

WALLSBURG TOWN PLANNING COMMISSION MEETING

June 17, 2025 - 7 pm

1. Call to Order

a. Roll Call:

Carrie Mecham, Lucille O'Driscoll, Tammy Graham, Spencer Foster, Alisha O'Driscoll

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

a. Agenda of the June 17, 2025 Planning Commission Meeting

b. Minutes of the May 20, 2025 Planning Commission Meeting

Motion: Lucille O'Driscoll

Second: Tammy Graham

Vote: Unanimous

3. Agenda Items:

a. Development Code Revisions – Information and Discussion Only

- i. Spencer Foster with MAG (Mountainland Association of Governments) will discuss with the Wallsburg Town Planning Commission items he has identified in Chapter 5 of the Development Code for possible revision.

Recommendations from Spencer Foster:

-Add a definitions section to this chapter. Carrie Mecham agreed to adding it to this chapter so people don't have to flip back and forth. Tammy Graham commented to label the definitions section as 5.0 so the other headings don't have to change.

-5.1 under the agriculture zone – at the very end of the paragraph, add a disclaimer that any zone conversion needs to apply to the General Plan and Utah State Code. Lucille O'Driscoll asked what the State Code says. Spencer Foster said it would refer to the whole State code regarding Land Use. Carrie Mecham asked if the current process in the document complies with State Code. Spencer Foster confirmed, just a few things to specify.

-5.1.1 under #5 it says agriculture activities – might want to define “animal specialties”. Miscellaneous discussion on what Animal Specialties could mean. Lucille O'Driscoll asked what the reason for not allowing them would be. Spencer Foster listed a few reasons like outside, animals being a menace, etc. Carrie Mecham commented it could bring revenue. Lucille O'Driscoll agreed. Miscellaneous Discussion regarding what to allow and what to not, and how to specifically not allow exotic animals and such.

5.1.1 under #9 where it says “contractors equipment storage”, that is generally industrial areas and not agricultural. Would recommend to just put it in the industrial zone, or keep it. Carrie Mecham asked if that applies to farming equipment, suggested changing the word from “contractors” to “agricultural”. Lucille O'Driscoll said she isn't sure whether it should change or not, because there are several contractors that have equipment that they store equipment at their home. Lucille O'Driscoll and Alisha O'Driscoll highlighted that all of Wallsburg Town Limits is currently zoned Residential, there is not anything zoned agricultural or industrial, etc. Spencer Foster commented that it would only apply then to annexations. Tammy Graham commented to change it to “Contractors and Agricultural Equipment” all agreed.

5.1.2 – code referenced is old. Update to new Utah State Code references and dates.

5.1.2 #10 – “RV Park or Campground” conflict with agricultural preservation, not generally found in agricultural zones, they are in commercial zones. Tammy Graham commented to move them to commercial zone, and pointed out to move hospitals and clinics to be moved to commercial as well. Spencer Foster agreed. Carrie Mecham commented that leaving them in as conditional use might cause an issue in the future to have to provide a reason why if it was denied in the future. All agreed to move them to commercial.

Spencer Foster also recommended to add disclaimer “All conditional use permits shall be evaluated based on potential impacts on agricultural activities, infrastructure capacity, and neighborhood compatibility.” All agreed. Lucille O'Driscoll pointed out several other items listed on the potential conditional uses. Miscellaneous discussion on what to keep and what to move. Lucille O'Driscoll commented that conditional use doesn't mean they are automatically allowed, just may be considered if applied for. Spencer Foster confirmed and reiterated that he would just get rid of RV Park and Campground. Carrie Mecham commented to take RV Park and Campground out and put in the disclaimer. All agreed.

5.1.4 – Typo. The word says “eight” and the parenthesis say “12”. Miscellaneous Discussion, all agree that it should be 8 and makes sense for Wallsburg.

5.1.5 – Changed reference to Utah State Code to correct reference. Carrie Mecham asked about non-conforming lots of record. Miscellaneous Discussion on lots of record meeting code. All agreed.

5.1.6 – Changed reference to Utah State Code to correct reference. Changed “secondary” accessory apartment to “internal” accessory apartment to align with ADU ordinance that was adopted. All agreed.

5.1.7 and 5.1.8 – Recommend adding a table underneath to break it out. All agreed that would be great.

5.1.10 – Consider defining how 30 feet is measured. Alisha O’Driscoll commented that clarification was added in several places to include “measured vertically, at any point”. Alisha O’Driscoll will send the approved revisions to Spencer Foster. Carrie Mecham asked if there should be exceptions to that for windmills and silos. Spencer Foster said that is captured by conditional use permits.

5.1.11- Do garage spaces count as off street parking? Miscellaneous discussion. Spencer Foster has seen issues in other cities where people are saying that their garage counts as parking, when they aren’t used. Lucille O’Driscoll commented that she doesn’t feel like garage spaces should count as off street parking, but isn’t sure. Tammy Graham commented that she is torn as well. Carrie Mecham said that some people are turning their garage into part of their dwelling. Spencer Foster said it can be address later if/when you start running into issues. Tammy Graham said if garages are counted, then the driveway can’t be counted because people need to be able to get in and out, etc. Leaning towards garage space not counting for that specific fact. Carrie Mecham agreed to not count the garage as parking space. Lucille O’Driscoll said that not counting the garage as parking shouldn’t hurt anyone. Alisha O’Driscoll asked if this specifically applies to accessory dwelling units. Spencer Foster confirmed, it’s mostly seen in multiple family dwellings and accessory dwelling units. Miscellaneous Discussion. All agreed to revisit if/when it becomes an issue.

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

None heard

5. Schedule Next Planning Commission Meeting

a. Schedule Next Meeting

July 29th 7:00PM

b. Call for Agenda items for next Planning Commission Meeting

Continue going through Spencer Foster revisions to Chapter 5. Alisha O’Driscoll will work on getting printed copies for everyone.

6. Adjourn

Motion:	Tammy Graham	Second:	Lucille O’Driscoll	Vote: Unanimous
Time:	8:05PM			