

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

PLANNING COMMISSION MINUTES TUESDAY JUNE 5, 2018

Call to Order at 7:00 PM

1. Pledge of Allegiance
2. Acknowledge Visitors and Distinguished Guests – Welcome to Judi Bori and Clifford Voss for attending. We would like to thank Judge Powell for coming to swear in new members.
3. Pauline Hawk and Gary Hunter sworn in as a member of Planning Commission by Judge Powell.
4. Roll Call
 - Joe Johnston (Chair) - Present
 - Don Hill (Member) – Present
 - Pauline Hawk (Member) - Present
 - Mike Christensen (Member) - Present
 - Gary Hunter (Member) - Present
5. Chairperson's Comments- Would like to congratulate Pauline Hawk and Gary Hunter. Appreciative of all the hard work. Looking forward to a good time.
 - a) Work assignments: We spoke of this in the last meeting. It will be in baby steps. Would like to take care of annexation little bits at a time. I ask mike and don to take over the general plan of the town. I would like to ask Pauline and Gary to work on the annexation policy. That will leave me to help everyone. I have not worked on the general plan, with that I will still be working on it all and have that ready by next year.
 - b) Training: Spoke with Judi Bori and The mayor, So that we know what our responsibilities are. We are volunteers! Takes a lot for us to come here. We need something to give to the town. Because when we start growing, because we will. We need to be prepared! I started two weeks ago on my training program. I've been taking bits and pieces out of all resources to accomplish this. We need to be able to know where to find those codes. With that being said take a look at the website and learn codes. Not in July's meeting but in Augusts, we will set aside time for the training program. All bits and pieces will be sent by email. I will need feedback and honest feedback.

6. Approval of April and May 2018 Planning Commission Minutes

- a) Add Don Hill to 14 - b) to Mays meeting minutes.
- b) Motion to approve April and May planning commission meeting.
Seconded-Don Hill and Mike Christensen
Unanimous Approval
Motion Passed

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

- a) There is a state auditor's website. I would like everyone to be able to do training on that website. It is a required to take the online training, Very simple to make an account. There is a side tab to with all trainings and any other classes you would like to take.
- b) State auditor website - <http://training.auditor.utah.gov>

8. Work Meeting Discussion

- a) Dates and times - We don't have to make a decision now. I would like everyone to get a feel for things now. I would like all you to email me when you are available. It will be a Tuesday night after the Planning commission meeting or possibly the 1st Wednesday for the month for August and September. If you can't make those times and dates we can come up with another option.

Mike Christensen- I would like to do it after the meetings so we aren't doing this two days. I won't be able to attend the august meeting.

Joe Johnston- Let me get a consensus? Gary are you prepared to stay and train? Asked all member if they can do that. All agreed they would rather do the training after.

Don Hill- Motion made for work meeting on July 10th after our Planning commission meeting. Meetings is to be opened, closed then reopened.

Motions to approve
Seconded-Don Hill
Unanimous approval
Motion Passed

Joe Johnston - Two agenda items for that meeting is the general plan and the annexation plan and to outline our duties and benchmarks that we need to cross for the next year. Any other ideas for the agenda... No comments.

9. New Business license applications - None

10. New Building permit applications – Land has been bought on the north end of Johnson Street, so we will soon have a new building permit on the next agenda.

11. Old Business

a) Trailer occupancy on Bowden property

I've done some research and investigation, she came to us on hard times with bad health but needs to be close to family. Has been living on the Bowden's property. I went and did a site visit from the street to see how they are living. As far as I can tell there has never been a formal complaint. I am going to read the code on this matter, so keep in mind if we have a formal complaint we can give this information to town council and they can decide from there. Reference to Stockton town code 10-10 reactional vehicles. Explanation of code was read.

Where she lives does not fit that description. We have not again had a formal complaint yet on this property. I understand that people get down on hard times. I can sit here now and draft up something if we need to investigate this further. We do have an obligation to mention something to town council about this. I want to take into considerations that this person is having a hard time. Should we make a resolution or a motion to town council that we are aware of these situation to help discuss and fix this all?

Mike Christensen- Besides this one there are also other people staying on 2 building lots which is noticeable. What is the cohabitation law? I think we need to do more.

Pauline Hawk- Neighbor has someone staying outside in a trailer only at night.

Judi Bori – Recommendation on what you think would be best for people like this. Do we put a limit on it? We don't want this to escalate.

Don Hill - We have got the codes and the laws and cover this. Are we going to enforce what's already there?

Judi Bori - If there is a complaint and it's sent to council. Something will be done.

Don Hill - I understand the financial burden it puts on the town to have Chief Romney put enforcements on these people. Once it becomes general knowledge by the committee that we present to council, then they take action upon it. I feel as a part of this commission that anytime it becomes general knowledge that we need to discuss it and turn it over to the mayor and council and let them take action. Do our duty and turn it over to them and then the person and council handle the issue form there.

Mike Christensen – See's violations of code book all over town. We need policy on how we approach this. Are we out there looking for violations do we wait for complaints to take action? What is our duty?

Joe Johnston - Our responsibility or obligation is to write up a summary, discuss it and send to town council and the mayor, which will be addressed with the police. We aren't the enforcers we are the keepers of the code, the informers to the people who enforce the code and after that we are hands off.

Mike Christensen - These are our neighbors. We need to enforce it straight across the board or not. We should not make exceptions.

Judi Bori - Read the code. You don't like it change it and present it to council

Mike Christensen - My impression is I feel like the planning commission is a committee to act upon issues to come before council. If they ask for a variance then it would be in our jurisdiction cause that's our job.

Judi Bori - A 6 month variance was given to Rydalch family. We can do something like it was done in the past.

Mike Christensen - It's hard to draw the line, if there a formal complaint. As far as needing a recommendation to send to town board I don't think it's our area of expertise.

Don Hill - Discussing it now is the way to do it. We make a motion to get it approved. Once it's brought to our attention then we need to focus on it and decide, then make motion to move forward,

Pauline Hawk - As volunteers we don't know the legality of everything. We can make a suggestion to have them come in to apply for variance otherwise there is not much we can do because we are not the enforcers.

Gary Hunter - Do we require a formal complaint first?

Joe Johnston - Formal complaint or someone bringing it before committee then it goes to Chief Romney or we set an appointment to speak to the Chief of Police.

Judi Bori - The previous mayor wouldn't do anything unless there was complaint even if we knew there was violation of the codes.

Don Hill - Someone has to make a complaint or bring it up in an open meeting.

Judi Bori - Why do we have the code in the first place?

Don Hill - What point are we going to start enforcement? Until the city is solvent.

Judi Bori - We don't know if the mayor is going to have another few years.

Don Hill - We aren't the enforcers. It doesn't appear to me that we can hire an enforcer. I still feel if it's brought to us as a complaint or in a meeting, tis our duty to forward to town council to make a decision to pursue further action.

We should find ways to resolve the issue before it goes to council or mayor, there is all kinds of ways we can work on this. I have a hard time reading stuff online, so I checked out a code book so I could study it better. It's well written and easy to read.

Mike Christensen - What if we have a rough draft or temporary motion, to ask the town council if someone would go to the property. Possibly police and tell them they are in violation of code. Inform them they can ask for special use permit or variance. But they will need get one of those in order to stay on the property.

Joe Johnston - Should we make a motion?

Don Hill - I'm looking back to see what was said at the last meeting. She was invited then, but since then a lot of members have changed.

I would like to make a motion, that we invite her back to another meeting to discuss it with her. Because we left her hanging, then in that meeting we will send her an official letter.

Motion passed and carried

Mike Christensen - She will have to be notified something has changed.

Joe Johnston - We need to write her a letter inviting her back. Anyone want to draft the letter? Joe will draft a letter inviting her. And we need an update and what her future plans are.

b-c) Town of Stockton general plan and Town of Stockton annexation plan

Don Hill - Has in hand newest general plan from 2006. I gave Mike A copy so he can read it. I know mayor has not read this yet. I will give him a copy to read.

The numbers will change. A general plan is to entice businesses to come for employment in order to keep our young population. It really ties into the annexation. It states that annexation is really important to the town. If nothing is done and nothing has changed then Stockton will keep withering, there is not a tax space to support or town.

12. Open Public Comments (3-5 minutes a person)

Wants to make an acknowledgement. Would like to thank Clifford Voss as a reputable soul for giving us his insights often, means a lot to me.

Clifford Voss - I'm happy to come and its fun, and I'm here to learn like everyone else. Just want to help out.

13. Close Public comments

14. Discuss Public comments

15. Planning Commission Board Updates

Everyone knows their assignments. I will talk to everyone over the next couple weeks. I need to get know everyone better.

-Upcoming Stockton public meetings.

- a) Public hearing tomorrow June 6th, 2018 at 7pm for a budget hearing.
- b) Regular council meeting will be on June 14th 2018 at 7 pm.

15. Adjournment

Motion to Adjourn-Joe Johnston

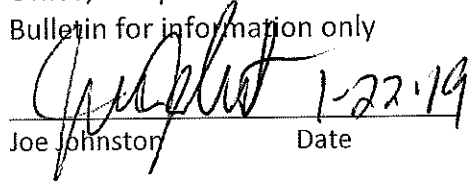
Seconded-Mike Christensen, Don Hill

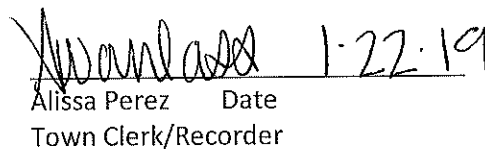
Motion Passed

By: Alissa Perez

Justice court clerk/town clerk

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


Joe Johnston Date


Alissa Perez Date
Town Clerk/Recorder