

# WALLSBURG TOWN PLANNING COMMISSION MEETING

March 31, 2026 - 7 pm

## 1. Call to Order 7:01PM

a. Roll Call: Carrie Mecham, Rusty O'Driscoll, Lucille O'Driscoll, Alisha O'Driscoll, Tammy Graham, Cole Bigelow, Spencer Foster, Dennis Phillips. Sam Hicken Excused

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

a. Agenda of the March 31, 2026 Planning Commission Meeting

b. Minutes of the January 20, 2026 Planning Commission Meeting

**Motion:** Tammy Graham moves to accept the minutes for January 20 2026 as written

**Second:** Lucille O'Driscoll

**Vote:** Unanimous

## 3. Agenda Items:

### a. Corner Lot Fence Inquiry – Action Item

- i. Rusty and Lucy O'Driscoll will meet with Planning Commission to discuss options in the code to repair/replace the fence on their corner lot

Fence was taken out a couple of months ago, working to find a fence that will work for the development code for a corner lot. Would like to present two options to the Town. Current code states that it needs to be open/visible. First option is a three rail fence, which 2/3 of the road currently has. The second option is a picket fence with open slats. Original fence on the property was a picket fence, picture from 1950. Problem with these options is height. 3 rail fence is 42", picket is 40" to the top of the scallop. Asking if the Town would permit a taller than 36" fence. Tammy Graham asked which they'd like. Rusty O'Driscoll would like to do the picket fence to take it back to original, but it is harder to make it look nice on the slope of their lot. Carrie Mecham commented that her concern with the picket fence is visibility if the corner is being cut. It is very pretty but worried it will obstruct the view. Sam and Erin have put up a sign that says to turn around that bend. Carrie Mecham has wondered about putting a cement barrier around that turn- wouldn't be pretty but would keep people from sliding into their fence. Miscellaneous discussion that wouldn't solve that issue and that this is the first time this fence has been taken out. The fence on the other side has been taken out multiple times- why there are trees planted there. Rusty O'Driscoll commented that they would like to do the picket fencing, but will do the 3 rail option as a second choice. Carrie Mecham clarified what the fence would be made of, Rusty O'Driscoll confirmed it would be vinyl. Carrie Mecham asked if the visibility between the pickets would be obstructed. Tammy Graham commented that she doesn't have a problem with the 3 rail fence, referenced Peter and Coleen Nielsen's fence. Tammy Graham commented that the issue with the picket fence, and even the existing chain link- you don't have a real good view because of the house, at the point where you are already making the turn. Carrie Mecham asked how much higher the picket fence is than what is allow. Rusty O'Driscoll said depends on from where you are measuring from, from the center, you are 3" too tall, the posts (every 8 feet) are 48". Tammy Graham asked how far apart the pickets are spaced. Rusty O'Driscoll said 2"-2 1/2". Carrie Mecham commented that bigger is better. Tammy Graham agreed. Carrie Mecham commented to reduce the height as you approach the corner. Rusty O'Driscoll commented he would rather not do that. Dennis Phillips commented to put in whatever you want as long as its within reason- 4" isn't going to matter. A 6' fence is different- no matter what you put up someone is going to complain that they can't see. Commented that he has lived here his whole life and hasn't ever seen that fence get hit. Rusty O'Driscoll commented that historically that fence has been covered by sweet peas and not visible anyway. All agreed. Spencer Foster commented that the code says fences are generally allowed 36". Generally. Taller fences may be allowed if they are at least 20 feet back from the street side and don't extend into the clear vision area. Clear Vision area is generally a triangular area measured 25 feet back from the road. Miscellaneous discussion that it doesn't apply where there isn't a T in the road. Spencer Foster commented that the code isn't specific – it is up to how the commission interprets and what they will allow. Carrie Mecham asked if they approve this fence and don't change the code, what happens when someone comes and complains that they can't see from that being put in. Spencer Foster said that you would explain how you decided what you approved and make sure you don't deviate from that process each time to be fair to everyone. Carrie Mecham asked if we need to adjust the code? Tammy Graham said she doesn't think so. It gives good guidance for intersection. This not being an intersection, the rules don't apply the same way. Alisha O'Driscoll commented that she doesn't think the Planning Commission needs to worry about backing up their process and treating everyone fairly if this fence is something that they would allow for anyone to use. Miscellaneous discussion whether or not the decision needs to go to Town Council. Alisha O'Driscoll commented that historically if it doesn't require a building permit letter or final approval then no. Tammy Graham commented that she feels that the 3 rail fence is more open, but doesn't have an issue with the picket. Dennis Phillips agrees. Carrie Mecham called for other comments/concerns. None heard.

**Motion:** Tammy Graham moves that they can choose whichever option and that the Planning Commission is okay with either option

**Second:** Dennis Phillips **Vote:** Unanimous

## b. Building Permit Inquiry – Action Item

- i. Review Building Permit Checklist and related documents from Cole Bigelow who would like a permit to build a home at 10 West Main Canyon Road.

Carrie Mecham asked to confirm that this lot is an existing lot of record. Alisha O'Driscoll confirmed that it is. The determination letter is included in the packet. Cole Bigelow explained that he would like to build a home on the lot next to the Town Hall. Pointed out in the drawings, section C-101 it will be back to 30' off the road instead of 28' off the road. The house will sit on Center Street and face East. 40' off of the neighboring property (Kenny/Mallet Adams). Tammy Graham had a question, on the back there is a walkout basement. Is that the plan? Cole Bigelow: Yes, it drops about 7' from the road naturally, so it will have a walkout basement. There is one thing- this house is 31' tall. When I read the code, it is interesting because it calls it the natural grade, what is that considered? Alisha O'Driscoll explained that it specifies that it can't be taller than 30' at any point from any measurement. Cole Bigelow asked if the house needs to be cut down a foot. Carrie Mecham asked if there is a caveat with the existing lot of record that height restrictions don't need to be followed. Tammy Graham asked if a too tall house were to go in and build up the grade, it doesn't make the house shorter. Lucille O'Driscoll commented that when the last house that was too tall was being built, this was discussed and that didn't end up panning out. Tammy Graham commented that if the measurement is from natural grade and they dig down 18" for the walkout basement, then they are 6" in the clear? Lucille O'Driscoll commented that she remembers it being anything exposed can't be more than 30'. Miscellaneous discussion. Cole Bigelow: I think the idea behind 30' height is to not impede the skyline, etc. Carrie Mecham asked if it would be a big deal to come down. Cole Bigelow commented that the trusses would need to be redone and the vaulted ceilings would be altered. Dennis Phillips asked how far we are talking? Cole Bigelow commented 11". Carrie Mecham asked if we are willing to wiggle a little. Alisha O'Driscoll commented that is the same thing that was said with the last height issue. Miscellaneous discussion on the house being beautiful. Carrie Mecham asked if Cole Bigelow can check if it is possible to remove the excess height. Tammy Graham reiterated that she doesn't think its going to be too tall, she doesn't think that holding it up over 11" will make sense. Tammy Graham asked when he would like to start this. Cole Bigelow commented that it depends on how long the county takes, but possibly June. Alisha O'Driscoll asked Cole Bigelow to confirm that he is the owner of the property or if Darell and Christine Bigelow are still the owners. Cole Bigelow confirmed he is the owner, Alisha O'Driscoll confirmed on the Wasatch County Records map. Lucille O'Driscoll pointed out in the code where it says that no exposed face can measure over 30'. Tammy Graham pointed out in the code where it says conditional use could be permitted. Miscellaneous discussion about conditional use- residential care facilities, accessory apartments, nursery, primary, secondary education, religious structures, playgrounds, outdoor recreation. Came back around to not allow the height being over 30'. Cole Bigelow recommended updating the checklist where it says natural grade to specify the measurement. Alisha O'Driscoll defended the Planning Commission code where they spent plenty of time and lots of places to clearly spell out that a home over 30' cannot be built. Will update the checklist to be clear. Carrie Mecham and Tammy Graham discussed approving on the condition that the trusses are modified so that the building it not over 30'. Carrie Mecham commented that this is what happened with the last house that ended up being built too tall. Asked Cole Bigelow to have his plans altered and come back showing that the home will be less than 30'. He confirmed.

**Motion:** Lucille O'Driscoll moves to have Cole Bigelow have his plans altered to make the home less than 30' and come back.

A special meeting will be held if needed.

**Second:** Dennis Phillips

**Vote:** Unanimous

## c. Development Code Revisions – Information and Discussion Only

- i. Discuss items in the Development Code identified by Spencer Foster (MAG) for possible revision.

Spencer Foster brought up commercial zoning. Alisha O'Driscoll confirmed that all of the parcels in Town limits are zoned residential. There are several home based businesses that have business licenses through the Town, but there aren't any commercially zoned lots. Miscellaneous discussion. Reviewed sections 5.4 and 5.5 for possible edits.

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

Alisha: Update development code checklist

Tammy Graham commented about the request to have a volunteer sheriff. The Town may not be able to afford to send someone to POST, issue them a car, dispatch, etc. The Town may not have enough residents to support it. Alisha O'Driscoll commented that she wonders what the duties/needs would be. Lucille O'Driscoll commented to hold off on the discussion until Sam Hicken is present and we can talk more details with him. Carrie Mecham asked about electronic meeting ordinance. Spencer foster confirmed that it opens up the electronic meetings to all. Clarified that the ordinance can be tailored to what the Town wants.

## 5. Schedule Next Planning Commission Meeting

- a. Schedule Next Meeting – Wednesday April 29th

ULCT Mid Year Conference is the 3<sup>rd</sup> week of April. Alisha O'Driscoll will reach out to Cole Bigelow to let him know that the Town Council will meet next on April 9<sup>th</sup> and that they only meet once per month.

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

## 6. Adjourn

Lucy Motion

Dennis 2<sup>nd</sup>

Time: