

ORDINANCE NO 2022-03

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCELS H-3-1-30-320 and H-3-1-30-321 FROM R1-6 TO R1-6 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's map for future use; and

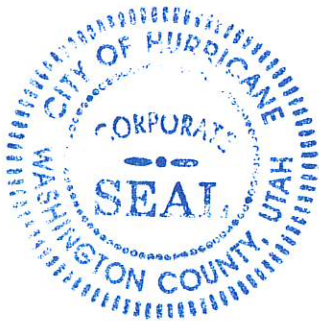
WHEREAS, the proposed amendment is generally in harmony with the overall character of the proposed surrounding development; and

WHEREAS, the Planning Commission gave a positive recommendation for the zone change subject that zone change only applies to the current R1-6 Area and that the applicant and City resolve the power line easement issue on the southern border of the project.

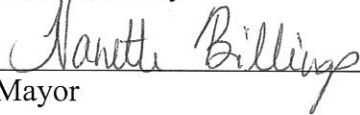
BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

1. That portions of H-3-1-30-320 and H-3-1-30-321 be rezoned to R1-6 PDO as shown in the following legal description attached in Exhibit A. The rezone shall only apply to the current R1-6 Area contained within those parcels and the M-1 zoning shall remain M-1.

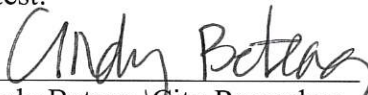
PASSED AND APPROVED on this 3<sup>rd</sup> day of February 2022.



Hurricane City

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Cindy Betteg, City Recorder

**Exhibit "A"**

Beginning at a point on the north line of 600 North Street, said point being on the center section line, said point also being North 00°55'03" East 40.00 feet along the center section line from the Center Quarter Corner of Section 30, Township 41 South, Range 13 West, Salt Lake Base & Meridian, and running;

thence North 88°49'06" West 749.82 feet;

thence North 01°10'54" East 180.47 feet;

thence South 88°47'25" East 26.00 feet;

thence North 01°10'54" East 60.46 feet;

thence South 88°45'48" East 223.00 feet;

thence North 01°10'54" East 496.97 feet;

thence North 5.21 feet along an arc of a 20.00 foot radius curve to the left (center bears North 88°49'06" West, long chord bears North 06°16'41" West 5.19 feet with a central angle of 14°55'09");

thence West 18.61 feet along an arc of a 529.00 foot radius curve to the right (center bears North 05°44'19" East, long chord bears North 83°15'13" West 18.61 feet with a central angle of 02°00'58");

thence North 07°45'16" East 58.00 feet;

thence East 63.68 feet along an arc of a 471.00 foot radius curve to the left (center bears North 07°45'16" East, long chord bears South 86°07'07" East 63.63 feet with a central angle of 07°44'47");

thence North 01°10'54" East 409.30 feet;

thence North 77°17'27" East 37.22 feet;

thence North 70°58'50" East 107.36 feet;

thence South 89°08'44" East 45.34 feet;

thence North 83°09'11" East 130.57 feet;

thence North 65°46'01" East 146.30 feet to said center section line;

thence South 00°55'03" West 310.64 feet along the center section line;

thence South 12°53'46" East 96.46 feet to and along the westerly line of Peregrine Pointe Phase 1A;

thence southerly the following (9) courses along the westerly line of Peregrine Pointe Phase 1A;

thence South 17°43'13" East 100.50 feet;

thence South 30°03'45" East 88.51 feet;

thence South 37°35'11" East 67.12 feet;

thence South 27°40'51" East 70.43 feet;

thence South 15°02'54" East 70.43 feet;

thence South 02°14'04" East 70.13 feet;

thence South 01°15'47" West 389.06 feet;

thence South 88°44'15" East 4.00 feet;

thence South 01°15'10" West 120.15 feet;

thence North 88°49'32" West 200.39 feet to the Point of Beginning.

Containing 819,793 square feet or 18.82 acres.