

WALLSBURG TOWN PLANNING COMMISSION MEETING

March 26, 2024 – 7:00 pm

1. Call to Order 7:01PM

a. Roll Call: Lucille O’Driscoll, Alisha O’Driscoll, Mike Johnston, Dale Mecham, Mary Piscitelli, Tammy Graham, Travis Defibaugh, Trevor Pulham, Carrie Mecham

2. Consent Calendar: Be it hereby moved that the following consent calendar items stand approved:

- a. Agenda of the March 26, 2024 Planning Commission Meeting
- b. Minutes of the January 23, 2024 Planning Commission Meeting
- c. Minutes of the February 20, 2024 Planning Commission Public Hearing

January 23rd Minutes will be reviewed at the next meeting.

Questions: Carrie Mecham commented that they talked about adding frontage to the motion and asked if it could be added afterwards to the minutes. Alisha O’Driscoll explained that the minutes are made from the recording so not sure if that can be added if it wasn’t stated. Carrie Mecham also asked about the square footage for a half acre if that was correct, Alisha O’Driscoll confirmed it is.

Motion: Trevor Pulham moves to approve the February 20, 2024 public hearing minutes.

Second: Carrie Mecham

Vote: Unanimous

3. Agenda Items:

a. Lot Of Record Determination – Action Item

- i. Review documentation provided by Dale and Carrie Mecham for parcel boundary adjustments to eliminate one Non Lot of Record parcel and enlarge three existing Lots of Record. Presentation and explanation by Mike Johnston with Summit Engineering.

Carrie Mecham recused herself from this item of the meeting, as we will be discussing her property. Turned the time over to Mike Johnston, with Atwell Engineering, who is representing Dale and Carrie Mecham. Mike Johnston explained that they are coming before the Town to ask for review and approval of some parcel boundary adjustments. He brought full size prints of the four parcels they own and went over the map with the Planning Commission members. Mike Johnston showed and explained the current property lines and that three of the parcels are existing lots of record with certificates on file with Wallsburg Town and Wasatch County. The fourth parcel is not a lot of record and does not have a building right associated with it. They would like to take those three lots of record and additional parcel to fix a lot of issues. First being to eliminate the fourth parcel and spread it amongst the other three lots of record to increase their size. In addition, the following boundary issues will be fixed: boundary line that crosses main canyon road will be deeded to Wallsburg Town, boundary line that crosses 200 east to Wallsburg Town, and two other properties Eisel and Richins the Mecham’s will agree to the fence line and quit claim deeds will be made to reflect all of the above. After discussion, Mike Johnston and the Mecham’s would ask that the Planning Commission would review and approve the boundary adjustments and issue new lot of record certificates for the three parcels. The Planning Commission asked a few questions back and forth regarding that fourth parcel being land locked, frontage with lots of record and whether changing these boundaries and decreasing frontage will cause an issue, where the access would be for each parcel. All agreed that these boundary line adjustments will help the parcels move closer to compliance with the development code. Mike Johnston agreed and reiterated that all of the county requirements as far as fire, health department, etc will have to be complied with lots of record. Discussion moved to slope of the parcels and especially the one on main canyon road. After looking at the slope and discussing back and forth, all agreed to add an additional condition to the letter for that parcel that any buildings must be within 200 feet of the main canyon road property line. Trevor Pulham asked if these parcels have water with the Town associated with them. Dale and Carrie Mecham said they have water with Wallsburg Irrigation company associated with these parcels. Trevor Pulham clarified that he was asking

about culinary water. Dale and Carrie Mecham said they anticipate trading irrigation water for culinary water. Discussed the possibility of the Irrigation Company or the Town not accepting the water trade and Carrie Mecham commented that if that were the case, they do have the right to drill a well. Mike Johnston, Dale Mecham, and Carrie Mecham confirmed that the Town responsibility is to approve the parcel boundary changes and issue new certificates of zoning for the lots of record. If someone were to purchase and wanted to build on these parcels, they still have to get approval from the Town, County, and State in order to build. Travis Defibaugh commented that there is nothing in the code that says they can't make the changes they are requesting. Trevor Pulham commented that the one that wasn't originally a building lot would be asking for leniency or permission to change so that it grants access to the land locked buildable parcel. Mike Johnston agreed and referenced Utah State code that you can merge parcels. Discussed details back and forth on why they want to do this and what they stand to gain and how their request doesn't necessarily require Town or State approval but is good to discuss. Agreed that they are standing to gain access to the land locked parcel. After looking at the slope and discussing back and forth, all agreed to add an additional condition to the letter for that parcel that any buildings must be within 200 feet of the main canyon road property line.

- ii. Vote to recommend to the Wallsburg Town Council Lot of Record Certification letters for each of the adjusted parcels or continue discussion to a future meeting.

Motion: Trevor Pulham moves to approve the adjustments of the Mecham parcels 06-9158, 12-5059, 06-9166 and deleting parcel 14-3110 with the stipulation on parcel 06-9166 that building a home must be done on the first 200 feet from the new boundary line with Main Canyon Road.

Second: Travis Defibaugh

Vote: Unanimous

4. Commission Member Reports (questions, general discussion, assignments)

Lucille O'Driscoll has done some research through the county on what needs a building permit. The County has an agricultural building exemption application. Lucille will bring a copy of the application to the next meeting and will clarify with the county some of the questions she has on where they say 800 square feet in one spot and 200 square feet in another spot on their website.

Tammy Graham asked if Camille Sabey has contacted anyone about an accessory building. No one has heard from her except Tammy. She wants to build a carport, but the details were unclear. Tammy suggested that she bring her plans and come to meet with the Planning Commission and they can review her request.

5. Schedule Next Planning Commission Meeting

- a. Schedule Next Meeting : April 23rd 2024 at 7:00PM

- b. Call for Agenda items for next Planning Commission Meeting

Agricultural building requirements, Chapter 3 revisions.

6. Adjourn

Motion: Carrie Mecham moves to adjourn

Second: Nate Surratt

Vote: Unanimous

Time: 8:39pm