

ORDINANCE NO 2023-ZC-02

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE  
FOR PARCEL H-3373-NP-BL FROM M-1 TO R1-10 PDO

**WHEREAS**, Utah Code 10-9a allows Cities to regulate land use within their boundaries,

**WHEREAS**, the proposed amendment is generally compatible with the current General Plan; and

**WHEREAS**, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

**WHEREAS**, the proposed development shall provide additional housing units that will provide additional housing options within the City and provided commercial development; and

**WHEREAS**, the proposed amendment will have an impact on the area, however, that impact will not change from the current approved zoning and master plan; and

**WHEREAS**, the proposed zoning realignment will not substantially effect the approved preliminary site plan; and

**WHEREAS**, the Planning Commission gave a positive recommendation for the zone change.

**BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:**

1. That Parcel H-3373-NP-BL be rezoned as shown in Exhibit A

PASSED AND APPROVED on this 19<sup>th</sup> day of January 2023.



Hurricane City  
*Nanette Billings*  
\_\_\_\_\_  
Mayor

Attest:  
*Cindy Beteag*  
\_\_\_\_\_  
Cindy Beteag, City Recorder

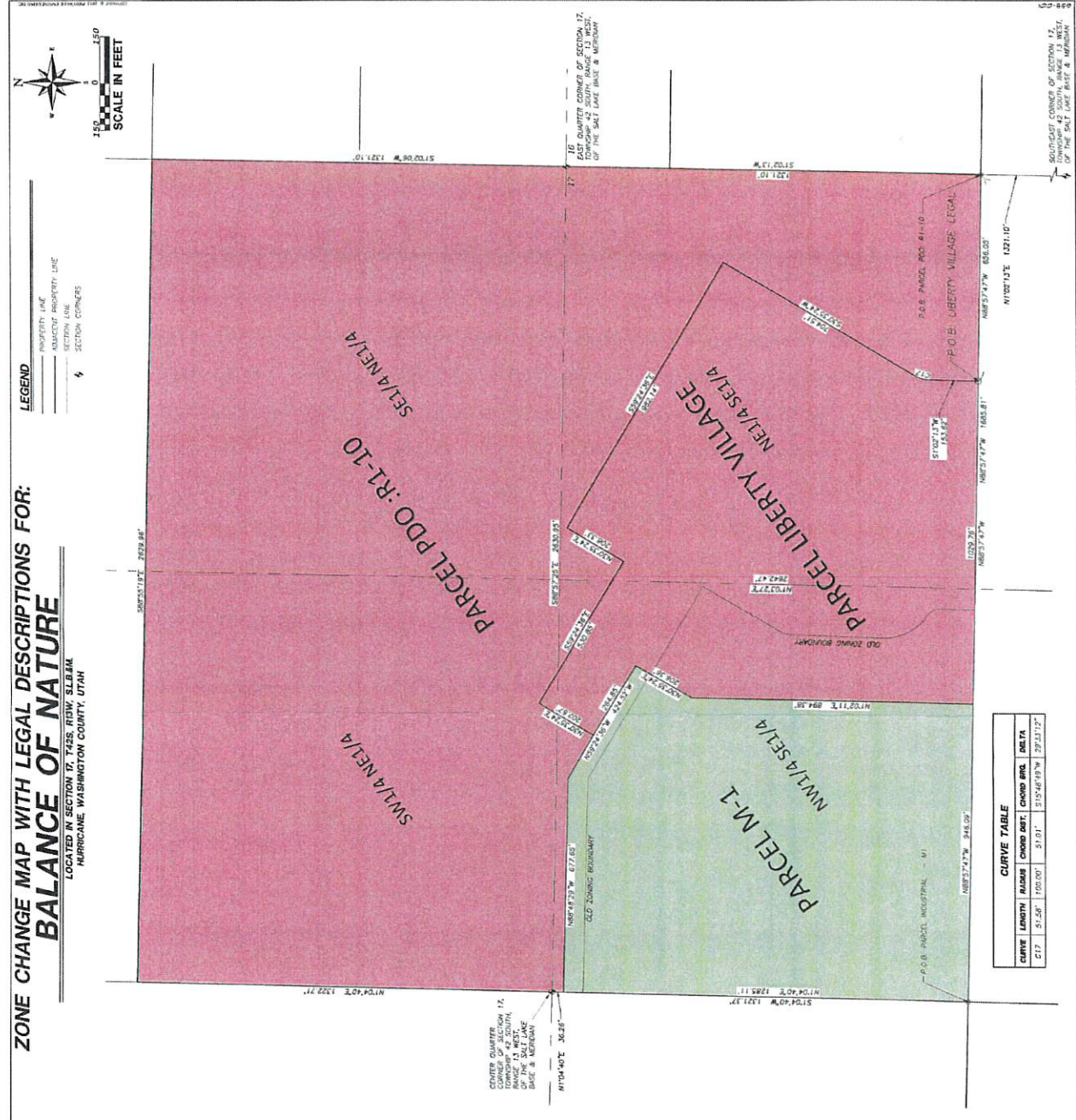
The foregoing Ordinance was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 19<sup>th</sup> day of January 2023. Whereupon a motion to adopt and approve said Resolution was made by Dave Sanders and seconded by David Hirschi. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
Joseph Prete	<u>X</u>	—	—	—
David Sanders	<u>X</u>	—	—	—
David Hirschi	<u>X</u>	—	—	—
Kevin Thomas	—	—	—	<u>X</u>
Doug Heideman	<u>X</u>	—	—	—

Cindy Beteag  
Cindy Beteag, Recorder

**EXHIBIT A**

ZONING MAP



**OWNER:** MULLY'S VIEW LLC, 37 E. GARDEN, UT 84240

**LEGAL DESCRIPTION FOR M-1 AND PDO R1-10 ZONES**

**ENTIRE PARCEL LEGAL DESCRIPTION:**

BEING AND THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T42S, R93W, 6E, B1-E, H1, HERRICANE, WASHINGTON COUNTY, UTAH, CONTAINING 137.12 FEET TO THE POINT OF BEGINNING, THENCE NORTH 40° 42' 36" WEST, 347.34 FEET TO THE CENTER CORNER OF SAID SECTION, THENCE NORTH 40° 42' 36" WEST, 137.12 FEET TO THE CENTER CORNER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE POINT OF BEGINNING.

**AREA CONTAINS 6,853.836 SQUARE FEET OR 159.640 ACRES**

**PARCEL LEGAL DESCRIPTION M-1:**

BEING AND THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, T42S, R93W, 6E, B1-E, H1, HERRICANE, WASHINGTON COUNTY, UTAH, CONTAINING 137.12 FEET TO THE POINT OF BEGINNING, THENCE NORTH 40° 42' 36" WEST, 347.34 FEET TO THE CENTER CORNER OF SAID SECTION, THENCE NORTH 40° 42' 36" WEST, 137.12 FEET TO THE CENTER CORNER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH 49° 29' 58" WEST, 293.98 FEET TO THE POINT OF BEGINNING.

**AREA CONTAINS 5,748.035 SQUARE FEET OR 131.827 ACRES**