

WALLSBURG TOWN PLANNING COMMISSION MEETING

March 28, 2023 - 7 pm

1. Call to Order 7:08pm

- a. Roll Call: Travis Defibaugh, Celeni Richins, Alisha O'Driscoll, Trevor Pulham, Tammy Graham, Lucille O'Driscoll, Carrie Mecham, Nate Surratt

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

- a. Agenda of the March 28, 2023 Planning Commission Meeting
- b. Minutes of the March 14, 2023 Planning Commission Meeting

Motion: Tammy Graham moves to approve the minutes as written Second: Travis Defibaugh Vote: Unanimous

3. Agenda Items:

a. Development Code Revisions – Action Item

- i. Discuss revisions made since last Planning Commission Meeting

-Reviewed and discussed draft of revisions to the current development code:

-Agreed upon minimum lot size (from ½ acre to 1 acre)

-Height requirements verbiage (from natural grade to existing grade). Decided to leave verbiage as “natural” when referring to grade, and changing any reference to finished grade to natural grade. Change “grade, natural” definition to “grade, existing” and add additional identifiers to definition; natural, undisturbed, uncultivated.

-Discussed process to submit changes to the development code to the Town Council. Planning commission will plan to identify and revise several items that need to be urgently addressed in the current development code and submit the full development code (with the several revised items) to the Town Council for review and adoption. Then they will plan to work through the rest of the development code revisions until a final copy is ready for submittal to the Town Council.

- ii. Vote on proposed revisions to be recommended to the Wallsburg Town Council or Continue items to next meeting

Items continued to next meeting

b. Development Code Revisions – Information and Discussion Only

- i. Identify next items from the current development code to be discussed and reviewed for revision

-Identified Slope and Ridge to be discussed as next items for discussion and revision.

-Started discussion and sample verbiage to add to existing development code:

RIDGELINE: Create topographical map of designated ridges. Possible verbiage to be added “The planning commission reserves the right to request additional information as it pertains to the ridgeline”. Need to identify point(s) of perspective when considering ridgeline and discuss how high on the ridge the new builds can go.

SLOPE: Discussed removing all mentions of slope other than possible verbiage to be added “Concerns to slope, as determined by the planning commission, will be required to be mitigated (by property owner) in regards to: water pressure, water shed, utilities, emergency access, drainage, erosion, and runoff.”

-Identified need to add slope and ridgeline to definitions section.

-Discussed erosion concerns and responsibilities of property owners to meet both county and town requirements.

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

-Assignments: Alisha will type up discussed changes to revisions, will contact Justin Carlile for assistance with topo map.

5. Schedule Next Planning Commission Meeting

- a. Schedule Next Meeting: April 18th, 2023 7:00PM
- b. Call for Agenda items for next Planning Commission Meeting

-Continue ridgeline/slope discussion

-Identify further items for discussion.

6. Adjourn

Motion: Nate Surratt moves to adjourn Second: Lucille O'Driscoll Vote: Unanimous

- a. Time: 9:02PM