

ORDINANCE NO ZC23-19

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE APPROVING THE REZONE
FOR THE NORTHERN PORTION OF H-3396-E FROM RA-0.5 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; AND

WHEREAS, the proposal will provide additional buffering between heavy industrial use and future residential lots.

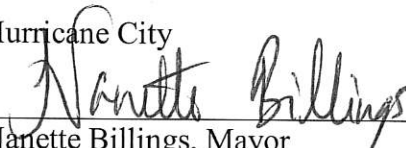
BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF HURRICANE CITY THAT:

1. That the northern portion of H-3396-E be rezoned from RA-0.5 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 20th day of July 2023. Whereupon a motion to adopt and approve said Resolution was made by David Sanders and seconded by Kevin Thomas. 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

PROPOSED ZONE CHANGE MAP FOR: SCOTT STRATTON

LOCATED IN SECTION 22, T48S, R10W, S1&2E
HURRICANE, WASHINGTON COUNTY, UTAH

OWNERS:
DIAMOND EDGE CONSTRUCTION LLC
(435) 487-4966
BLANDING, UT-84411

AGENT:
SCOTT STRATTON
(435) 487-4966
SCOTTSTRATTON@GMAIL.COM

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- SECTION CORNER AS DESCRIBED



NO.	REVISIONS	DATE	BY

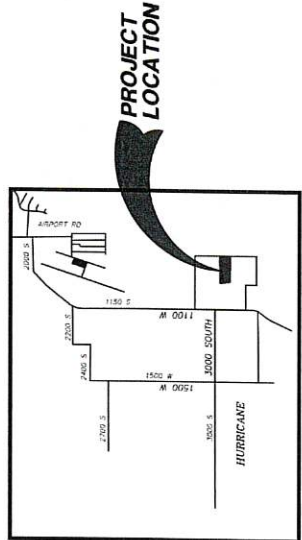
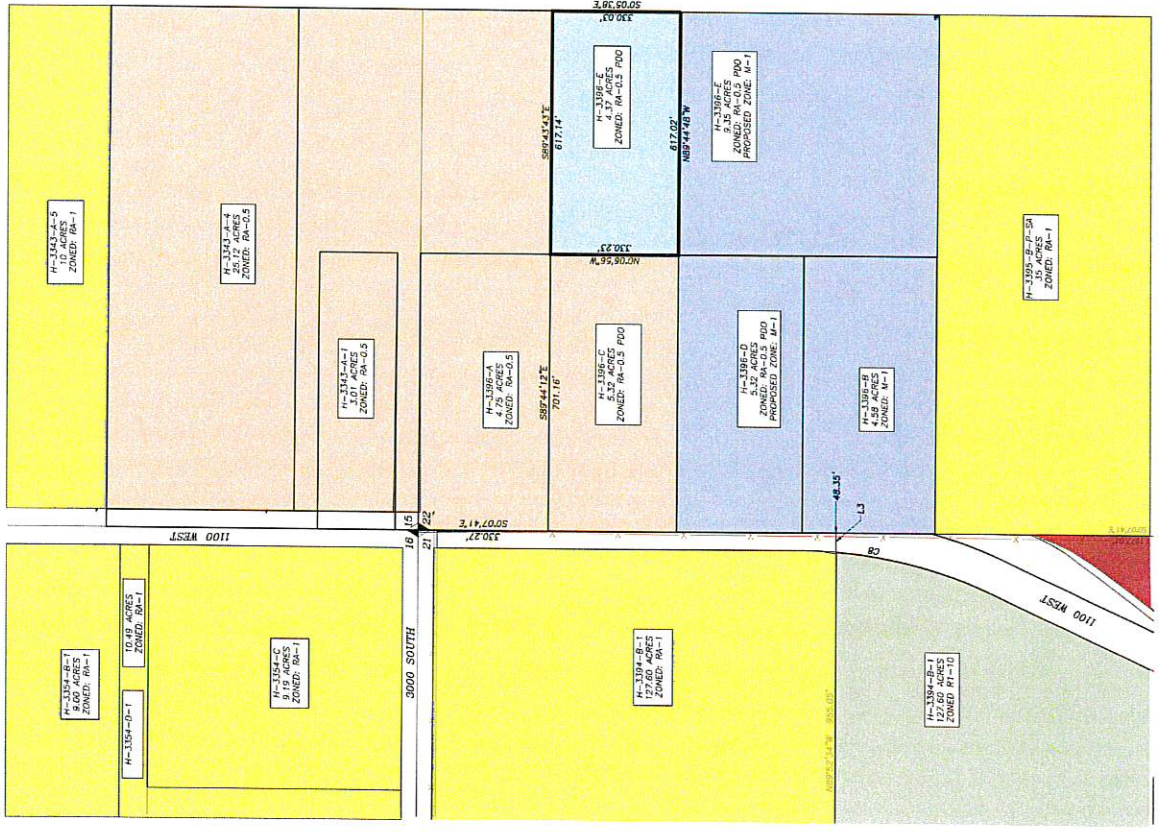
LEGAL DESCRIPTIONS FOR PROPOSED ZONE CHANGE TO M-1 LIGHT INDUSTRIAL

PANEL H-3396-E (NORTH 4.37 ACRES PROPOSED ZONE CHANGE TO M-1 LIGHT INDUSTRIAL) COMMENCING AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND BEGINNING: THENCE 300.0741'E, ALONG THE SECTION LINE 330.27 FEET; THENCE S89.441'E, 701.16 FEET TO THE POINT OF BEGINNING; THENCE S89.434'E, 617.14 FEET TO THE SIXTEENTH LINE; THENCE S00.0539°E, ALONG SAID LINE 330.03 FEET; THENCE N89.4448°W, 617.02 FEET; THENCE N89.0838°W, 330.25 FEET TO THE POINT OF BEGINNING. AREA CONTAINS 203,712 SQUARE FEET OR 4.677 ACRES

ZONE LEGEND:

- PROPOSED ZONE CHANGE TO M-1 LIGHT INDUSTRIAL
- RA-1: RESIDENTIAL AGRICULTURE - 1 UNIT PER ACRE
- R1-10: RESIDENTIAL - 1 UNIT PER 10,000 SQ.FT.
- M-1: LIGHT INDUSTRIAL
- RM-2: MULTI-FAMILY - 10 UNITS PER ACRE
- RA-0.5: RESIDENTIAL AGRICULTURAL - 2 UNITS PER ACRE

BUREAU OF LAND MANAGEMENT



VICINITY MAP
N.T.S.

PROPOSED ZONE CHANGE MAP FOR:
SCOTT STRATTON
LOCATED IN SECTION 22, T48S, R10W, S1&2E,
HURRICANE, WASHINGTON COUNTY, UTAH

STATE # 003-0003
DATE OF ISSUE
JOB NO.
JOB DATE
SHEET NO.
1 OF 1