

ORDINANCE NO 2022-41

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE  
FOR PARCEL H-3-1-31-1101, H-3-1-31-1105 AND H-3-1-31-2101 FROM R1-8 TO  
PLANNED 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's goals for future use; and

*WHEREAS*, the proposed amendment is generally harmonious with the surrounding development; and

*WHEREAS*, the services are sufficient in the area to support the proposed use; and

*WHEREAS*, the proposed zone change will have a minimal impact on the surrounding development.

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

1. The proposed zone change PARCEL H-3-1-31-1101, H-3-1-31-1105, and H-3-1-31-2101 from R1-8 to Planned Commercial.
2. The attached site plan and uses have been approved.

PASSED AND APPROVED on this 21<sup>st</sup> day of July 2022.



Hurricane City

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Cindy Beteag, City Recorder

**APARTMENTS**  
9.34 ACRES

- 96 1 BEDROOM
- 96 2 BEDROOM
- 192 TOTAL UNITS

AMENITY AREA:

- 2500 CLUBHOUSE + FITNESS AREA
- OUTDOOR POOL

**RESIDENTIAL**  
7.06 ACRES

- 42 TOWNHOMES:  
1,000 SF FOOTPRINT EA
- 12 TOY GARAGES:  
2,300 SF FOOTPRINT EA

AMENITY AREA:

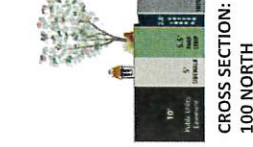
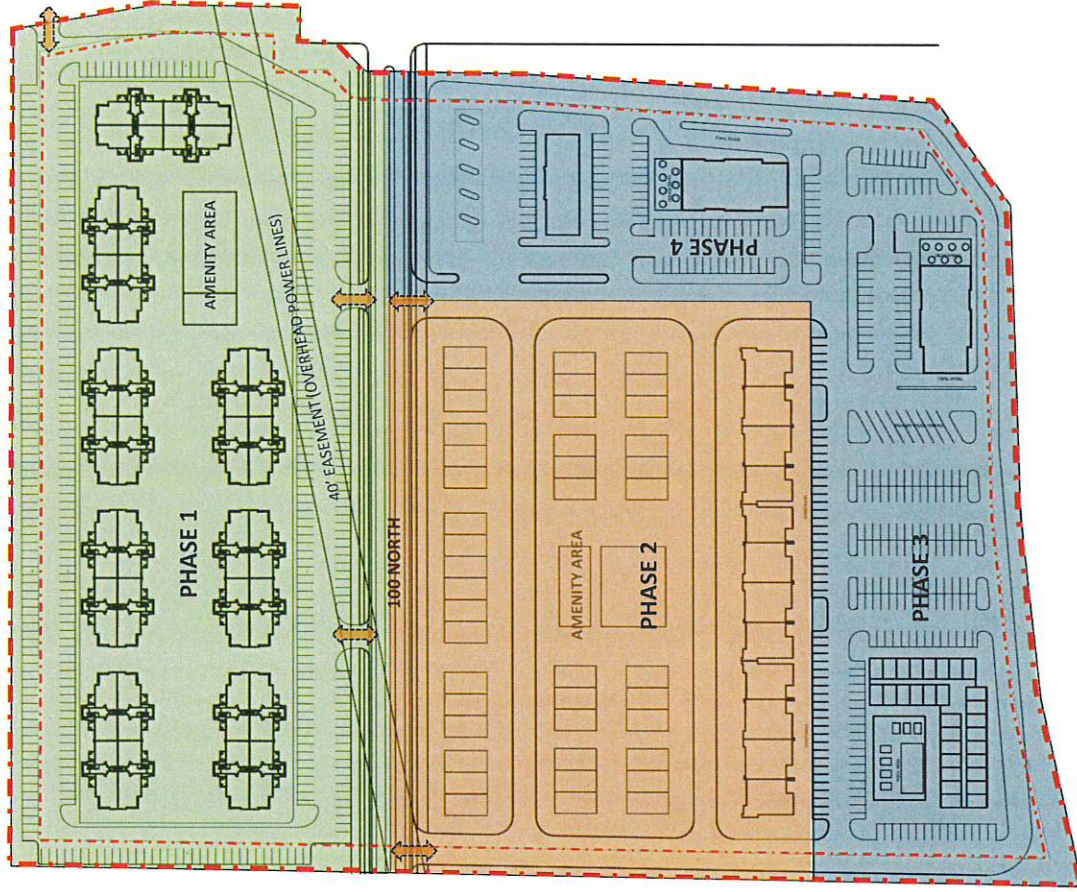
- OUTDOOR POOL
- FITNESS AREA
- COMMUNITY LOUNGE
- GREENSPACE

**COMMERCIAL ZONE**  
7.54 ACRES

- 120 UNIT HOTEL (4 LEVELS)
- (2) 6000 SF RETAIL (DRIVE THRU AND PATIO)
- C - STORE WITH GAS SERVICE



SK- 06.3  
ZION GATEWAY  
HURRICANE, UTAH  
07/17/2022



SIDEPATH, 1 SIDE