

**AN ORDINANCE OF THE CITY COUNCIL OF HURRICANE, UTAH  
AMENDING SECTION 10-7-9 (E)(2)(e) OF THE HURRICANE CITY CODE.**

**WHEREAS** Hurricane City desires to encourage commercial development, and

**WHEREAS** Hurricane City desires to help mitigate the impact of commercial development adjacent to residential and agriculture development, and

**WHEREAS** the City Council now finds it necessary and desirable to amend said ordinances with regards to conditional use permits in order to provide for the health safety and welfare of the city residents;

**WHEREAS** the Planning Commission of Hurricane Utah has recommended the following changes to the Hurricane City Code

**BE IT HEREBY ORDAINED** by the City Council of Hurricane Utah that Hurricane City Code 10-7-9 (E)(2)(e), and are hereby, amended to read as follows:

**10-7-9: Conditional Use Permit**

*e. Standards for greater heights than permitted by this Code.*

*(1) The height may not be greater than two stories or 1.5 times the average height of the immediately adjacent buildings, whichever is greater and the building must be of compatible architecture with immediately adjacent buildings.*

*(2) A greater height conditional use permit may not be issued for a flag lot if the proposed structure is higher than the average height of all residential structures within a 300-foot radius of the proposed structure.*

*(3) A greater height accessory building must be set back a minimum of five feet from side and rear property lines when the adjoining property is zoned or used for single family residential use.*

*(4) In no event shall a building exceed 55 feet in height. .*

**BE IT FURTHER ORDAINED** that this Ordinance shall, after adoption and approval, take effect immediately upon publication or posting as required by law.

PASSED AND APPROVED this 7<sup>th</sup> day of July, 2022.



Hurricane City

Nanette Billings  
Nanette Billings, 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 7<sup>th</sup> day of July, 2022. Whereupon a motion to adopt and approve said Resolution was made by Kevin Thomas and seconded by Doug Heideman. 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