

ORDINANCE NO 2023-ZC-16

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-3-2-10-232 FROM R1-6, RESIDENTIAL ONE UNIT PER 6,000 SQUARE FEET TO M-1, LIGHT INDUSTRIAL

**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;

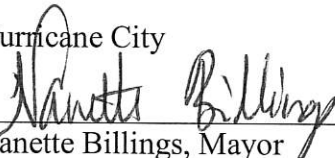
**WHEREAS**, the proposal may lessen the service and utility needs in the area

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

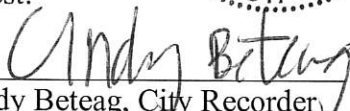
1. That parcel H-3-2-10-232 be rezoned from R1-6 to M-1 Light Industrial

PASSED AND APPROVED on this 20 day of July 2023.



Hurricane City  
  
Nanette Billings, Mayor

Attest:

  
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 July 2023. 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	—	X	—	—
David Sanders	X	—	—	—
David Hirschi	X	—	—	—
Kevin Thomas	X	—	—	—
Doug Heideman	—	—	—	X

Cindy Beteag  
Cindy Beteag, Recorder

**EXHIBIT A**  
ZONING MAP

# ZONE CHANGE MAP FOR: JULIE IVERSON TRUSTEES

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF  
SECTION 10, T42S, R12W, S12RM,  
HURRICANE CITY, WASHINGTON COUNTY, UTAH

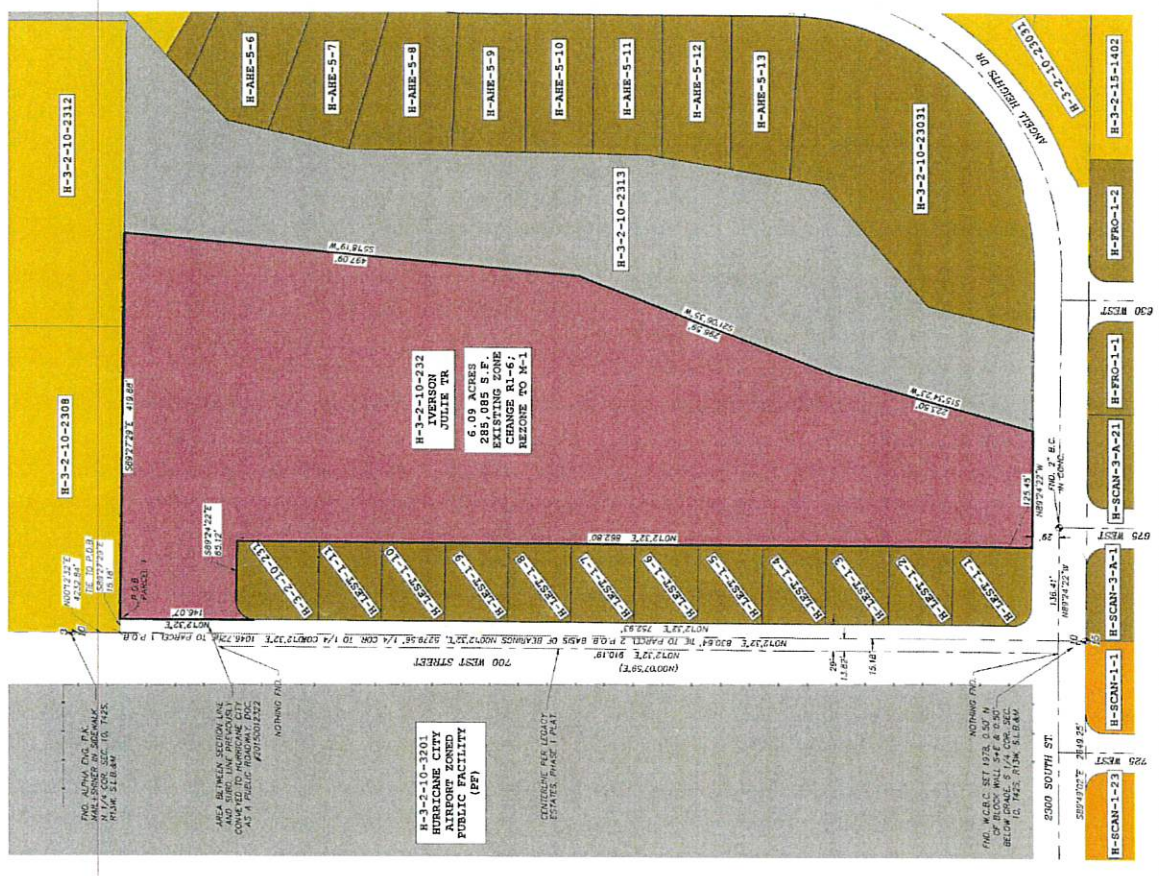
NO.	DESCRIPTION	DATE	BY

**PROVALVE ENGINEERING, INC.**  
Engineers, Land Surveyors - Land Planners  
10 South East Main Street  
Hurricane, Utah 84038  
Phone: (435) 467-4171  
Fax: (435) 467-4030



**JULIE IVERSON TRUSTEES**  
ZONE CHANGE MAP FOR  
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 10, T42S, R12W, S12RM

DATE: 8-2-2024  
JOB NO: 2302-021  
SHEET NO:  
**1 OF 1**



**OWNER:**  
JULIE IVERSON TRUSTEES  
1330 S 20 W  
HURRICANE, UT 84038-2903  
435-467-4030

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - SECTION LINE
  - CENTER LINE
  - PROJECT AREA LINE
  - FENCE LINE

- ZONE LEGEND**
- H-1 LIGHT INDUSTRIAL UNIT PER 6,000 S.F.
  - R1-15 RESIDENTIAL - 1 UNIT PER 15,000 S.F.
  - RI-1 PUBLIC FACILITY
  - RI-2 MULTI-FAMILY - 10 UNITS PER ACRE

**LEGAL DESCRIPTION FOR PROPOSED M-1 ZONE:**  
PARCEL: M-3-2-10-2322  
COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 42 SOUTH, RANGE 12 WEST, OF THE 24TH LANE BASE AND APPROXIMATELY NORTH 23.1° E, ALONG THE EAST LINE OF SAID SECTION 10, TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE EAST LINE OF 700 WEST STREET, THENCE DEPARTING SAID LINE AND CONTAINING 3927.79 L. 49.89 FEET, THENCE FEET TO A POINT LOCATED ON THE NORTH LINE OF 2300 SOUTH STREET, THENCE S25.56° E, 125.56 FEET, THENCE NORTH 23.1° E, ALONG THE EAST LINE OF SAID PHASE 1, 182.80 FEET, THENCE NORTH 27.7° W, 85.14 FEET TO A CORNER TO THE LEFT HAVING A BEARING OF NORTH 27.7° W, 85.14 FEET TO A POINT LOCATED ON THE EAST LINE OF SAID WEST STREET, THENCE NORTH 23.1° E, ALONG SAID LINE, 182.07 FEET TO THE POINT OF BEGINNING CONTAINING 6.09 ACRES.  
LEGAL DESCRIPTION FROM RECORDED RECORD OF SURVEY DOC # R200689-16  
SUBDIVISION  
PLAN IS TO CHANGE PARCELS M-3-2-10-2322 FROM R1-5 RESIDENTIAL - 1 UNIT PER 6,000 S.F. TO M-1 LIGHT INDUSTRIAL FOR REGION A USE.

