

ORDINANCE NO 2022-59

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-1-33-3217 FROM RESIDENTIAL AGRICULTURE-1 (RA-1) TO HIGHWAY COMMERCIAL (HC)

*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 amendment will have an impact on the area but the development may lead to enhance commercial space which will provide benefits to the whole area; and

*WHEREAS*, the services are adequate for the area; 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-3-1-33-3217 be rezoned in its entirety to Highway Commercial shown in the following legal description and map attached in Exhibit A.

PASSED AND APPROVED on this 20<sup>th</sup> day of October 2022.



Hurricane City  
*Manoto Bellings*  
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<sup>th</sup> day of October 2022. Whereupon a motion to adopt and approve said Resolution was made by Kevin Thomas 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**

**LEGAL DESCRIPTION**

HURRICANE FIELD SUR BLK 12 (H) Lot: 21 LOT 21 & POR LOT 28 LYING S OF HWY U-17BLK 12 HFS. LESS: BEG AT INTSEC E LN LOT 28 & SLY R/W/L HWY SR-9 70.33 FT N0\*50'51 E FM NE COR LOT 21; TH N89\*17'37 W 329.82 FT ALG SD R/W/L TO W LN LOT 28; TH S0\*51'03 W 20 FT ALG W LN TO PT 70 FT PERP SLY FM CNTRL LN HWY PROJ #SP-0009(3)4 ENG STA 430+80.02; TH S69\*51'05 E 180.26 FT TO PT 130 FT PERP SLY FM CNTRL LN ENG STA 432+50; TH S89\*17'37 E 159.63 FT PRL TO SD R/W/L TO E LN LOT 21; TH N0\*50'51 E 80 FT ALG E LN TO POB



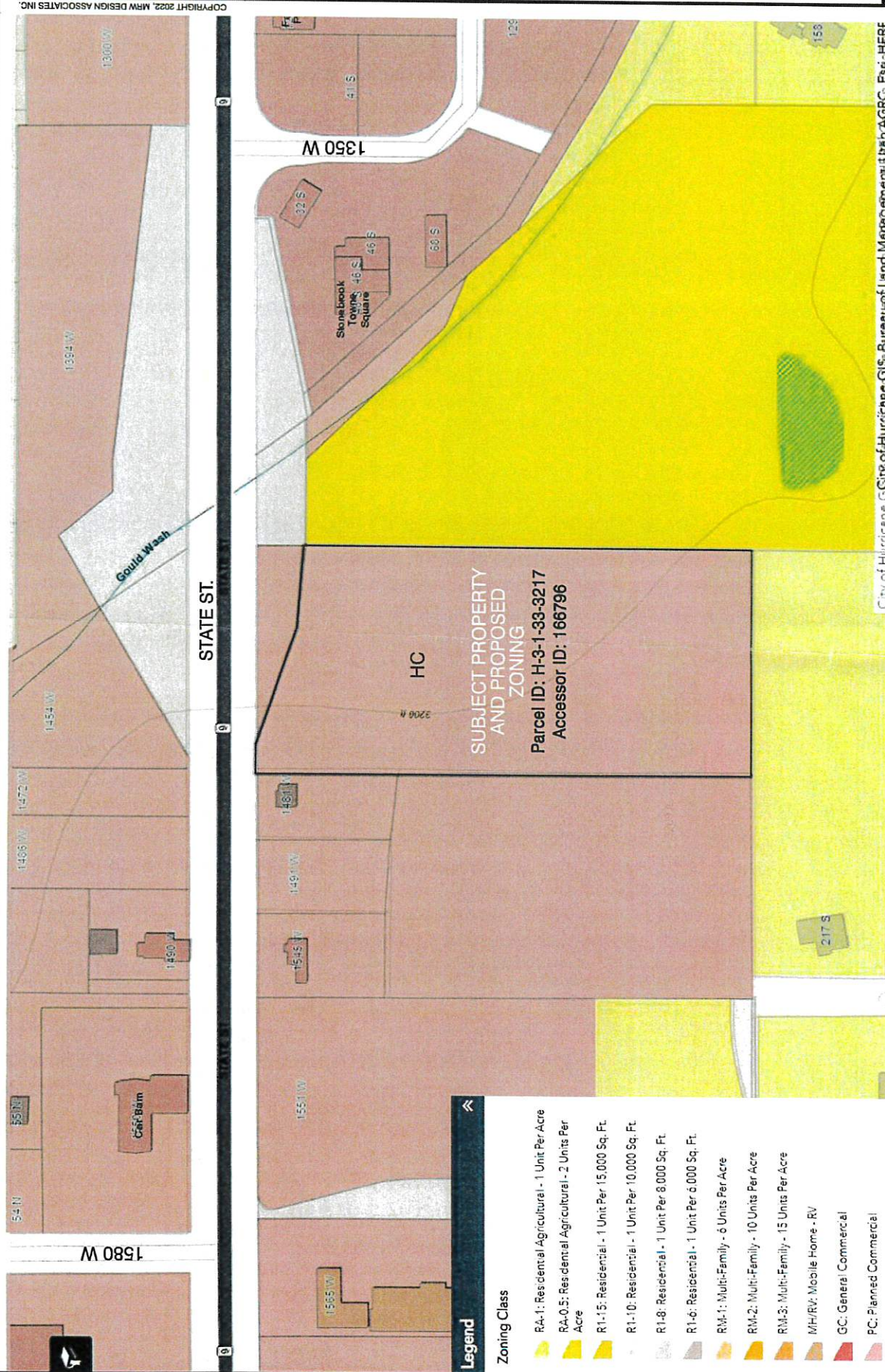
4/27/2022  
DATE:



73 EAST 100 SOUTH  
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# PROPOSED ZONING BUCK'S ACE HARDWARE HURRICANE, UTAH

A2  
SHEET:



HC  
SUBJECT PROPERTY  
AND PROPOSED  
ZONING  
Parcel ID: H-3-1-33-3217  
Accessor ID: 166796

- Legend**
- RA-1: Residential Agricultural - 1 Unit Per Acre
  - RA-0.5: Residential Agricultural - 2 Units Per Acre
  - R1-15: Residential - 1 Unit Per 15,000 Sq. Ft.
  - R1-10: Residential - 1 Unit Per 10,000 Sq. Ft.
  - R1-8: Residential - 1 Unit Per 8,000 Sq. Ft.
  - R1-6: Residential - 1 Unit Per 6,000 Sq. Ft.
  - RM-1: Multi-Family - 6 Units Per Acre
  - RM-2: Multi-Family - 10 Units Per Acre
  - RM-3: Multi-Family - 15 Units Per Acre
  - MH/RV: Mobile Home - RV
  - GC: General Commercial
  - PC: Planned Commercial
  - HC: Highway Commercial

City of Hurricane GIS, Bureau of Land Management, Utah AGRC, Esri, HERE

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