



# HURRICANE CITY UTAH

## Planning Commission

*Mark Sampson, Chair  
Shelley Goodfellow, Alternate Chair  
Ralph Ballard  
Paul Farthing  
Brad Winder  
Kelby Iverson  
Amy Werrett  
Michelle Smith*

**Mayor**

**City Manager**

Clark Fawcett

Kaden DeMille

## Hurricane Planning Commission Meeting Agenda

January 8, 2026

6:00 PM

Hurricane City Offices 147 N 870 W, Hurricane

Notice is hereby given that the Hurricane City Planning Commission will hold a Regular Meeting commencing at 6:00 p.m. at the Hurricane City Offices 147 N 870 W, Hurricane, UT.

Meeting link:

<https://cityofhurricane.webex.com/cityofhurricane/j.php?MTID=me42b4eb65609e35eb0e0664c925c9dbc>

Meeting number:2632 882 4836

Password:HCplanning

Host key:730111

Join by phone+1-415-655-0001 US Toll

Access code: 2632 882 4836

Host PIN: 9461

Details on these applications are available in the Planning Department at the City Office, 147 N. 870 West.

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

Roll Call

Pledge of Allegiance

Prayer and/or thought by invitation

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.

### 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.

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.
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.
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.
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.
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.
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.

**Approval of Minutes:**

**Adjournment**

REASONABLE ACCOMMODATION: Hurricane City will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs, please contact the City Planning Technician, 435-635-2811 x 112, at least 24 hours in advance if you have special needs.