

ORDINANCE NO 2023-ZC-08

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCELS H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, AND H-4-2-5-127-CJ1, CURRENT PDO, PLANNED DEVELOPMENT OVERLAY, TO ALLOW FOR A 50' SITE SIGN AND 24' WIDTH INTERIOR ONE-WAY ROADS IN THE RV RESORT FOR CORAL JUNCTION COMMERCIAL

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 proposal will not have a negative impact on the surrounding area; AND

WHEREAS, where as the Planning Commission gave a positive recommendation on the proposals subject to Joint Utility Committee and staff's report.

BE IT ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT THE FOLLOWING VARIATIONS BE APPROVED FOR H-4-2-5-125-CJ1, H-4-2-5-126-CJ1, AND H-4-2-5-127-CJ1:

1. Allow for a 50' maximum height site sign
2. Allow for 24' minimum width interior one-way roads in the RV resort for Coral Junction subject to fire code.

PASSED AND APPROVED on this 20 day of April 2023.



Hurricane City
Nanette Billings
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 20 day of April 2023. Whereupon a motion to adopt and approve said Resolution was made by Kevin Thomas and seconded by David Sanders. 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

AMENDED LAND USE MASTER PLAN
for
CORAL CANYON
A PLANNED COMMUNITY DEVELOPMENT
CITY OF WASHINGTON, UTAH
by

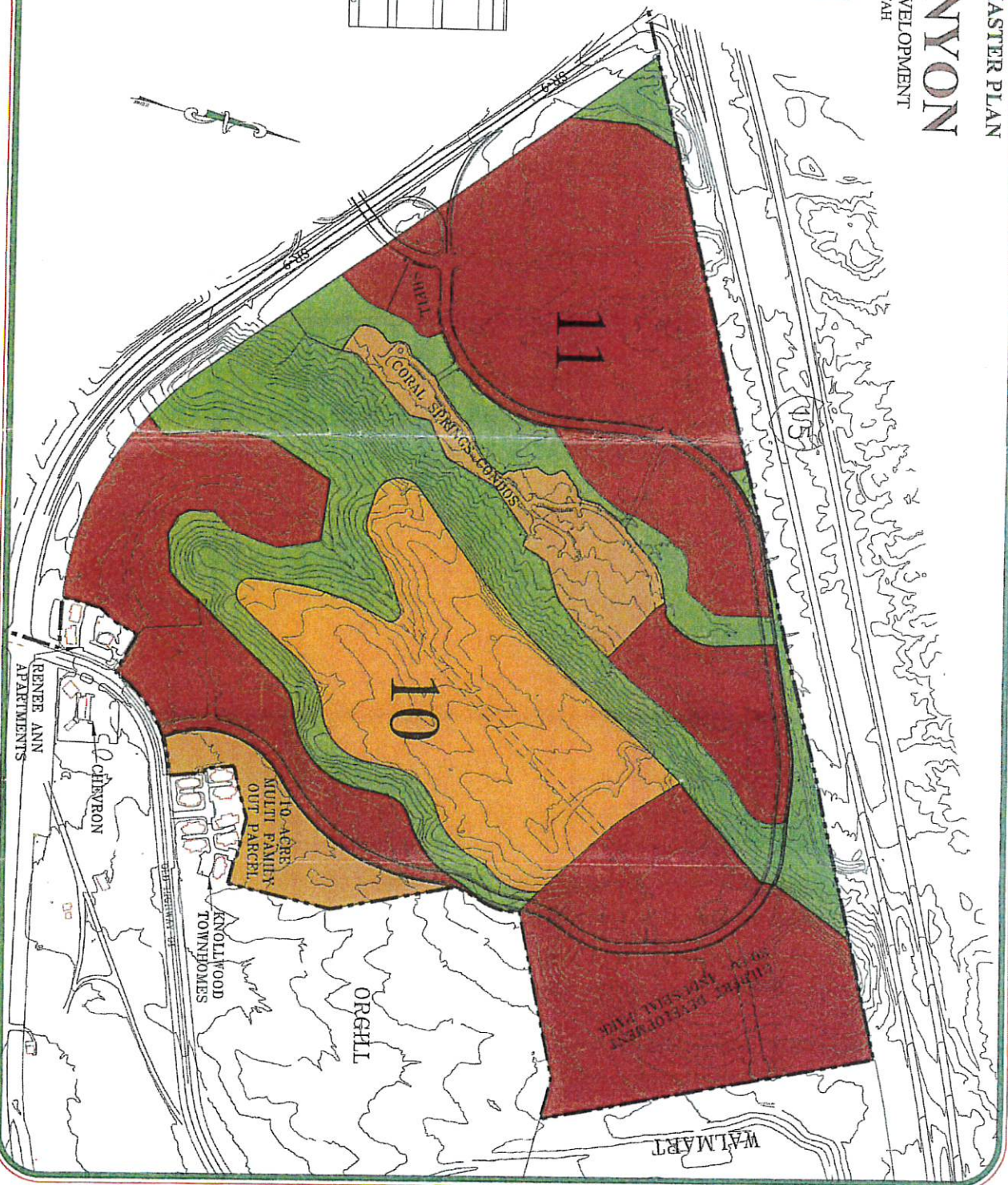


POD ZONING LEGEND

- MIXED DENSITY - RESIDENTIAL
- COMMERCIAL / INDUSTRIAL
- MULTIFAMILY RECREATIONAL CONDO / TIME SHARE
- OPEN SPACE / UNDEVELOPED AREA

LAND USE TABLE

SECTION/GRID	LAND USE	ACRES	UNITS	SQ. FT.
10.	RESIDENTIAL	40.21	140	1,840,000
	MULTIFAMILY RECREATIONAL	1.25	0	16,000
	OPEN SPACE	30.25	0	390,000
	TOTAL	71.71	140	1,916,000
11.	RESIDENTIAL	17.48	600	850,000
	COMMERCIAL	72.80	0	940,000
	MULTIFAMILY RECREATIONAL	14.33	143	1,840,000
	LODGING	17.29	0	224,000
TOTAL	121.89	743	2,854,000	
TOTAL ACRES RESIDENTIAL UNITS			883	
TOTAL LODGING UNITS			0	
TOTAL UNITS			883	



Engineering by
ALLIANCE CONSULTING
AMENDED 10-06-2005