

WALLSBURG TOWN PLANNING COMMISSION MEETING

June 6, 2023 - 7 pm

1. Call to Order 7:07pm

- a. Roll Call: Carrie Mecham, Tammy Graham, Boyd Whiting, Trevor Pulham, Nathan Surratt, Travis Defibaugh

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

- a. Agenda of the June 6, 2023 Planning Commission Meeting
- b. Minutes of the March 28, 2023 Planning Commission Meeting
- c. Minutes of the May 23, 2023 Planning Commission Public Hearing

Motion: Carrie Mecham moves to approve the minutes of the March 28th meeting

Second: Tammy Graham **Vote:** Unanimous

Motion: Trevor Pulham moves to approve the minutes of the May 23rd meeting

Second: Tammy Graham **Vote:** Unanimous

3. Agenda Items:

a. Building Permit Application – Action Item

- i. Review Whiting building permit application and plans
- ii. Vote to recommend building permit to Town Council or continue to the next Planning Commission meeting for further review.

Carrie Mecham: We are here to review the Boyd Whiting building permit application. We received the documents ahead of time, are there any questions?

Boyd Whiting: I just looked, the highest point is 19 feet 2/3 inches.

Tammy Graham: I asked where the septic tank is, it's in the front.

Trevor Pulham clarified that this application is for an addition, asked where he lives. Boyd Whiting explained where his home is. For the purpose of frontage, Trevor Pulham clarified with Boyd Whiting that he lives off of the road that is being vacated. Carrie Mecham clarified that this does not involve disputed land.

Boyd Whiting showed on the map where his home, driveway, property lines, etc are. He explained that they have wanted a garage for years and as they are getting older and going away from wanting stairs, they are proposing this addition to push back behind the main living level. Take the wall out from where the back door used to be, and expand that into an 18' by 18' foot living room and beyond that a 2 car deep garage that will allow for their truck, trailer, and additional vehicle to be stored. Under the family room there will be a store room and workshop. Trevor Pulham asked for clarification if that will be a suspended slab on part of it. Boyd Whiting confirmed that the first part over the garage will be suspended for storage and the family room will be framed cement room downstairs with floor joists, etc. Carrie Mecham asked if Boyd Whiting plans to do it himself. Boyd Whiting explained that Tyler (Graham) has agreed to be his contractor. Trevor Pulham asked if they are going to take the floor off of part of the house. Boyd Whiting said no, the part on the plans that Trevor has indicated is open space over the new storage space that they don't have now. Pointed out the existing house, basement level, and where new construction will be. Also mentioned a deep covered deck to the west in effort to not cover up the existing windows. Tammy Graham asked Boyd Whiting if he is living back here (in Wallsburg) now. Boyd Whiting said no, they are still over in Heber but a for sale sign was put up today. Tammy Graham asked if Kaylee is living there, and Boyd Whiting said that they moved out the end of February, so their house is vacant right now. Boyd Whiting and his wife moved over to Heber two years ago to take care of his father in law. He passed away in December, and the family is selling the home in Heber so they

will be moving back to Wallsburg. They plan to have the addition completed by the end of the year and their contractor seems optimistic on that. Carrie Mecham called for further questions.

Trevor Pulham mentioned that the foundation isn't drawn on the lower level plan. It doesn't need to be there its just supporting the second floor, and it is on the foundation plan- so it's not a problem that needs to be addressed but is something he noticed that is missing from the plans. Boyd Whiting and Trevor Pulham discussed back and forth and determined that all of the information needed is included in the plans.

Carrie Mecham called for further questions and discussion. Trevor Pulham asked if we ever finalized the building permit application. The planning commission members agreed that it was finalized. Boyd Whiting indicated that he received and filled out the application as presented at the meeting and marked off the lines that did not apply. Trevor Pulham asked Boyd Whiting if he has already obtained health department approval. Boyd Whiting said he has not yet, he was told the county would require a letter from the Town for that. Trevor Pulham notified Boyd Whiting that he may be required to redo his septic system because of age and adding more square footage. Trevor Pulham said that having health department approval is part of the checklist. Carrie Mecham said that this step is pre health department approval. Trevor Pulham indicated he does not have a problem with the plans. Carrie Mecham called for a motion to accept Boyd Whiting's building plans for advancement to the Town Council.

Motion: Tammy Graham **Second:** Trevor Pulham **Vote:** Unanimous

Boyd Whiting said that he was told the Town Council meets again on July 6th, and asked if there is anything he needs to do or if the information will be forwarded. Carrie Mecham said that the clerk Alisha O'Driscoll has a stamp that she will stamp the plans. Tammy Graham explained that Alisha O'Driscoll will type everything up for submittal to the Town Council and will stamp it upon approval.

Trevor Pulham and Boyd Whiting discussed the health department hurdle with the septic system that he may have to deal with. Trevor Pulham explained his past experience and the different types of systems and the different requirements and issues he may face. Boyd Whiting will go over there next week and work to get the approval from the Health Department to get a Wasatch County building permit.

Boyd Whiting left the meeting.

b. Development Code Revisions – Information and Discussion Only

- i. Review and discuss revisions made since last Planning Commission Meeting
- ii. Review and discuss Slope and Ridgeline in the current development code

Carrie Mecham: Moving on, we were going to discuss the topo map and any ideas on what we needed to change. Tammy Graham indicated as she was looking over the map she was trying to come up with which grade would you not let somebody be on and came up with maybe 30 %. Carrie Mecham agreed. They talked back and forth about not going more than 20%. Discussion moved towards the buildable areas left in the Town limits that will be affected by this. Indian Hills, Ashlee Acres, Carrie Mecham's land, etc. They discussed how other areas have made it work and continued to discuss what grade should be considered too steep.

Nathan Surratt arrived 25 minutes into the meeting. Nate Surratt mentioned of thinking about emergency vehicle access. Trevor Pulham said the code can declare maximum steepness and how much landing, that will help with emergency access. Travis Defibaugh arrived 30 minutes into the meeting and they quickly went over the approval of Boyd Whiting's addition. Tammy Graham used her phone to show what the angle of 20%, 25%, and 30% are, for reference. Carrie Mecham asked if we'd need a new topo map. Trevor Pulham explained if you made a certain slope code, the house plans will have to declare their slope when plans are reviewed. He mentioned how it was done on Hyrum Neilsen's plans, to show an example that members of the planning commission would remember. Putting slope into the code will make lots 7, 8, and 9 of Indian Hills unbuildable because they are greater than 30%. The rest of Ashlee Acres would be fine. Planning Commission members went through Indian Hills subdivision and discussed which lots were not built on yet and identified which would be unbuildable and what that will mean. The question was raised if people have already purchased the land as buildable lots, can the code be changed to not be buildable. Trevor Pulham said the problem is that people are buying this land assuming its buildable without doing their homework. He is surprised someone

hasn't proposed a booster pump to bring water for that whole road. Other members of the commission filled him in on the last people that tried to install a booster pump for their house only and they further discussed those issues and understanding of why the state wouldn't allow that and the Town shouldn't either. Travis Defibaugh asked about PSI requirements and the commission members discussed the requirements and notes for future review meetings. Carrie Mecham brought up that they haven't had fire sign off on the checklist and to make sure it is on the new checklist. Discussion was brought back around to concerns with building on steep grade. Issues mentioned: too steep, unsafe driveways, emergency access. Trevor Pulham said he believes the grade of the slope of a house being built on can be mitigated appropriately. As far as the issues mentioned, there should be something in the code to clarify. Nate Surratt mentioned an issue with setting the limit at 30% is people will build at 29.99% and bring up issues that way. Carrie Mecham proposed looking at the County Code and seeing what that looks like. Tammy Graham brought up the slope of Park City houses that require many retaining walls and indicated she doesn't want that here. Everyone agreed with that as well as the fact that it would be less pleasing to have someone build on the ridge rather than sunken into the hillside as long as its done correctly. Planning Commission members discussed that with ridgeline restrictions being brought into the code, will eliminate most of the slope issues. Travis Defibaugh proposed that people should be able to build as long as they have shown that they have mitigated all risks of the slope including height, ridgeline, slope, etc. Planning Commission agrees, and that it will only affect a couple of lots. It was discussed and confirmed that the hot button issues need to be completed and brought before the Town Council for review and adoption as soon as possible to get these crucial updates into place. Carrie Mecham steered the conversation towards ridgelines. Nate Surratt suggested to declare ridgelines in Town limits as well as vantage point(s) as identifiers. The commission members looked at the map and began discussing on the map which should be designated ridgelines. Going back to slope, it was agreed upon that the limit should be 20% and no longer than 100-150 feet on a driveway. Going back to ridgeline, further edits were made to the map in attempt to define ridgelines. The issue of vantage points was discussed again, several ideas were mentioned including GPS points, the paved road, which road, the top/bottom of the valley. Discussion went back and forth on how to determine perspective of houses going above the ridgeline or not. Trevor Pulham proposed to declare it by stating what is a ridge and saying you can't exceed that in height. Nate Surratt asked if we should declare ridges A.B.C.D, etc Tammy Graham and Trevor Pulham countered with defining the ridges on the map by drawing lines of the ridges. After further discussion and clarification, all agreed that a drawn map of ridges may be the best option to identify issues with building on the ridges. Nate Surratt asked for further clarification on starting and ending elevation of the ridges for people to determine where they can build. Discussion of coordinates, elevations, etc continued. Trevor Pulham pointed out that building plans will show where the house will be on the ridgeline for the planning commission to review and determine. All agreed that it needs to be based off of elevation. Defining by saying that the highest point of the house cannot exceed the maximum ridgeline elevation. Doing so removes the need to define specific ridges on the map, it puts it up to the property owner to prove that it's not above a ridgeline by elevation. All agree that review and determination will be case by case. All planning commission members in attendance discussed and agreed that the reasons behind these changes are to prevent eyesores and keep the vision of the community, there will always be complaints and people that will have issues. Carrie Mecham called for someone to sum up what was discussed tonight. Trevor Pulham stated "The house cannot exceed the ridgeline". And they have to prove it. The clerk Alisha O'Driscoll will compile the changes made to be submitted to the Town Council for review before the next Town Council meeting.

c. Development Code Revisions – Information and Discussion Only

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

Carrie Mecham proposed using surrounding areas development codes to go through fine details of the rest of the Wallsburg development code. All discussed and agreed that meeting monthly going forward to review section by section and redlining would be sufficient.

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

Nothing further noted than mentioned throughout. (Alisha O'Driscoll draft changes to be made).

5. Schedule Next Planning Commission Meeting**a. Schedule Next Meeting**

Tuesday June 20th 7:00pm – Finalize development code changes

Tuesday June 27th 7:00pm – Public hearing for development code changes to be recommended to Town Council at July 6th meeting.

b. Call for Agenda items for next Planning Commission Meeting

Nothing further noted than detailed above.

6. Adjourn

Motion: Trevor Pulham

Second: Tammy Graham

Vote: Unanimous

Time: 8:38PM