

**Hurricane Planning Commission
Meeting Minutes
January 8, 2026**

Minutes of the Hurricane City Planning Commission meeting held on January 8, 2026, at 6:00 p.m. in the City Council Chambers located at 147 N. 870 West Hurricane UT, 84737

Members Present: Mark Sampson, Paul Farthing, Brad Winder, Kelby Iverson, Michelle Smith, and Amy Werrett.

Members Excused: Shelley Goodfellow and Ralph Ballard

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

6:00 p.m. - Call to Order

Roll Call

Pledge of Allegiance led by Paul Farthing

Prayer and/or thought by invitation given by Kelby Iverson

Paul Farthing motioned to approve the agenda as presented. Kelby Iverson seconded the motion. Unanimous.

Declaration of any conflicts of interest

Public Hearings

1. A Zone Change request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre, to R1-15, residential one unit per 15,000 square feet.

Rick Richardson shared they are the developers of this application. They would like to table this until a later date.

No further comments.

NEW BUSINESS

1. ZC25-23: Discussion and consideration of a recommendation to the City Council on a Zone Change request on approximately 15 acres located at 3390 S 1100 W from RA-1, residential agriculture one unit per acre to R1-15, single family residential one unit per 15,000 square feet. DAF Development, Applicant. Rosenberg Associates-Rob Reid, Agent.

Discussion was held regarding electrical service capacity for the development. Mark Sampson inquired whether the original 400-amp service reduction would still allow sufficient capacity to serve the project currently underway. Reilly Richardson responded that the homes being constructed will be adequately served by 200-amp service. Dayton Hall noted that a bottleneck had previously occurred, with eight subcontractors ready to proceed but unable to do so due to power capacity limitations. He explained that

the Power Department allowed the developers to buy into additional capacity, which has since been completed. Mr. Richardson stated that 200 amp service is sufficient for most residential needs.

Kelby Iverson questioned whether 400-amp services are required on half-acre or one-acre lots. Mr. Hall clarified that the City does not require specific power meter sizes based on lot size, and that service capacity is instead determined by the size of the home and the electrical demand identified by the project engineer. He added that larger lots are often assumed to require greater capacity due to the nature of development on those lots. Commissioner Iverson stated that Phases 1 and 2 service sizes cannot be reduced and expressed concern with reallocating capacity from the existing subdivision to support future phases. Paul Farthing commented that developers are unlikely to construct homes with 200-amp service if it is not adequate.

Commissioner Iverson requested further explanation regarding engineering concerns related to rights-of-way along 1100 West. Jeremy Pickering responded that there is limited action this development can take regarding 1100 West and noted that the concern was raised more as a general observation for the area. He stated that alignment of 1100 West should improve as the Rock Hollow subdivision continues to develop. Commissioner Iverson concluded that while the proposal meets general expectations, concerns remain regarding electrical service adequacy, emphasizing the need to ensure sufficient power capacity rather than reducing 400-amp services to 200-amp services.

Paul Farthing motioned to table ZC25-23 per the applicants request until they have figured out things with power. Brad Winder seconded the motion. Unanimous.

2. AFP25-12: Discussion and consideration of a possible approval of an amended final plat for Dixie Man Caves Lots 24-26 and Lots 31-33, located at the northwest corner of Abbey Road and Sand Hollow Road. Jake Miller, Applicant. Bush & Gudgell, Agent.

Discussion was held regarding the combination of units to create larger spaces for clients seeking additional storage. Mark Sampson questioned whether increasing unit size would impact HOA rules. Bob Hermandson clarified that the change primarily involves adding a second garage to accommodate owners' storage needs. Kelby Iverson requested additional input on engineering considerations. Jeremy Pickering explained that, for the final plat, it would be clearer to describe only the six affected lots rather than restating the entire subdivision boundary, and to remove language from the original plat to avoid confusion and clarify signature requirements.

Amy Werrett motioned to approve AFP25-12 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

3. PP25-19: Discussion and consideration of a possible approval of a preliminary plat for Desert Sands Garage Condos, a 104 lot commercial subdivision located at 4640 W 2650 S. The Hollows LLC, Applicant. Logan Blake, Agent.

Stacy Young, representing the applicant, presented the proposal for storage unit condominiums designed for individual ownership. The development will consist of storage units only, with no residential use permitted, and will be gated and secured.

Kelby Iverson motioned to approve PP25-19 subject to staff and JUC comments. Paul Farthing seconded the motion. Brad Winder, Amy Werrett, Mark Sampson, Paul Farthing, and Kelby Iverson – aye. Michelle Smith – nay, needs to be more regulated.

4. PP25-20: Discussion and consideration of a possible approval of a preliminary plat for Desert Sands Commercial, an 8 lot commercial subdivision located at 2840 S Sand Hollow Road. The Hollows LLC, Applicant. Logan Blake, Agent.

Stacy Young presented the concept for the proposed project. Brad Winder inquired whether there are concerns related to standing water in the area. Jeremy Pickering responded that foundations will be designed accordingly to address any such conditions.

Paul Farthing motioned to approve PP25-20 subject to staff and JUC comments. Kelby Iverson seconded the motion. Unanimous.

5. PSP25-24: Discussion and consideration of a possible approval of a preliminary site plan for Venture Fuels Commercial Plaza, a gas station and convenience store located at 600 N and 700 W. CIG Hurricane Holdings LLC, Applicant. Eric McFadden, Agent.

Eric McFadden represented the applicant. No discussion or comments were made by the Planning Commission.

Amy Werrett motioned to approve PSP25-24 subject to staff and JUC comments. Brad Winder seconded the motion. Unanimous.

6. FSP25-44: Discussion and consideration of a possible approval of a final site plan for Ernie's Too, a convenience store located at State St and 300 W. Gas Patch LLC, Applicant. Eric McFadden, Agent.

Eric McFadden shared that this is the proposal is a rebuild of Ernie's Too. All required approvals have been obtained, and the project is ready to proceed.

Paul Farthing motioned to approve FSP25-44 subject to staff and JUC comments with the note of approving the deviation to the landscaping plan. Brad Winder seconded the motion. Unanimous.

7. FSP25-45: Discussion and consideration of a possible approval of a final site plan for Downtown Pickleball Court Reconstruction, a parks project located at 50 S 200 W. Hurricane City-Darren Barney, Applicant. Sunrise Engineering-Nathan Wallentine, Agent.

Nathan Wallentine represents the applicant. No discussion or comments were made by the Planning Commission regarding the approval standards for a final site plan application.

Amy Werrett motioned to approve FSP25-45 subject to staff and JUC comments. Michelle Smith seconded the motion. Unanimous.

Approval of Minutes: None

Paul Farthing motioned to adjourn. Amy Werrett seconded the motion. Unanimous.

Adjournment at 7:16PM