business since services will be done out of the home.
Mayor- So if you have a contractor and his office is in his house and he does work elsewhere he would be able to have that as a home base business. Mark Bell has agreed in the past at a previous meeting.
- b) No new business license applications

10. New Building permit applications – None.

11. Open Public comments (3-5 minutes per person) –

Debbie Bowden- There has been concern because I have been staying at my brother's house in a trailer. The reason is my health is bad. He didn't feel safe with me on my own, so he asked if I could come stay in his trailer till I feel better. I know people have been concerned about it. My skirting is a canvas type skirting. When I'm better I plan on leaving. I enjoy living here. My brother is Richard Bowden on Walk St. The house is kept in good condition.

Joe Johnston- There are some concerns, we are in a situation. And we have pulled back from some of the things we talked about with you in the last month. We are researching for the next month looking at the codes and legal ramifications. We need to interpret the laws better so that we can give you a better ruling. So as of right now continue doing what you're doing. I'm being cautious about what I'm telling you right now because there are laws and regulations that are beyond us. When the ruling is made we have to abide by that. Expect something in thirty days on paper of what we are expecting. I want to help you understand that we are being compassionate. Any questions for Debbie? No questions. Wanted to thank you for coming to talk with us.

Toby Gorringer- I brought plans to build a barn. I don't know if you need more than that. What I wanted to do is bring it to your attention that I will be building this summer. I am looking at self-made or possibly a contractor.

Joe Johnston- For both options you're going to need engineered drawings and you're going to have to get a building permit. Due to the size and the nature you're going to have to have a building permit. Part of it is runoff, utilities. The drawings go to sunrise engineer. Sunrise is our engineering field.

Mayor Karjola- Currently we don't have sunrise doing site survey. It will add fees. Right now all they do is the building inspections.

Joe Johnston- We want to make sure that we do everything right. The engineering company is the one that will make sure that is taken care of. Come see Alissa when you can, she will get you the right form. You're going to have some engineering drawings to send to sunrise.

Toby Gorringer- Explained no electric, no sewer, no plumbing into the barn.

Joe Johnston- Can't take an action on this tonight. In between this evening and this next commission meeting we will need the blueprints of the plans. Until then this matter will be tabled. Come back with building permit and plans. By that time I will be able to have answers for you at next commission meeting.

Joe Johnston- Thanks Mayor and Councilwomen Judi Bori.

12. Close Public Comments

13. Discuss Agenda for June 2018 –

Joe Johnston - I'd like everyone to know that I've been talking to the mayor extensively about the forward progression of the town thru the council side and the commission side. There are a lot of ideas coming about. We need to make sure that those are voiced in the appropriate ways so that when we report to the council they know that we are treading along. We have been lacking due to turnover on the commission. So with that being said we have many items that need to be addressed. Training. So training will be an item added to the agenda for next month. We are going to have 3 training items all chosen by the 3 council members. No more than 5 mins a person. When we have a full board each member will do it.

Don Hill- Are we going to do 5 mins at a time during the meeting?

- reason being is our time is limited. If we can get everything accomplished in an hour. If we have to sit and do training not during the actual meetings it will call for special meetings. We are volunteers and our time is limited. The main part of this is that we are not engineers and lawyers. So by the end of this year I think we will have enough training to understand what we are doing.

Don Hill - I see what you're saying. I will be happy to participate. I'm waiting for a code book.

Joe Johnston - It's on the internet. Provides code book.

Mayor Karjola -We have these codebooks to check out in the office. And also available on the internet. Anyone can check these out.

Don Hill - So do we need to let you know now?

Joe Johnston - I am going to ask Kaye Hollien to help do the addresses. So when a new lot is bought and a house is put on the property we have to give it an address. So I will have her on the agenda next month for 20 mins to teach us that. That is one thing we all should understand. That is one item is training and that should take up 30 mins of our time. We will dismiss the two other members from the training next month. The reason why is we need the training. This is our homegrown training and it will be monthly.

Other item for agenda basic items as usual, public comments etc.

Joe Johnston - If I don't have what I need to have by June you will get a letter with what our findings are. I think by June we will have that. So let me have you plan on coming to the June meeting. We will let you know if you don't need to come to the meeting.

Don Hill - I encourage us not to make this public.

14. Planning Commission Board Updates –

Joe Johnston - Since we have two members not sworn in or not in attendance. I am going to ask our new commission member Mike Christensen. I am going to purpose a 2 person effort. I believe that our general plan needs attention. And I thought about this a lot for the last two months. With legitimacy who can actually tackle this. It needs to be two people. I am purposing and asking if you and don can look the general plan and what is written so far. Some of it needs to be changed. We will make recommendations for the changes. We have to have a public hearing to make any changes. I don't want to go there yet. Those general changes reverberate from the general plan to the annexation policy. I am going to ask Pauline and Gary to take over the annexation policy. And then I will help back and forth. A lot of it needs updating to bring it to 2018. That's what I am proposing. We don't have to have an answer right now. We need to make a decision when we have Pauline and Gary on board. Please let me know if you have any recommendation.

I want to be able to show the mayor and council what we have done. I am giving us a year to do both of these. At the end of the summer. I am going to subject myself to another plan. Around fall once things settle and before the hunt we will have a public meeting. For the next few months our time will be taking up. I'm looking at having a few work meetings. We need more people power to make this happen. It's going to be a lot of work and I'm counting on everyone.

a) Upcoming Public Stockton Meetings -

Mayor Karjola: I am open to having another budget meeting before the next council meeting. When I get with the council I will schedule that meeting.

b) Stockton Town Council Meetings - This meeting has been moved to Tuesday May 15th, 2018.

c) Annexation Policy - This will be assigned to Pauline Hawk and Gary Hunter.

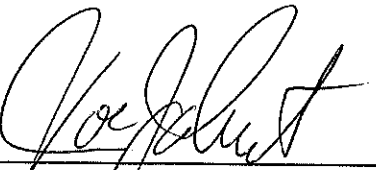
d) General Policy - This will be assigned to Mike Christensen.

15. Adjournment

Motion to Adjourn-Joe Johnston

Seconded-Mike Christensen, Don Hill

Motion Passed



JOE JOHNSTON

5-16-2018
DATE



ALISSA PEREZ

5/16/18
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