

ORDINANCE NO 2023-ZC-17

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE FOR PARCEL H-4-2-11-320112 FROM R1-10, RESIDENTIAL ONE UNIT PER 10,000 SQUARE FEET TO PUBLIC FACILITIES (PF)

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, there are adequate facilities to support the proposed zone change, and

WHEREAS, the Planning Commission gave a positive recommendation on the proposed zone change.

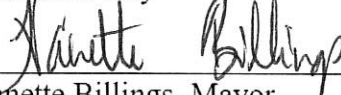
BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

That parcel H-4-2-11-320112 from Residential one unit per 10,000 sqft (R1-10) to Public Facilities (PF)

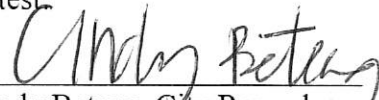
PASSED AND APPROVED on this 20th day of July 2023.



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 20th day of July 2023. Whereupon a motion to adopt and approve said Resolution was made by Dave Sanders and seconded by Kevin Thomas. 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	—	—	—	—

Cindy Beteag
Cindy Beteag, City Recorder

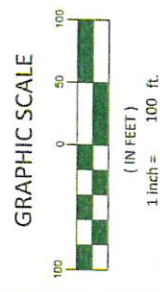
EXHIBIT A

ZONING MAP



LEGEND

--- (dashed line)	PROPOSED ZONE CHANGE PUBLIC FACILITY
--- (solid line)	PROPOSED ZONE CHANGE EXISTING ZONE: R1-10
--- (solid line)	PROPOSED ZONE: PF
--- (solid line)	RR: RECREATIONAL RESORT ZONE
--- (solid line)	A-5: AGRICULTURAL - 1 UNIT PER 5 ACRES
--- (solid line)	RA-1: RESIDENTIAL SUBSTITUTIONAL - 1 UNIT PER ACRE
--- (solid line)	R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ.FT.
--- (solid line)	PF: PUBLIC FACILITY



ALLIANCE CONSULTING
 A PLANNING AND ENGINEERING FIRM

ZONE CHANGE EXHIBIT
 FOR
DIXIE POWER PECAN VALLEY SUB.
 LOCATED IN SECTION 11
 TOWNSHIP 42 SOUTH, RANGE 14 WEST SUB86M
 HURRICANE CITY, WASHINGTON COUNTY, UTAH

Drawn By:	TY	Date:	6-6-23
Client No.	4621	Project No.	4621-22
File Name: Pecan Valley Substation Site - Base Drawing Sheet			

Sheet 1 of 1 Sheets