

When Recorded Return to:
Hurricane City
147 N. 870 West
Hurricane, UT 84737

DOC # 20170030374

Ordinance Page 1 of 3
Russell Shirts Washington County Recorder
07/26/2017 11:35:04 AM Fee \$ 0.00
By HURRICANE CITY



Parcel H-3424-B

ORDINANCE NO. ~~2017-10~~ 95

AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH, AMENDING THE ZONING FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" FROM PDO, PLANNED DEVELOPMENT OVERLAY WITH A MASTER PLAN FOR MIXED USE WITH A MAXIMUM DENSITY OF 1344 UNITS, TO RA-1, RESIDENTIAL AGRICULTURE ONE ACRE

WHEREAS a request has been filed to change the zoning from the designation applied to the described property pursuant to an Annexation Agreement recorded as document # 20080028686 and deemed to run with the Property ; and

WHEREAS a public hearing, after notice duly given, was held by Hurricane City Planning Commission on June 8, 2017 to consider said request; and

WHEREAS the Planning Commission has unanimously recommended the zoning be changed and the PDO zoning be removed to allow development of a 19 lot subdivision; and

WHEREAS the City Council finds that the new zoning request for this property meets the criteria set forth in the City's Land Use Code and desires to void the annexation agreement described above;

FOLLOWS: BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF HURRICANE, UTAH, AS

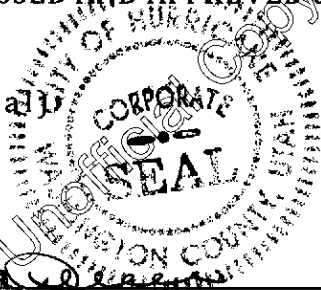
That the Annexation Agreement for this property shall be abandoned and the property shall be zoned RA-1 and that this document be recorded in the office of the Washington County Recorder

BE IT FURTHER ORDAINED THAT this Ordinance shall become effective immediately upon publication or posting, as required by law.

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PASSED AND APPROVED this 15th day of June, 2017.

(Seal)



Attest:

John W. Bramall
John W. Bramall, mayor

Kaden DeMille
Kaden DeMille, City Recorder

The foregoing Ordinance was presented at a meeting of the Hurricane City Council on the 15th day of JUNE, 2017 whereupon a motion to adopt said Ordinance was made by

PAUL HUMPHRIES and seconded by CHERYL REEVE

A roll call vote was then held with the following results:

Aye: PAUL HUMPHRIES, CHERYL REEVE, DARIN LARSON, KEVIN THOMAS
Nay:
None
ABSENT: KEVIN TERPURT

Exhibit H

BOUNDARY DESCRIPTION:

ALL OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN AND ALL OF THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 13 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 27, SAID TOWNSHIP AND RANGE, AND RUNNING THENCE N 0°10'05" E ALONG THE WEST LINE OF SAID SECTION 2643.25 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S 89°43'40" E ALONG THE NORTH LINE OF SAID SECTION 27 1310.55 FEET TO THE WEST 1/16 CORNER OF SECTION 22 AND SAID SECTION 27; THENCE S 0°06'44" W ALONG THE 1/16 LINE 2643.91 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 27; THENCE S 0°06'42" W ALONG THE 1/16 LINE 2641.38 FEET TO THE WEST 1/16 CORNER OF SAID SECTION 27 AND 34; THENCE S 0°06'45" W ALONG THE 1/16 LINE 2637.56 FEET TO THE CENTER WEST 1/16 CORNER AND THE QUARTER SECTION CORNER OF SAID SECTION 34; THENCE N 89°46'22" W ALONG SAID QUARTER SECTION LINE 1319.59 FEET TO THE WEST QUARTER OF SAID SECTION 34; THENCE N 0°10'47" E ALONG THE WEST LINE OF SAID SECTION 34 2637.90 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34 AND SOUTHWEST CORNER OF SAID SECTION 27; THENCE N 0°10'05" E ALONG THE WEST LINE OF SAID SECTION 27 2642.71 FEET TO THE POINT OF BEGINNING.

CONTAINS 239.126 ACRES, WHICH INCLUDES A PORTION OF THE ARIZONA STRIP ROAD (1100 WEST), A 66.00 FOOT WIDE ROAD.

