

Hildale City Planning Commission Special Meeting

320 East Newel Avenue, Hildale, Utah 84784

Monday, August 24, 2020, 6:30 pm

Present:

Commissioners: Brigham Holm, Jenn Kesselring, Nathan Fischer, Tracy Barlow, Rex Jessop, Derick Holm (Charles Hammon excused)

Staff: Christian Kesselring

Public: Stacy Seay, Terrill Johnson, Jared Nicol (this list may be incomplete)

Court Monitor: Roger Carter

#1. Call to Order

Meeting called to order at 6:35 pm.

#2. Roll Call

Roll was taken, quorum present.

#3. Pledge of Allegiance

Brigham Holm led the crowd in the pledge of allegiance.

#4. Public Comment: None

#5. Unfinished Commission Business

A. Conditional Use Permit Application for AD-1-33

Christian Kesselring presented. As discussed in last meeting the Condition Use Permit is being brought forward for the resident to build a structure significantly larger than what is normally allowed under RA-1 development standards. The development standards do not allow for a larger structure without a Conditional Use Permit. To determined if a Conditional Use Permit is granted then the following four standards must be met.

1. The structure must not be more than (2) stories or 1.5 times the height of the surrounding buildings, whichever is greater.
2. The lot must leave at least thirty five percent (35%) on which it is located as a pervious surface.
3. The greater size building desired must be of compatible architecture with immediately adjacent buildings.
4. Structure must be for a use permitted in the zone in which it is located.

Christian gave a recap of last meeting stating that a motion had been made by Derick Holm to approve the Conditional Use Permit, which was seconded by Nathan Fischer, but the motion did not carry. So, until the Commission passes some motion then the application has not been acted on. Christian recommend to the Chairman to call for another motion.

Willie Jessop gave a public comment and brought forward updated photos of his lot level with reference to the neighbor’s home showing the height of the bridge and existing structures in the area.

Jenn Kesselring expressed her concerns about two of the conditional use standards being met, height and the architectural structure fitting the surrounding area. She explained having exact measurements would add better evidence and the bridge may be more fitting for a park area rather than residential. Brigham Holm stated that the purpose for the structure is a walking garden bridge and the area will have similarities with other gardens in the neighborhood. He added that uniqueness of the bridge will add to the surrounding area as well. There was discussion about the bridge being used for motor vehicles, but it is not intended for motor vehicle use other than being golf cart compatible. Commissioners discussed the pervious surface requirement and once a plat amendment is completed for the two lots then the requirement would be fulfilled. Brigham Holm recommended a motion.

Derick Holm moved to approve the Conditional Use Permit with added condition that the applicant must obtain a Plat Amendment to consolidate lots 33 and 34 prior to construction.

Nathan Fischer seconded. Roll call vote:

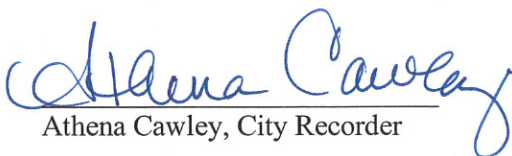
	YES	NO	ABSTAIN
Tracey Barlow	X		
Nathan Fischer	X		
Brigham Holm	X		
Jenn Kesselring		X	
Derick Holm	X		

Motion carried.

#10. Adjournment

With no other business, meeting adjourned at 8:15 pm.

Minutes were approved at Planning Commission meeting on October 15, 2020.


 Athena Cawley, City Recorder

