

**Hurricane Planning Commission  
Meeting Minutes  
February 29, 2024**

Minutes of the Hurricane City Planning Commission meeting held on February 29, 2024, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

**Members Present:** Mark Sampson, Ralph Ballard, Michelle Cloud (online), Brad Winder, and Kelby Iverson.

**Members Excused:** Rebecca Bronemann, Shelley Goodfellow, and Paul Farthing

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

**6:00 p.m. - Call to Order**

Roll Call

Pledge of Allegiance led by Ralph Ballard

Prayer and/or thought by invitation led by Brad Winder

Declaration of any conflicts of interest

**NEW BUSINESS**

**1. PSP24-02: Discussion and consideration of a possible approval of a preliminary site plan for Liberty Village Phase 1, an educational development located at 2820 S 2300 W. Liberty Village, Applicant. Brett John, Agent.**

Brad Winder asked about the fire department comment number 7 and if it has been resolved. Gary Cupp stated that it has not been resolved yet but it'll be resolved during the construction drawing process. Ralph Ballard asked if there are any additional issues that have not been resolved. Mr. Cupp shared that there are a number of comments and concerns that have not been addressed but during the construction drawing process, those will all be worked out prior to approvals. Dayton Hall shared that a preliminary site plan gives no vested rights. During the review process, it allows staff to voice concerns prior to construction drawings but as they move forward the rest of the issues will be resolved prior to final signatures. Mr. Ballard asked how the state changes apply to this new process. Mr. Hall stated that the updates to the state code only apply to residential neighborhoods. Kelby Iverson asked about the lack of infrastructure. Does this not apply to this scenario? Mr. Hall shared that the City Council took some comments from other departments that deal with the infrastructure and asked them for their feedback. It was determined that this specific development was comparable to a single lot building permit. It's when the subdivision happens that the infrastructure will be an issue because the density is being increased by creating more lots in the area. The Council issued a decision in writing to treat this as a one parcel building permit and allow them to move forward. Mr. Ballard asked if this is impact based? Mr. Hall confirmed that is correct and how the Council viewed it. Mr. Ballard confirmed that this phase one is minimal impact.

*Kelby Iverson motioned to approve PSP24-02 as presented, subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.*

*Ralph Ballard motioned to adjourn the meeting. Kelby Iverson seconded the motion. Unanimous.*

**Adjournment**