

**Hurricane Planning Commission
Special Meeting Minutes
January 3, 2024**

Minutes of the Hurricane City Planning Commission meeting held on January 3, 2024, at 5:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Ralph Ballard, Rebecca Bronemann, Michelle Cloud(online), Brad Winder, and Kelby Iverson.

Members Excused: Shelley Goodfellow

Staff Present: Planning Director Gary Cupp, City Planner Fred Resch III, City Attorney Dayton Hall, and Planning Technician Brienna Spencer.

5:00 p.m. - Call to Order

Roll Call

Declaration of any conflicts of interest

NEW BUSINESS

1. FSP23-68: Discussion and consideration of a possible approval of a final site plan for Buck's Ace Hardware, a commercial subdivision located at 1400 W 100 S. Buck Hurst, Applicant. Tyler Hughes, Agent.

Gary Cupp shared that their building permits are ready to go and we are just trying to accommodate them. Brad Winder asked if the roadway alignment will have some kind of jog, because it changes as you head south on 1400 West. Fred Resch III shared on the transportation master plan the alignment and where the jog will happen. Mr. Winder also asked what the restaurant will be. Buck Hurst shared that they are getting close with two locations but he doesn't want to share publicly yet. Kelby Iverson asked what the reasoning for the proposed alignment of the roadway was. Mr. Resch III shared that it was because of the sewer lines and where they are located. He also noted that the parking study is fine for reduced parking, the modification just needs to be noted in the motion.

Paul Farthing motioned to approve FSP23-68 as presented with the parking modifications subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

Rebecca Bronemann motioned to adjourn the meeting. Paul Farthing seconded the motion. Unanimous.

Adjournment